



BLUE RIVER BOARD OF TRUSTEES MEETING

Tuesday, May 19, 2026

5:00 PM

0110 Whispering Pines Circle, Blue River, CO

Agenda

The public is welcome to attend the meeting either in person or via Zoom. Please note, however, that public comments will not be taken virtually, but will only be accepted in-person during public comment periods.

The Zoom link is available on the Town website:

<https://townofblueriver.colorado.gov/board-of-trustees>

Please note that seating at Town Hall is limited.

Call to Order – Roll Call

Work Session

Approval of Agenda/Consent Agenda

1. Approval of Minutes
 - a. Regular Meeting of April 21, 2026
2. Approval of Financial Report
 - a. Period Ending April 30, 2026

Communications to the Board of Trustees

Citizens are welcome to provide in-person comments on non-Agenda items. Comments are limited to 5-minutes per speaker. Written communications for any non-Agenda items will be distributed separately to the Board of Trustees.

New Business

1. Resolution No. 2026-07
 - a. Approval of Resolution No. 2026-07 - a Resolution Approving an Agreement between the Town and the Theobald Family Limited Partnership for Limited Public Access to the Goose Pasture Tarn
2. Ordinance No. 2026-03
 - a. Public Hearing

- b. Approval of Ordinance No. 2026-03 - an Emergency Ordinance to Impose a Suspension and Delay (a/k/a Moratorium) on Applications and Issuance of Permits for Short-Term Rentals. Alternatively, Ordinance No. 2026-03 may be considered as a Regular Ordinance.

Old Business

1. None

Reports

1. Mayor & Trustee Reports
2. Town Attorney Reports
3. Staff Reports
 - a. Town Manager
 - b. Chief of Police

Other Matters to be Brought Before the Board of Trustees

1. Consideration of a Board of Trustees Special Session on May 26, 2026
2. Consideration of applicants for a vacancy on the Planning and Zoning Commission
3. Consideration of Trustee to fill vacancy on Finance Committee

Executive Session

1. Pursuant to C.R.S. 24-6-402(4) **(b)** to receive legal advice concerning requirements for the temporary suspension of provisions in land use codes.
2. Pursuant to C.R.S. 24-6-402(4) **(b)** and **(e)** to receive legal advice on questions concerning property purchase and to devise negotiation strategy and instruct negotiators concerning an offer for the sale of real property to the Town.
3. Pursuant to C.R.S. 24-6-402(4) **(b)** to receive legal advice on the proper conduct of a hearing for an appeal of a final decision by the planning and zoning commission and for the consideration of a variance request.

Adjourn



**BLUE RIVER BOARD OF TRUSTEES
REGULAR MEETING**

April 21, 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 5:01 PM.

PRESENT: Mayor Nick Decicco
Trustee Noah Hopkins
Trustee Ted Slaughter
Trustee Barrie Stimson
Trustee Ben Stuckey
Trustee Jonathon Heckman

Absent: Trustee Jodie Willey

Also present: Town Manager Chad Hull, Deputy Town Clerk John DeBee, and Town Attorney Robert Widner.

Work Session

No work session was held.

Approval of Agenda/Consent Agenda

Mayor Decicco moved and Trustee Hopkins seconded to approve the Consent Agenda. All ayes.

1. Approval of Minutes
 - a. Regular Meeting of March 17, 2026.
2. Approval of Financial Report
 - a. Period Ending March 31, 2026.

Communications to the Board of Trustees

Public comments were made by the following: Louis Fishman and Eric Graven.

New Business

1. Recognition of Outgoing Trustee
 - a. The Board of Trustees and Town of Blue River recognized the service of outgoing Trustee Noah Hopkins.
2. Swearing in of New Trustee
 - a. Heather Demovic took the Oath of Office and was sworn in as a Trustee of the Town of Blue River.
3. Resolution No. 2026-06 – a Resolution by the Board of Trustees of Blue River, Colorado, Authorizing the Town Manager to Consent to Summit County's Enforcement of County-Wide Fire Bans within the Town of Blue River
 - a. Motion to Approve
Trustee Decicco moved to approve Resolution No. 2026-06 as presented.
Trustee Slaughter seconded to approve Resolution No. 2026-06. All ayes.
4. Ordinance No. 2026-03 - an Ordinance of the Board of Trustees of Blue River, Colorado, Sitting as the Board of Adjustment, Granting a Variance to Setbacks for 15 Wilderness Drive, Lot 230 Wilderness Subdivision
 - a. Town Manager Chad Hull notified the Board that the written public notice provided by the applicant to property owners within 300 feet was insufficient and did not conform to the Land Use Code. Town Manager Hull advised that the hearing be vacated, and new notice be provided for a hearing at a later date. The Board was advised to make a motion that states: "I move to vacate this hearing for a variance for 15 Wilderness Drive due to the notice for the hearing being deficient. I instruct the Town Manager to direct the applicant to prepare and send a new notice meeting the requirements of the Land Use Code for a new hearing date."
 - b. Motion to Vacate
Mayor Decicco stated so moved to vacate the hearing as read by the Town Manager. Trustee Slaughter seconded to vacate the Ordinance No. 2026-03 public hearing. All ayes.

Old Business

1. None

Reports

1. Mayor & Trustee Reports – Trustee Slaughter suggested that the Trustees review the Town roads to determine the best location for additional bus stops. Trustee Slaughter stated that he would report these locations to the regional Transit Board.
2. Town Attorney Report – None.
3. Staff Reports

- a. Town Manager – Town Manager Chad Hull reported on outreach to and interest from the community regarding the Planning & Zoning Commission vacancy, stating that the administrative deadline for application is May 8th and that additional outreach will occur. The Town Manager reminded the Board of the STR regulations posted in the latest Town Newsletter. The March Financial Report reveals the Town is in a strong position relative to forecasted revenues and expenditures across all funds. Town Manager Hull noted conversations between Summit County Municipalities, Fire Districts, and the USFS and the current fuel conditions data, which does not support fire restrictions. The “pre-green up, clean up” initiative was mentioned as a critical method for Town residents to mitigate fire concerns. A recent CSFS article was highlighted which covered the Town’s collaboration in fire mitigation efforts to protect local residents. The Town Manager mentioned survey efforts being conducted by NEO Connect to assess Town infrastructure to develop accurate fiber installation cost estimates. The Board was reminded that the Town is ineligible for broadband grants due to existing internet coverage, and that financing and installing fiber can take multiple routes but will be expensive. Town Manager Hull covered the Town’s participation in TextMyGov, a messaging platform being implemented this spring that can be used to alert residents of construction, weather alerts, and other concerns on a local scale. Public interest in either road surveys or a hydrogeologic study were mentioned as longer-term goals of the community that would take significant financial resources to conduct. The Town Manager relayed an email from the Summit Water Quality Committee which inquired about the Town’s interest in joining as a voting member.
- b. Police Report – None.

