



**BLUE RIVER BOARD OF TRUSTEES  
REGULAR MEETING**

**Tuesday, March 17, 2026**

**5:00 PM**

**0110 Whispering Pines Circle, Blue River, CO**

---

**Minutes**

---

**Call to Order – Roll Call**

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

PRESENT: Mayor Nick Decicco  
Mayor Pro Tem Jodie Willey  
Trustee Noah Hopkins  
Trustee Ted Slaughter  
Trustee Barrie Stimson (Arrival at 5:01 PM)  
Trustee Ben Stuckey (Arrival at 5:37 PM)  
Trustee Jonathon Heckman

Absent: None

Also present: Town Manager Chad Hull, Deputy Town Clerk John DeBee, and Police Chief David Close. Town Attorney Robert Widner attended via Zoom.

**Work Session**

The Work Session was to discuss:

- Red, White, and Blue Fire District Fire Code and Strategic Plan Presentation. Fire Chief Jay Nelson, representing the Red, White, and Blue Fire District, spoke regarding the District's request to require sprinklers on all new or altered housing units greater than 4500 square feet. Chief Nelson noted that the sprinkler requirement in the International Building Code is set at zero square feet and that the District's decision to request 4500 square feet as a minimum stem from a study on the staffing capacity of the District to respond to house fires. The current Town minimum of 6000 square feet for sprinkler implementation was noted to highlight that without sprinklers, the District could not feasibly respond to a fire for homes greater than 4500 square feet in size. The Board requested information on why a Town Ordinance is required for District enforcement, and Chief Nelson noted that the District can only enforce within Town limits if the Town adopts the same requirements as their Fire Code. Enforcement will default to the 2018 Fire Code if the new code language is not adopted by the Board.

The Board also noted the potential for these requirements to be viewed as onerous by developers and requested information on how adoption will impact insurance rates and coverability. Chief Nelson reported that the increase in insurance mostly affects commercial development, but that residential properties will feel the downstream effects as insurance looks to shift costs. There were also approximately 50-60 homeowners in Summit County over the prior year that reached out to the Fire District for assistance after they were dropped by insurance providers.

Chief Nelson also discussed the importance of messaging regarding fire risks this summer due to an increase in fire hazards and additionally reviewed the Red, White, and Blue Fire District's Strategic Plan highlights. The Board and Chief Nelson discussed the use of cisterns within the Town during winter and how the Fire District measures financial sustainability. The Board thanked Chief Nelson for his presentation.

- Presentation on Section(s) 16(B)-4-30(b)(3), 16B-4-20, 16B-4-50, 16-3-20 regarding the use of Setbacks. Commissioner Dan Cleary, representing the Planning & Zoning Commission, spoke on proposed language intended to address confusion around the application of setbacks related to Ordinance 2025-02. Commissioner Cleary noted differences in interpretation of the current setback language and a desire to redefine "road access easement" as the original language was removed via Ord. 2025-02. The current language measures setbacks 25 feet from the road rather than including the 15-foot road easement that was included in considerations prior to Ord. 2025-02. The P&Z Commission expressed support towards including the road easement in setback calculations as prior home builds/additions have been approved with minimal setbacks. The idea of a Town survey to catalogue existing road locations and house positions rather than utilizing Google Earth was also discussed. Commissioner Cleary noted that the Town should consider a zero-fee or low-fee streamlined variance application as variances are only poised to increase regardless of what setback interpretation is applied.

Commissioner Cleary expressed his opinion on the definition of a setback, noting a desire to strike restrictive language which includes rights-of-way, road access easements, and pedestrian easements. Replacing these items with language encompassing any relevant easement to be included in the Land Use Code. Language modifications were also proposed on items related to zoning, the explicit prohibition of interference with any existing or future road usage within a road or access road easement, and a statement that either a lot line or a road easement will be used to determine buildable area depending on which is closer to a proposed building effort. Setbacks would not be determined by any private driveway as this is a private right-of-way. The Board had multiple comments regarding this proposal, which included support for the changes and a concern around fairness in how setbacks will be applied going forward.

Planning and Zoning Commissioner Kristofer Carlsted also spoke on the intent of excluding private driveways from the proposed language and noted that the proposition is intended to promote an equal opportunity for all homeowners to go through the variance review process. The Board inquired about whether site plans are required to show the physical location of roads in relation to a proposed project. Commissioner Carlsted confirmed that the road must be included, but there are issues surrounding where the road is technically platted in relation to its current physical location.

