

# TOWN OF BLUE RIVER, COLORADO

## STAFF REPORT

TO: Mayor & Members of the Board of Trustees  
THROUGH: Michelle Eddy, Town Manager  
FROM: Bob Widner, Town Attorney  
DATE: January 21, 2025  
SUBJECT: Ordinance No. 2025-01 - Repeal of LUC Section 17-1-30.1

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A previous Town Board recognized that it may be unwise to continue to subdivide property until a time that the Town had a reasonable idea of the number of potential properties that might gain new density through subdivision.

Section 17-1-30.1 of the Blue River Land Use Code (LUC) was adopted to impose a moratorium on new subdivisions in order that the Town could reconsider the appropriate minimum lot sizes for residential development. As you may recognize, minimum lot sizes present the appropriate and widely accepted means by which density can be controlled when property is subdivided.

Today, the R-1 Zone District (which incorporates most of the Town) employs a minimum lot size of 80,000 square feet. This size equates to approximately 1.83 acres. To subdivide within the Town of Blue River, a landowner will need nearly 3.675 acres of land.<sup>1</sup> This minimum lot size limits potential new lots to an (arguably) reasonable number.

As a result, the temporary moratorium imposed by Section 17-1-30.1 is not needed and can be repealed at this time.

The Town Board is always authorized to increase (or decrease) lot sizes as it deems appropriate to provide for reasonable density.

If you have questions or concerns in advance of the January 21 public hearing, please contact either Michelle Eddy or me at any time.

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<sup>1</sup> For the math inclined, an acre is 43,560 square feet. A 3.675 acre parcel is 160,083 square feet.