Other Matters to be Brought Before the Board of Trustees

1. Trustee Heckman relayed a desire to modify the arrangement between the Town and Charles Abbott Associates regarding the management of the Town’s Building Department. The Trustee noted that a number of issues have arisen that should merit a review of the existing contract.
2. The Board invited Kacey Grosskreuz from G&G Services to speak on road conditions and planning efforts. Kacey expressed a desire to focus road maintenance efforts on the implementation of BaseBind-X. The roads in town already treated with BaseBind-X have held up well, and Blue River Road and Spruce Creek Road would receive treatment in the 2026 road maintenance plan. Kacey stated that the Town is on track to complete all road base by the end of 2027. Conversation was had on the use of dry wells, drainage issues, and the installation of culverts.

Executive Session

Trustee Heckman moved to approve the following executive sessions:

- Pursuant to C.R.S. 24-6-402(4) (b) to receive legal advice concerning the processing of appeals for final decisions of the planning and zoning commission.
- Pursuant to C.R.S. 24-6-402(4) (b) to receive legal advice concerning requirements for the temporary suspension of provisions in land use codes.

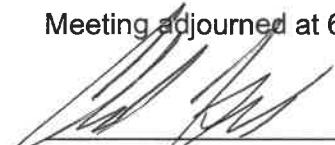
- Pursuant to C.R.S. 24-6-402(4) **(b) and (e)** to receive legal advice and to instruct negotiators concerning the terms and conditions of an agreement for the Town's use of property adjacent to the Goose Pasture Tarn.
- Pursuant to C.R.S. 24-6-402(4) **(e)** to instruct the Town Manager concerning an amendment of the Town's legal services contract.

Mayor Decicco seconded the motion to enter and close of the Regular Meeting, and the executive session was entered at 5:31 PM.

Adjourn

Mayor Decicco moved and Trustee Heckman seconded to adjourn the Executive Session. Motion passed.

Meeting adjourned at 6:53 PM.



Chad Hull
Town Manager

TOWN OF BLUE RIVER, COLORADO

RESOLUTION 2026-07

**A RESOLUTION APPROVING AN AGREEMENT BETWEEN THE
TOWN AND THE THEOBALD FAMILY LIMITED PARTNERSHIP FOR
LIMITED PUBLIC ACCESS TO THE GOOSE PASTURE TARN**

WHEREAS, the Town of Blue River, Colorado (“Town”) is a statutory town, duly organized and existing under the laws of the state of Colorado; and

WHEREAS, pursuant to C.R.S. § 31-15-101(c), the Town Board of Trustees may enter into contracts on behalf of the Town; and

WHEREAS, the Town holds a contractual right that authorizes residents of the Town to use the Goose Pasture Tarn (“Tarn”) for recreational purposes; and

WHEREAS, although the residents are authorized to use the Tarn, access to the Tarn requires an agreement with the Theobald Family Limited Partnership, which Partnership owns the land surrounding the Goose Pasture Tarn; and

WHEREAS, the Partnership agrees to provide access to the Tarn for residents of Blue River in accordance with an agreement.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE
TOWN OF BLUE RIVER THAT:**

1. The Board of Trustees approves the attached Agreement for Limited Public access to the Goose Pasture Tarn, Blue River, Colorado.
2. This Resolution shall be effective immediately upon approval by the Board of Trustees.

ADOPTED at a regular meeting of the Board of Trustees on the 19th day of May, 2026.

Mayor

ATTEST:

Town Clerk or Deputy

AGREEMENT FOR LIMITED PUBLIC ACCESS TO THE GOOSE PASTURE TARN, BLUE RIVER, COLORADO

THIS AGREEMENT (“Agreement”) is entered into effective **May 19, 2026**, between the Theobald Family Limited Partnership (“Theobald”) and the Town of Blue River, a Colorado statutory municipality (“Town”), of the purpose of memorializing certain rights associated with the use of the property described below (“Property”). Theobald and the Town are identified individually as a “Party” and collectively identified as the “Parties.”

Property: A portion of the larger “Theobald Parcel” described below which portion is bounded by Colorado State Highway 9 on the west; the edge of the water body known as the Goose Pasture Tarn on the east; the southern edge of the existing access road on the south; to a point on the north at which the Theobald Parcel extends to the east, which property is shown on the attached Exhibit A (the “Property”):

Theobald Parcel:

Parcel surrounding the Goose Pasture Tarn (“Tarn”) commonly known as “The Doughnut” described as TR 7-77 Sec 07 Qtr 4 Mining Claim(s) cont 7.2495 acres CROWN MS# 13623 GOLDEN CROWN PLACER MS# 5225 as such property is identified as Schedule Number 6519165 in the Summit County, Colorado, Assessor’s Office.