- Proposed Ordinance 2026-02 regarding a compensation adjustment for the Board of Trustees. The Board and Town Attorney Robert Widner declined to speak on this item as it was previously discussed as a work session topic at the February 17, 2026 Board meeting.

## **Approval of Agenda/Consent Agenda**

Mayor Decicco moved and Trustee Heckman seconded to approve the Consent Agenda and Financial Report. All ayes.

1. Approval of Minutes
  - a. Regular Meeting of January 20, 2026.
2. Approval of Financial Report
  - a. Period Ending January 31, 2026.

## **Communications to the Board of Trustees**

Public comments were made by the following: Chris Daley and Dan Cleary. Whit Smith also presented the Board with a plaque on behalf of Summit County Rescue Group in appreciation of the support shown by the Town Board of Trustees throughout the years.

## **New Business**

1. Ordinance No. 2026-02 – an Ordinance of the Board of Trustees of Blue River, Colorado, Setting the Compensation for any New Term of Office for the Mayor or Trustee Commencing on or After April 21, 2026
  - a. Public Hearing  
Mayor Decicco closed the Regular Meeting and opened the Public Hearing at 6:05 PM. A written statement was read on behalf of Jon Warnick and Commissioner Kristofer Carlsted also spoke. Mayor Decicco closed the Public Hearing and reconvened the Regular Meeting at 6:10PM.
  - b. Motion to Approve  
Trustee Willey moved to approve Ordinance No.2026-02 as presented. Trustee Hopkins seconded to approve Ordinance 2026-02. The motion passed with six ayes and one abstention.

## **Old Business**

1. None

## **Reports**

1. Mayor & Trustee Reports – Trustee Slaughter reported that the Wildfire Council is now being held on the last week of the month. A presentation from Frontline Wildfire Defense at the prior Wildfire Council meeting was mentioned. Trustee Slaughter expressed his desire to discuss increasing bus stops in Blue River with the Summit County Transit Board at their upcoming meeting.
2. Town Attorney Reports – None.
3. Staff Reports
  - a. Town Manager – Town Manager Chad Hull reported on a request by the Planning & Zoning Commission to remove Commissioner Troy Watts due to

nonattendance. The Commissioner missed the last five meetings and seven of the previous twelve. The Town Manager cited the Municipal Code, which notes three or more absences as an item to report to the Board of Trustees and also constitutes grounds for removal via a Motion to Remove.

i. Motion to Remove

Mayor Decicco made a motion to remove Commissioner Watts from the P&Z Commission. Trustee Slaughter seconded the motion to remove. The motion passed with all ayes. The Board declined to motion to approve a new Commission member at this meeting.

The Town Manager also reported on a potential open space acquisition opportunity in conjunction with Summit County and the Town of Breckenridge. The February Financial report was mentioned with a note that revenues and expenses are tracking well through the first two months of the year. Town Manager Hull also discussed the transition to ADP for payroll and discussions between municipalities in Summit County regarding the implementation of a possible fire restriction. Short-Term Rentals were also included in the report with reminders that the Town operates under a maximum of two guests per bedroom plus two additional guests. Listings of short-term rentals must show the proper bedroom count, occupancy limit, current STR license issued by the Town, and a note that outdoor parking is limited to a maximum of five vehicles. The Town reserves the right to determine occupancy and bedroom count on any STR license based on Town building records, bedroom count authorized by utility providers based on service capacity, and/or a physical inspection of the property. Town Manager Hull noted that failing to comply with these items may result in notices of violation and an eventual suspension or revocation of any future STR license.

- b. Chief of Police – Police Chief David Close mentioned the need to begin the process of access enforcement for Goose Pasture Tarn. The Board endorsed the concept of vehicles tags to confirm residency along with an encouragement to begin the development and implementation of such a system. The Board expressed concern about trespassing occurring earlier than usual this year due to early-season thaw and restated a belief that Tarn usage by short-term renters or non-residents is a significant issue.

At the Board's request, Chief Close also discussed the temporary closure of Highway 9 on March 12<sup>th</sup>. The closure was due to an active ongoing case in which a fugitive was apprehended. Chief Close expressed his appreciation for the support provided by the Municipal Emergency Response Team as well as a Fugitive Team from Lakewood in apprehending the suspect.

### **Other Matters to be Brought Before the Board of Trustees**

1. None

### **Adjourn**

Mayor Decicco moved and Mayor Pro-Tem Willey seconded to adjourn the Regular Meeting. Motion passed.

Meeting adjourned at 6:36 PM.

Submitted by:

---

Chad Hull  
Town Manager