



BLUE RIVER BOARD OF TRUSTEES MEETING FEBRUARY 2025

TUESDAY, FEBRUARY 11, 2025

5:00 PM

0110 Whispering Pines Circle, Blue River, CO

MINUTES

CALL TO ORDER, ROLL CALL

The Mayor called the meeting to order at 5:00 PM PM.

PRESENT: Mayor Nick Decicco

Trustee Noah Hopkins

Trustee Ted Slaughter

Trustee Barrie Stimson

Trustee Ben Stuckey

Trustee Jodie Willey

EXCUSED: Trustee Jonathon Heckman

Also Present: Town Manager Michelle Eddy, Town Attorney Bob Widner; Deputy Clerk John DeBee

WORK SESSION

This Work Session is to discuss

A. Code of Conduct

- Discussion for not more than 30 minutes

Discussion of everybody being in favor of adopted the code of conduct presented.

B. Accessory Dwelling Units & Sheds

- Discussion and review of proposed ordinances for not more than 30 minutes.

Sheds: Review of the shed ordinance presented. Discussion to bring forward the ordinance for approval.

ADU's: Discussion of the difference between ADU's and accessory apartments. It was noted that ADU's have not been allowed since 2002. Accessory apartments are allowed when the owner consolidates two lots. Town Manager Eddy discussed recommendations and options for how to move forward. Discussion to focus on existing units. Discussion on challenges and how to enforce regulations. Discussion on whether

it's increasing density and changing the character of town. Decision to move conversation for when a more robust conversation can take place at the Board retreat.

C. Subdivision & Zone District Discussion

A map was presented showing the lots that would be eligible. It was noted that there are a total of five lots over 10 acres. Town Attorney Widner discussed and explained current zoning and the proposed zoning. Discussion on what would make sense for the character of town. Discussion that a minimum and new zone district established but if someone came to the Town to request a different zone district, the Trustees could review and consider the proposal. With the proposed R-C district it sets a minimum for subdivision. It was noted that this ordinance will be timed along side the lifting of the subdivision moratorium. Decision to move forward with the proposed zoning change. There will be notice given to the landowners along with a public hearing.

Decicco moved and Stuckey seconded to adjourn the work session at 5:52 p.m. Motion passed unanimously.

Respectfully Submitted:

Michelle Eddy, MMC
Town Clerk