Theobald and the Town agree to the following:

1. Limited Access to the Property. Access to the Property shall be limited to only:
 - Officials, employees, contractors, and agents of the Town acting in the performance of assigned, delegated, or contracted duties which require access to the Property.
 - Owners of Property. “Owner” shall mean the record owner of real property that is located within the Town of Blue River as identified in the online records of Summit County and the record owner’s family members by blood, marriage, adoption, or foster.
 - Long-Term Renters. “Long Term Renters” shall mean person(s) who entered into a valid and effective lease or rental agreement for a term more than thirty-one (31) consecutive days with the Owner of Property, and the Long-Term Renter’s family members by blood, marriage, adoption, or foster.
 - Guests of an Owner of Property or a Long-Term Renter (“Guests”) provided that the Owner or the Long-Term Renter accompanies the Guests.
 - All Partners of the Theobald Family Limited Partnership and members of a Partner’s family by blood, marriage, adoption, or foster, and invitees of such Partners with written authorization to access and use the Property.
2. Prohibited Access to the Property. Access to the Property shall be specifically prohibited for:

- Short-Term Renters as defined by the Town's Municipal Code, and all family, guests, and invitees of such Short-Term Renter.
3. Use of the Property. Use of the Property shall be limited to access by both passenger vehicle and by foot upon the Property for the purpose of engaging in recreational activities on and adjacent to the Goose Pasture Tarn ("Tarn"). Recreational activities include fishing, picnicking, boating, and personal watercraft use.
 4. Town Regulation and Enforcement. The Town officials, employees, contractors, and agents may enter and occupy the Property to enforce the Town's ordinances and resolutions which address the use or operation of the Tarn. The Town may adopt, modify, or repeal any Town ordinance or resolution to ensure compliance with this Agreement or as may be needed to protect the health, safety, and welfare of the public. The Town shall send to Rob Theobald by email (robtheobald@yahoo.com) a complete copy of the text of any proposed Town ordinance or resolution addressing or affecting the use of the Property or the Tarn at least twenty (20) days prior to the Board of Trustee's final approval of such ordinance or resolution.

The Town may create, adopt, and implement a program for the issuance of permits (or another means or method) to identify, monitor, and enforce both authorized and unauthorized access to the Property.

The Town may, at its discretion, close access and physically restrict access to the Property where the Town deems closure necessary to protect the health and safety of the public. The reasons for closure may include, but are not limited to, unsafe snow or ice conditions on the Property or the Tarn, weather conditions that make access to or from the Property unsafe or that may cause damage to the access road or the parking area, the need for maintenance of the access road or parking area, water conditions such as algae bloom and the known presence of waterborne pathogens (e.g., E. Coli or Giardia). In the event of closure, the Town shall be authorized to install signage on the Property to inform the public of the closure. The Town shall provide notice to Rob Theobald of any closure and the reason(s) for the closure.

5. Immunities and Protections. The Parties recognize and understand that the Parties are afforded certain applicable immunities and benefits as provided by the Colorado Recreational Use Statute, found at part 1 of Article 41, Title 33, C.R.S., and the Colorado Governmental Immunity Act, found at part 1 of Article 10, Title 24, C.R.S. The Parties do not intend to waive any provision of such laws.
6. Annual Opportunity to Consider Amendments. Between December 1 and March 1 of each year, Theobald or the Town may propose amendments to this Agreement to address any concerns in the access and use of the Property. The Parties shall reasonably participate in good faith in the consideration of any proposal with the expectation that the Parties will seek to address the concerns, and when appropriate, to amend this Agreement. This section shall not limit the ability of either Party to address at any time an urgent, continuing, or ongoing problem in the access and use of the Property.
7. Termination. Either Party may terminate this Agreement by notifying the other Party in writing (by personal hand delivery or by email sent to the undersigned addresses) of such

termination and the specific date of such termination which date shall not be earlier than ten (10) days from the receipt of the notification to the Party.

8. Counterparts. This Agreement may be executed in one or more counterparts and, if executed in more than one counterpart, the executed counterparts shall each be deemed to be an original, but all such counterparts shall together constitute one and the same instrument.
9. Email Address Updating. Each party shall promptly inform the other party of any change in contact information and email address.

Robert Theobald

Rob Theobald, as authorized
representative of the Owner, Theobald
Family Limited Partnership

Date: May 13th _____, 2026

Robtheobald@yahoo.com

Nick Decicco
Mayor, Town of Blue River, Colorado

Date: _____, 2026

manager@townofblueriver.org

TOWN OF BLUE RIVER, COLORADO

STAFF REPORT

TO: Mayor & Members of the Board of Trustees
Chad Hull, Town Manager

FROM: Bob Widner, Town Attorney

DATE: May 12, 2026
For BOT meeting: **May 19, 2026**

SUBJECT: Ordinance No. 2026-03
Short-Term Rental Temporary Suspension and Delay (a/k/a Moratorium)

Background:

Ordinance No. 2026-03 will, if adopted, impose an approximately seven (7) month temporary suspension and delay (also known as a moratorium) on the acceptance of applications and the issuance of new or renewed licenses to operate a short-term rental within the Town of Blue River.

Adoption of Ordinance No. 2026-03 will not affect currently valid licenses for short-term rentals. Additionally, Ordinance 2026-03 will not modify the current short-term rental laws and requirements for licensees.

Ordinance No. 2026-03 acknowledges that Town staff must complete certain work to strengthen short-term rental regulation and enforcement.

Because the Town expects new and renewal license applications late in 2026, staff must expedite this work so the moratorium can be repealed well before its automatic termination on December 31, 2026.

At the May 19, 2026, regular meeting, the Board will consider and discuss the rationale for the proposed moratorium on short-term rental applications and new licenses.

Two Versions of Ordinance No. 2026-03:

Accompanying this Staff Report are two versions of Ordinance No. 2026-03: an Emergency Ordinance and a Regular Ordinance.

These versions give the Board of Trustees options for moving forward if, after hearing and debating the reasons presented at the May 19 regular meeting, the Board determines a moratorium is warranted.

If prior to the May 19 regular meeting, Board members have any questions, please do not hesitate to contact me by either email or telephone.

TOWN OF BLUE RIVER, COLORADO

ORDINANCE NO. 2026-03

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF BLUE RIVER, COLORADO, ESTABLISHING A TEMPORARY SUSPENSION AND DELAY (A/K/A A MORATORIUM) ON THE ACCEPTANCE OF APPLICATIONS FOR, AND THE ISSUANCE OF, NEW LICENSES AND RENEWAL OF LICENSES FOR SHORT-TERM RENTAL OF PROPERTY AND DECLARING AN EMERGENCY

WHEREAS, the Town of Blue River, Colorado (“Town”) is a statutory municipality incorporated and organized pursuant to the provisions of Section 31-2-101, et seq., C.R.S.; and

WHEREAS, the Town is authorized to exercise police powers and to enact laws that promote the health, safety, and welfare of its citizens and to plan and regulate the use of land within its jurisdiction; and

WHEREAS, Colorado Revised Statutes § 31–15–103 grants municipalities the power to adopt ordinances “necessary and proper to provide for the safety, preserve the health, promote the prosperity, and improve the morals, order, comfort, and convenience” of the municipality and its inhabitants; and

WHEREAS, Colorado Revised Statutes §§ 31–15–401 and 31-15-501 grants municipalities police powers and the power to regulate the use of land and businesses within the community; and

WHEREAS, the Town adopted a regulatory program for the issuance of one-year licenses for the operation of short-term rental of property as found and defined at Article 1 of Chapter 6 of the Municipal Code (the “Short-Term Rental Ordinance”); and

WHEREAS, the Town updated its Short-Term Rental Ordinance in 2025 to address ongoing licensing and operational issues; and

WHEREAS, license holders’ compliance with the Short-Term Rental Ordinance has proven to be inconsistent, some license holders have ignored regulatory requirements, and some license holders have created conflicts with neighboring properties and neighborhoods generally through non-compliance and lack of focused enforcement by the Town; and

WHEREAS, further updating of the Short-Term Rental Ordinance is deemed necessary by the Board of Trustees; and

WHEREAS, to ensure that new licenses are subject to updated regulations for the remainder of 2026, a temporary suspension or moratorium on the acceptance of applications and the issuance of licenses is deemed necessary by the Town to protect the health, safety, and welfare of the Town and its residences.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN BOARD FOR THE TOWN OF BLUE RIVER, COLORADO, AS FOLLOWS:

Section 1. Incorporation of Recitals. The foregoing recitals are affirmed and incorporated by this reference as legislative findings of the Board of Trustees.

Section 2. Temporary Suspension and Delay Enacted. The Town of Blue River Board of Trustees hereby legislatively imposes a temporary suspension and delay (a/k/a a moratorium) on the following:

- A. Acceptance of applications seeking a new license or the renewal of an existing license to authorize the short-term rental of property within the Town; and
- B. Issuance of a new license or the renewal of an existing license to authorize the short-term rental of property within the Town.

Section 3. Duration of Temporary Suspension and Delay. The temporary suspension and delay shall automatically terminate at 12:00 midnight on **December 31, 2026**, unless terminated earlier by the Board of Trustees or extended in its duration by the enactment of another ordinance. This Ordinance and the temporary suspension and delay imposed hereby shall be self-executing without further action by the Town or the Board of Trustees.

Section 4. Purpose of Temporary Suspension and Delay. The purpose of this Ordinance and the temporary suspension and delay of development is to enable the Town to study, review, evaluate, and consider the updating and amendment of the Town’s Short-Term Rental Ordinance (Article 1 of Chapter 6 of the Municipal Code) to ensure that the Town best protects and advances the goals of preserving and protecting the health and safety of the Town’s residents from impacts caused by short-term rental of property and establishing an administrative and effective means of enforcement of the Short-Term Rental Ordinance.

Section 5. Staff Direction. During the effective term of this Ordinance, the Town administrative staff shall diligently:

- A. Provide a copy of this Ordinance to any owners of property within the Town that express to the Town staff an interest in a short-term rental license; and
- B. Work to revise the Short-Term Rental Ordinance to address deficiencies in licensee compliance and the operation of short-term rentals without licenses, and to regulate short-term rentals in a manner that will prevent or mitigate impacts associated with the rental activity on neighboring properties and on the neighborhood generally; and
- C. Work to revise the Short-Term Rental Ordinance to improve the Town’s ability to effectively enforce the revised Town’s Short-Term Rental regulations; and

D. Consult with the Board of Trustees on other limitations or restrictions on the number of short-term rentals within subdivisions and/or within the Town.

Given the limited resources of the Town, it is expected that the work to be performed by the Town's administrative staff will require approximately seven (7) months to complete. The administrative staff shall periodically update the Board of Trustees regarding the progress of the work and an expected completion date, when known.

Section 6. Severability. Should any one or more sections or provisions of this Ordinance be judicially determined invalid or unenforceable, such judgment shall not affect, impair, or invalidate the remaining provisions of this Ordinance, the intention being that the various sections and provisions are severable.

Section 7. Safety Clause. The Board of Trustees finds, determines, and declares that this Ordinance is promulgated pursuant to the Town's authority and under the general police power of the Town of Blue River, that it is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Board of Trustees further determines that this Ordinance bears a rational relation to the proper legislative objective sought to be obtained.

Section 8. Emergency Declaration and Effective Date. The Board of Trustees hereby legislatively declares that the passage of this Ordinance is necessary for the immediate preservation of the public peace, health, or safety. Specifically, the passage of this Ordinance as an Emergency Ordinance is necessary to ensure that new applications or renewal applications are not submitted and licenses not issued which licenses would not be subject to the updated regulations to be created as directed by this Ordinance. Upon passage by a supermajority of the members of the Board of Trustees in office as required by state law, this Ordinance shall become effective immediately upon adoption.

INTRODUCED, READ, PASSED, INITIALLY ADOPTED, AND ORDERED PUBLISHED BY TITLE ONLY at a regular meeting of the Board of Trustees of the Town of Blue River, Colorado, held on the **19th day of May, 2026.**

Nick Decicco, Mayor

ATTEST:

Town Clerk

Published in the Summit County Journal _____ 2026.

TOWN OF BLUE RIVER, COLORADO

ORDINANCE NO. 2026-03

**AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF
BLUE RIVER, COLORADO, ESTABLISHING A TEMPORARY
SUSPENSION AND DELAY (A/K/A A MORATORIUM) ON THE
ACCEPTANCE OF APPLICATIONS FOR, AND THE ISSUANCE OF, NEW
LICENSES AND RENEWAL OF LICENSES FOR SHORT-TERM RENTAL
OF PROPERTY**

WHEREAS, the Town of Blue River, Colorado (“Town”) is a statutory municipality incorporated and organized pursuant to the provisions of Section 31-2-101, et seq., C.R.S.; and

WHEREAS, the Town is authorized to exercise police powers and to enact laws that promote the health, safety, and welfare of its citizens and to plan and regulate the use of land within its jurisdiction; and

WHEREAS, Colorado Revised Statutes § 31–15–103 grants municipalities the power to adopt ordinances “necessary and proper to provide for the safety, preserve the health, promote the prosperity, and improve the morals, order, comfort, and convenience” of the municipality and its inhabitants; and

WHEREAS, Colorado Revised Statutes §§ 31–15–401 and 31-15-501 grants municipalities police powers and the power to regulate the use of land and businesses within the community; and

WHEREAS, the Town adopted a regulatory program for the issuance of one-year licenses for the operation of short-term rental of property as found and defined at Article 1 of Chapter 6 of the Municipal Code (the “Short-Term Rental Ordinance”); and

WHEREAS, the Town updated its Short-Term Rental Ordinance in 2025 to address ongoing licensing and operational issues; and

WHEREAS, license holders’ compliance with the Short-Term Rental Ordinance has proven to be inconsistent, some license holders have ignored regulatory requirements, and some license holders have created conflicts with neighboring properties and neighborhoods generally through non-compliance and lack of focused enforcement by the Town; and

WHEREAS, further updating of the Short-Term Rental Ordinance is deemed necessary by the Board of Trustees; and

WHEREAS, to ensure that new licenses are subject to updated regulations for the remainder of 2026, a temporary suspension or moratorium on the acceptance of applications and the issuance of licenses is deemed necessary by the Town to protect the health, safety, and welfare of the Town and its residences.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN BOARD FOR THE TOWN OF BLUE RIVER, COLORADO, AS FOLLOWS:

Section 1. Incorporation of Recitals. The foregoing recitals are affirmed and incorporated by this reference as legislative findings of the Board of Trustees.

Section 2. Temporary Suspension and Delay Enacted. The Town of Blue River Board of Trustees hereby legislatively imposes a temporary suspension and delay (a/k/a a moratorium) on the following:

- A. Acceptance of applications seeking a new license or the renewal of an existing license to authorize the short-term rental of property within the Town; and
- B. Issuance of a new license or the renewal of an existing license to authorize the short-term rental of property within the Town.

Section 3. Duration of Temporary Suspension and Delay. The temporary suspension and delay shall automatically terminate at 12:00 midnight on **December 31, 2026**, unless terminated earlier by the Board of Trustees or extended in its duration by the enactment of another ordinance. This Ordinance and the temporary suspension and delay imposed hereby shall be self-executing without further action by the Town or the Board of Trustees.

Section 4. Purpose of Temporary Suspension and Delay. The purpose of this Ordinance and the temporary suspension and delay of development is to enable the Town to study, review, evaluate, and consider the updating and amendment of the Town’s Short-Term Rental Ordinance (Article 1 of Chapter 6 of the Municipal Code) to ensure that the Town best protects and advances the goals of preserving and protecting the health and safety of the Town’s residents from impacts caused by short-term rental of property and establishing an administrative and effective means of enforcement of the Short-Term Rental Ordinance.

Section 5. Staff Direction. During the effective term of this Ordinance, the Town administrative staff shall diligently:

- A. Provide a copy of this Ordinance to any owners of property within the Town that express to the Town staff an interest in a short-term rental license; and
- B. Work to revise the Short-Term Rental Ordinance to address deficiencies in licensee compliance and the operation of short-term rentals without licenses, and to regulate short-term rentals in a manner that will prevent or mitigate impacts associated with the rental activity on neighboring properties and on the neighborhood generally; and
- C. Work to revise the Short-Term Rental Ordinance to improve the Town’s ability to effectively enforce the revised Town’s Short-Term Rental regulations; and

D. Consult with the Board of Trustees on other limitations or restrictions on the number of short-term rentals within subdivisions and/or within the Town.

Given the limited resources of the Town, it is expected that the work to be performed by the Town's administrative staff will require approximately seven (7) months to complete. The administrative staff shall periodically update the Board of Trustees regarding the progress of the work and an expected completion date, when known.

Section 6. Severability. Should any one or more sections or provisions of this Ordinance be judicially determined invalid or unenforceable, such judgment shall not affect, impair, or invalidate the remaining provisions of this Ordinance, the intention being that the various sections and provisions are severable.

Section 7. Safety Clause. The Board of Trustees finds, determines, and declares that this Ordinance is promulgated pursuant to the Town's authority and under the general police power of the Town of Blue River, that it is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Board of Trustees further determines that this Ordinance bears a rational relation to the proper legislative objective sought to be obtained.

INTRODUCED, READ, PASSED, INITIALLY ADOPTED, AND ORDERED PUBLISHED BY TITLE ONLY at a regular meeting of the Board of Trustees of the Town of Blue River, Colorado, held on the **19th day of May, 2026.**

Nick Decicco, Mayor

ATTEST:

Town Clerk

Published in the Summit County Journal _____ 2026.



Manager's Report – May 19, 2026 Board of Trustees Meeting

1. P&Z Commissioner Removal and Appointment
 - a. Request for applications sent out in April Newsletter and special follow-up newsletter
 - b. Received two statements of interest by May 8th deadline
 - c. Consideration set for Other Matters portion of Agenda
2. STR Regulations and Reminders
 - a. Included in 4/14 Newsletter
 - b. Review of STR enforcement practices and staff capacity underway
 - c. Staff working on collecting non-compliance information (contact information, relevant properties, etc.)
 - d. Consideration of various online scraping platforms underway
3. April Financial Report
 - a. Not present in the provided packet as document was received after the deadline
 - b. General Fund Revenues are trending favorably
 - c. Primary boosts due to Sales Tax and Lodging Tax Registration
 - d. Primary losses in General Property Tax
 - e. Straight-line trending means that Lodging Tax Registration boost will flatten out over the fiscal year
 - f. Expenditures in General Fund trending lower than anticipated
 - g. Expenditures will flatten as summer activities get underway
 - h. Capital Subfund will continue to be spent down as road infrastructure efforts ramp up
 - i. American Rescue Plan Subfund is planned to be spent down by EoY as fund must be utilized by 12/31/2026
4. Update on Fire Restrictions in Summit County and within other Municipalities
 - a. Data does not presently support fire restrictions being implemented

- b. Important to emphasize “pre-green up, clean up” efforts in Town to mitigate fire risks
- 5. Gary Roberts Water Treatment Plant Addition Updates
 - a. Breckenridge is in the design phase of a water treatment plant addition within Blue River adjacent to the Goose Pasture Tarn spillway
 - b. Breckenridge intends to present the project as a work session item at the June Board of Trustees meeting
- 6. CML Conference
 - a. Conference will be held from June 22-25, 2026 in Westminster, Colorado
 - b. All Trustees are invited to attend
 - c. Please let me know if you wish to attend by May 22nd as rates increase after that time
- 7. Goose Pasture Tarn – Access and Boat Permits Applications Live on CitizenServe
 - a. Application window opened on 5/8
 - b. Tarn Access and Boat Permits now one combined application
 - c. Must provide vehicle license plate information in application
 - d. If requesting boat permits, please choose the proper number and type
 - e. Select whether you wish to have the hangtags mailed or if you prefer to pick them up at Town Hall during operating hours
 - f. Hangtags must be visible on rear view mirror or dashboard at all times during Tarn usage
 - g. Goose Pasture Tarn access is limited to Town residents, long-term renters (more than 31 consecutive days) if the permit is formally transferred, and guests of Town residents provided that the resident(s) accompanies the guest(s) during Tarn usage at all times
 - h. Access to the Tarn is strictly prohibited for Short-Term Renters, their guests, or invitees. Use of a resident permit by any short-term renters will result in permit revocation for the property owners and possible penalty
- 8. Vertical Bridge Cell Tower Lease Inquiry
 - a. Cell tower development company representative reached out to inquire about leasing property adjacent to Town Hall for a new cell tower
 - b. Interested in any property 100’x100’ in size not being used or planned for future development
 - c. Administratively informed the representative that the Town did not prioritize such development at this time, but that I would let them know if the Board had a contrary opinion



STOP A WILDFIRE

BEFORE IT STARTS

OUTDOOR FIRES ON PRIVATE PROPERTY

Under **STAGE 1** fire restrictions:

- A **permit is required** for all recreational (a.k.a. “backyard”) campfires that produce embers; permits are not required for gas fueled fire pits which have an on/off switch.
- Fires must be contained in a fully enclosed fire pit with a steel mesh ember screen that goes over the top while you are burning.
- The area directly underneath the fire must be barren. The fire must be at least 15 feet from any flammable material or structure.
- The fire must be no larger than 3 feet wide and 2 feet tall
- You must have a garden hose connected to water or a five-gallon bucket of water at the fire pit site to extinguish the fire fully.

Under **STAGE 2** fire restrictions:

Fires are **not** allowed on private property.



LEARN MORE:

SummitCountyCO.gov/Wildfire

STOP A WILDFIRE BEFORE IT STARTS

GUIDE TO SUMMIT COUNTY FIRE RESTRICTIONS VIOLATORS ARE SUBJECT \$750 FINE AND/OR 6 MONTHS IN JAIL

STAGE 1 FIRE RESTRICTIONS

✓ ALLOWED

- **Fire pits:** covered by ember screens with an active permit from the fire department
- **Campfires:** in permanent fire rings within formal Forest Service campgrounds
- **Grills, stoves, & smokers:** gas, charcoal and/or wood pellet
- **Liquid or gas-fueled devices:** fire pits, fire tables, heating devices, lanterns

⊘ NOT ALLOWED

- **NO open fires**
- **NO smoking** except in designated areas
- **NO fireworks or explosives**
- **NO chainsaws** except those with a USDA or SAE approved spark arrester
- **NO blasting, grinding, welding or operating acetylene** or other torch with open flame, except if in a cleared area with a fire extinguisher

STAGE 2 FIRE RESTRICTIONS

✓ ALLOWED

- **Liquid or gas-fueled devices** with on/off switch. Includes stoves, grills, lanterns, fire pits or fire tables at least 3 feet away from flammable materials.

⊘ NOT ALLOWED

- **NO open fires** or solid fuel-burning fires
- **NO campfires** even in designated recreational sites
- **NO smoking** except in enclosed vehicles or buildings
- **NO wood or charcoal** grills, stoves, smokers, etc.
- **NO fireworks, explosives,** tracer ammunition, or exploding targets
- **The County shooting range is CLOSED**
- **NO chainsaws** except if they have a USDA or SAE approved spark arrester
- **NO blasting, grinding, welding** or operating acetylene or torch with open flame
- **NO hot air balloons**
- **Off-road vehicles** must follow all regs and ordinances, and cannot drive/park in vegetated areas

The following safety measures must be in place for all permitted fire activities: Constant supervision by a responsible adult; immediate availability of a fire extinguisher, 5 gallons of water, or a garden hose. Before leaving the immediate vicinity, the fire must be extinguished completely - any coals should be cool to the touch.



LEARN MORE:

SummitCountyCO.gov/Wildfire



WILDFIRE PREVENTION

It takes everyone to protect everyone



More than 80% of wildfires are caused by humans. Every preventable wildfire puts firefighters and the public at risk, so each of us must take responsibility to prevent human-caused wildfires.

CAMPFIRES

Check: All backyard campfires in Summit County **MUST HAVE A PERMIT**. Permits can be obtained from one of the fire districts. Depending on conditions, restrictions may prohibit campfires altogether. Visit summitcountyco.gov/wildfire for local restrictions.

Build: When campfires are permitted, select a level, open site, away from logs, trees and brush. Clear grass, leaves and needles within a 5-foot radius from the fire's edge. Scoop a depression at the center of the cleared area and set ring of rocks around the depression.

Burn: Keep the fire small, and have a shovel and bucket of water nearby. Unattended campfires are one of the most common causes of human-caused wildfires. A responsible adult should monitor the fire until it is completely out.

Out: Drown the fire with water and stir with a shovel to wet all ash and coals. Feel them with the back of your hand – they should be cool to the touch. Move some dirt onto the fire site and mix thoroughly.

VEHICLES

Maintain: Ensure that no parts (e.g., tow chains, exhaust pipes) are dragging. Keep tires properly inflated. Maintain brakes as metal-to-metal contact may throw sparks.

Steer Clear: Don't park or drive over dry grasses or brush. Hot exhaust pipes and mufflers can start fires you can't see. Be sure ATVs have spark arresters.

Prepare: Carry a fire extinguisher in your vehicle and know how to use it.

SMOKING

Check: Local fire restrictions may prohibit smoking within 3 feet of vegetation or other flammable materials.

Out: Extinguish and cool cigarettes completely before discarding. Never throw cigarettes or other smoking materials on the ground or from vehicles. When outdoors, discard cigarettes and ashes in an unburnable can filled with sand.

SHOOTING

Check: Local fire restrictions may close ranges and prohibit shooting on public lands.

Clear: Remove dry grasses and other flammable materials from around your target.

Use Safe Targets: Don't shoot at steel or rocks; they may throw sparks into nearby vegetation. Use paper targets or clay pigeons. **Never** use tracer ammunition or exploding targets.

Prepare: Keep a shovel, fire extinguisher and water on hand. If a fire does start, call 911 right away – any delay could be disastrous.



LEARN MORE:

SummitCountyCO.gov/Wildfire

SUMMIT COUNTY

STAGE 1 FIRE RESTRICTIONS



ALLOWED



Fire pits: covered by ember screens with an active permit from the fire department



Campfires: in permanent fire rings within formal Forest Service campgrounds



Grills, stoves, & smokers: gas, charcoal and/or wood pellet



Liquid or gas-fueled devices: fire pits, fire tables, heating devices, lanterns



NOT ALLOWED



NO open fires



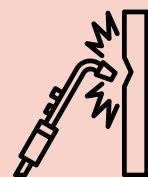
NO smoking: except in designated areas



NO fireworks & Explosives



NO chainsaws: except if they have a USDA or SAE approved spark arrester



NO blasting, grinding, welding or operating acetylene: or other torch with open flame, except if in a cleared area with a fire extinguisher

Be wildfire READY

LEARN MORE: SummitCountyCO.gov/wildfire

SUMMIT COUNTY STAGE 2 FIRE RESTRICTIONS

✓ ALLOWED



Liquid or gas-fueled devices with on/off switch. Includes stoves, grills, lanterns, fire pits or fire tables at least 3 feet away from flammable materials.

⊘ NOT ALLOWED



NO open fires or solid fuel-burning fires.



NO campfires even in designated recreational sites.



NO smoking except in enclosed vehicles or buildings.



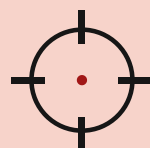
NO wood or charcoal grills, stoves, smokers, etc.



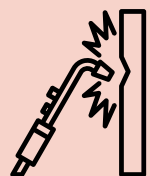
Off-Road Vehicles must remain on designated roads and trails, may not park in areas with vegetation.



NO fireworks, explosives, tracer ammunition, or exploding targets.



The Summit County shooting range is **CLOSED**.



NO blasting, grinding, welding or operating acetylene or other torch with open flame.



NO chainsaws except with a USDA or SAE approved spark arrester.



NO hot air balloons

Be wildfire  **READY**

LEARN MORE: SummitCountyCO.gov/wildfire

Be wildfire READY

EVACUATION CHECKLIST

- First aid kit
- Medications & medical devices
- Documents: personal ID (driver's license, birth certificate, SSN card, etc.), deed or titles
- Water: 3 gallons per person
- Food & snacks
- Baby supplies: bottles, formula, diapers, baby food
- Toiletries and personal hygiene items
- Glasses, contacts, sunglasses
- Pet supplies
- Electronics & chargers
- Cash
- Flashlight with batteries
- Multi-tool
- Emergency blanket and/or sleeping bag
- Whistle



Keep your gas tank/EV battery at least half full!



Be wildfire READY

1 stay informed

SIGN UP FOR ALERTS

Make sure you sign up to receive Summit County emergency alerts for emergency situations, including wildfires and evacuations. Sign up now at [SCALERT.ORG](https://scalert.org).

2 make a plan

MAKE AN EMERGENCY PLAN

Know what to bring, where to meet and what to do. Create an inventory list, take photos, scan important documents and know your insurance coverage. Don't forget about your pets!

3 evacuation kit

CREATE YOUR EVACUATION KIT

Keep it in your car with water, food, medicines, valuables, important paperwork, cash and other necessities.

4 protect your home

MITIGATE THE RISK OF FIRE

Clean gutters, clear vegetation & hazards to create defensible space. Schedule a FREE consultation with one of the local fire districts.

5 spread the word

BE SMART, SAFE AND SPREAD THE WORD

Know about fire restrictions and fire safety for campfires, cigarettes and other ignition sources. Help to spread the word by making sure your friends, family, neighbors and visitors are "wildfire ready" this summer.



SummitCountyCO.gov/wildfire

Sign up for
SC ALERT



SUMMIT COUNTY
COLORADO



COLORADO STATE UNIVERSITY
EXTENSION



COLORADO
MUNICIPAL
LEAGUE

About Jobs Store Membe Menu

Sign in



A century-strong tradition. Another year you won't want to miss.

Once a year, the full force of this community comes together in one place, where decision-makers, partners, and peers converge. This is where the community is present, not just represented. Where conversations can turn into partnerships, and momentum is built for the year ahead.

You'll hear from respected speakers, engage with peers who understand your work, and be part of an energy that sharpens perspective and a sense of shared purpose. It's not just about being there, it's about what you take with you when you leave.

If you attend only one event this year, choose the one that connects you, inspires you, and moves you forward. Join us June 22 - 25 in Westminster for our **104th CML Annual Conference**.

Interested in sponsoring this event? **Only two spots remain!** Contact Kharyl at kjackson@cml.org to claim yours.

Welcome to Westminster

Colorado Municipal League



Watch on

Conference Registration

Members & Associate Members: \$325

Until May 22nd. \$450 after May 22nd.

Non-members: \$500

Until May 22nd. \$650 after May 22nd.

Register Now!

Town Manager

From: Kenneth Trujillo <Kennexion@outlook.com>
Sent: Friday, April 24, 2026 10:55 AM
To: Town Manager
Subject: Vertical Bridge - Cell Tower Lease Inquiry - 110 Whispering Pines Circle, Blue River, CO 80424 (US-CO-5356 / Quandary)

Good Morning Town of Blue River / Chad Hull,

My name is Kenneth Trujillo and I am a site acquisition project manager representing Vertical Bridge. Vertical Bridge is a national cell tower development company that partners with wireless providers such as T-Mobile, AT&T, and Verizon.

I am writing to you today to inquire about leasing a portion of your property in Blue River, CO located at 110 Whispering Pines Circle, Blue River, CO 80424. We would be leasing this space for a new cell tower.

Vertical Bridge is interested in building a cell tower in the area which would be a great way to provide upgraded coverage to the community as well as a great source of revenue for the Town of Blue River at no cost to you.

We would be interested in leasing a 100'x100' area of the property that would not interfere with any existing operations or future development of the property. We would be most interested in the area of the property along US 9. However, we would be open to any area that is otherwise not being used or have plans for future development.

Below is an example of where we would like to place the tower. However, we would be open to any area that is otherwise unusable for your town and not slated for future development.



Image © 2026 Airbus



If there is interest in a cell tower deal like this the rough terms of the deal would be:

- **Rents:** \$900.00 month with 1.49% annual escalation
- **Term:** 75 years
- **Total Contract Value:** \$1,472,933.66
- **Structures:** One ~70' tower placed at a mutually agreeable location on the property.
- **Lease Area:** 100'x100' lease area for the tower and ground mounted telecom equipment.
- **Utilities:** Vertical Bridge will obtain their own electrical meter, so their power consumption is paid directly to the local power company.

- **Expenses:** All costs of the project will be paid for by Vertical Bridge, and you will not see any costs associated with the project other than your time.
- **Taxes:** All taxes related to this cell tower project will be paid for by Vertical Bridge.

This would be a great way to increase cellular coverage and internet to the Town of Blue River as well as a great source of revenue for the town.

The next step would be for me to come visit the property and do a quick survey of the views from this location. If you have any questions, please let me know and I will get you answers quickly.

Respectfully,

Kenneth Trujillo: Owner

Mobile: (719) 205-9370

E-Mail: Kennexion@outlook.com





End of Month Report: April 2026

Calls for Service

Total number of a calls: 160

Top 10 calls as follows:

Traffic Stops	112
Motorist Assist	7
Other Agency Backup	4
Motor Vehicle Accident	3
Drunk Driver Report	3
Suspicious Person/Veh.	3
Reckless Driver	2
Medical	2
Code Enforcement	2
Trespass	2

Summary: One of the department's patrol vehicles was totaled in a crash by an at fault driver with no driver's license. The officer involved was placed on paid administrative leave until medically cleared to return to duty. The volume of calls and citations was consistent with last month.

Arrests: 5 = misdemeanor
 Motor Vehicle Crash: 3 = Hwy. 9 (CSP handled one)
 DUI: 2

Citations Issued
 Municipal = 13
 County = 8

Current Administrative Focus

- Tarn – A new “Tarn Access Permit” has been developed for authorized users of the Tarn which will assist in enforcing access.
- Patrol Vehicle Replacement – completing insurance claim, decommissioning damaged vehicle and obtaining quote for new vehicle.
- High Visibility Enforcement – also known as DUI enforcement. Managing remaining grant funds to be utilized by end of agreement in July.

Report prepared by:
 Chief, David Close

Statement Of Interest – Blue River Zoning & Planning Committee

I am interested in joining the Zoning and Planning Committee for the Town of Blue River. As a homeowner, I care deeply about the town's future, character, and responsible growth. Blue River is a unique place, and thoughtful planning is essential to preserving its natural beauty and quality of life for current and future residents.

I bring experience in business ownership and local government engagement. I owned and operated a food manufacturing company for 25 years in Seattle wa. and Jamaica in the Caribbean. I sold the business in 2012, bought a home in the Palm Springs area and then started a short-term rental property management company , overseeing 25 homes for the past 14 years. Through this work, I became actively involved with the cities of Palm Springs, Rancho Mirage, and La Quinta, helping develop and refine ordinances to balance tourism with neighborhood integrity.

I currently serve as President of VRON (Vacation Rental Owners and Neighbors) in Rancho Mirage, working with city officials and residents to promote responsible rental practices and fair policy. I also ran for City Council in 2022 (I lost by 300 votes), gaining valuable insight into local governance and community priorities.

I am committed to thoughtful, collaborative decision-making and would bring a balanced, practical perspective to the committee. I would be honored to contribute my experience and support the continued success of Blue River.

Sincerely,

Louisa Davis
251 Gold Nugget Drive
425-785-1116
Louisadavis@me.com

Town Manager

From: mike costello <mike@nwpartners.net>
Sent: Tuesday, April 28, 2026 1:07 PM
To: Town Manager
Subject: P & Z Opening
Attachments: 266 Davis Ct F Elevation.jpg

Hello Chad,

Great to meet you today at the Town Hall.

As requested, some information about me and any qualifications I may bring to the Planning & Zoning Committee.

Michael Costello
266 Davis Court
Blue River, CO 80424
(970) 485 – 5882

I have sit on the Blue River P&Z Committee for approximately 10 years in the past, and understand the Blue River Developmental Code.

With over 30 years of experience as a design builder, I have had my General Contracting License since 1994, starting in Boulder County and passing that G.C. Test then.

Moved to Blue River in 2000 and have been designing and building homes in Breckenridge, Blue River, Frisco, Silverthorne and Keystone since then.

I am also a license G.C. in Park County and have passed that G.C. test process. I deal with Summit County Building and Planning Department, Breckenridge Planning & Building Department and Park Co,

Therefore I bring knowledge of what our surrounding Departments are requiring and producing. That can be used to parallel similar requirement, code adoptions and submittal requirements.

As a Blue River resident for 26 years, and building my first home at 266 Creekside Drive in 2000, I understand Blue River, and enjoy to be apart of the responsible developmental processes.

As a resident, I enjoy the private feel, the friendly demeanor and the mountain style Blue River provides. I look to be a good steward of that developmental process.

I believe I bring a vast knowledge of design and building experience, combined with the empathy of being a long term resident, homeowner and builder in this community.

Presently, I am building our “Legacy Home” at 266 Davis Ct, just a block away from the Town Hall.

I have attached an elevation. This is a Michael Shult Design.

Thank you for considering me for the Planning & Zoning open seat!

Kind Regards,

Mike Costello / Operations
Cell: 970. 485- 5882
mike@nwpartners.net

NEW WEST PARTNERS

130 Ski Hill Road Suite 250
PO Box 1597

