



BLUE RIVER BOARD OF TRUSTEES SPECIAL MEETING

Tuesday, August 12, 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.

Please Note: This is a special meeting of the Board of Trustees to enable the Board to focus its attention on specific issues that will become future topics for citizen input.

Call to Order – Roll Call

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.

Work Session

1. A work session to discuss short-term rental policy as a basis for focusing the Board's ongoing work concerning potential amendments to the Town's Short-Term Rental Program and Ordinance.

New Business

1. None

Executive Session

1. Language will be provided at or prior to the meeting as available

Adjourn



Subcommittee Report – Recommendations from July 31st Meeting

The subcommittee on Short-Term Rentals (STR) and Caps met in a public meeting at 10am on July 31st. Minutes of the meeting will be provided at the next regular Board meeting for approval.

Trustees in attendance:

Trustee Demovic

Trustee Slaughter

Trustee Stimson

The subcommittee discussed STR policy with a focus on two specific issues: the use of zones to manage Short-Term rentals and the possible use of a cap system to promote equitable percentages of STR saturation across Town.

Town staff provided three recommended zoning options for subcommittee review which contained four zones, five zones, or six zones. Additional data was provided which showed licensed STR prevalence by individual neighborhood and by the proposed zones. Effort was made to retain neighborhoods fully within one zone rather than splitting distinct neighborhoods while ensuring relatively equal numbers of buildable lots in each zone. The data provided for consideration included percentages based on all “buildable” lots in each neighborhood, which was determined by the following formula:

Built Lots + Under Construction + Vacant but buildable – Restricted (non-buildable) lots = Total Buildable Lots in Town Limits.

The subcommittee decided to remove Spruce Valley Ranch and associated mining claims from the STR calculations, seeing as STRs are not permitted. This removed one possible zone from each proposed map. The subcommittee also determined that the DOT Condos (condominiums across from Town Hall) are functionally distinct from other development in

Town limits, as it is multi-family in nature. The subcommittee requested maps with five zones and six zones be provided to the Board for consideration.

The subcommittee also analyzed the data provided to determine responsible caps on each zone and determined that a set cap of 25% on each zone would be most suited for responsible STR management going forward. This impact will be slightly different depending on the zoning map that is approved by the Board.

Please remember: these are recommendations and not decisions. All items discussed at the subcommittee are up for consideration and revision by the Board as policy is determined.

Another note: I went through another sweep of the STR data based on the active licenses listed on CitizenServe as well as to revise the calculations based on recommendations made by the subcommittee. This resulted in two additional licenses being captured (issued prior to the moratorium but not properly integrated in the first draft of data) and a reduction in “buildable lots” by 54 lots with the removal of Spruce Valley Ranch and mining claims.

Thank you,

Chad Hull

Town Manager / Town Clerk

Total Number of Lots

Neighborhood	Licensed STRs	Total Buildable Lots	Total Built and Under Construction	Current STR % of Total Buildable Lots	Current STR % of Total Built/Under Construction Lots
96 Sub	11	42	37	26%	30%
97 Sub	7	41	37	17%	19%
97 South Sub	3	10	8	30%	38%
Aspen View	8	18	17	44%	47%
Blue Rock Springs	12	55	51	22%	24%
Bryce Estates	1	6	4	17%	25%
Clyde Lode	0	2	1	0%	0%
Coronet	9	37	33	24%	27%
Crown	21	72	70	29%	30%
DOT Condo	6	38	38	16%	16%
DOT Placer	0	2	2	0%	0%
Golden Crown	1	8	6	13%	17%
Lakeshore	12	41	40	29%	30%
Leap Year	7	23	22	30%	32%
Louise Placer	1	10	7	10%	14%
McCullough Gulch	1	7	4	14%	25%
Meiser Minor	2	2	2	100%	100%
Misc Sec TR7-77 Land (Metes & Bounds)	0	6	5	0%	0%
Mountain View	15	47	47	32%	32%
New Eldorado Sub	2	9	8	22%	25%
New Eldorado Town Home	1	10	10	10%	10%
Pennsylvania Canyon	0	2	2	0%	0%
Pennsylvania Canyon Open Space	0	0	0	0%	0%
Pomeroy	0	0	0	0%	0%
Rip Rap Minor	0	0	0	0%	0%
Rivershore	0	7	7	0%	0%
Royal	10	71	68	14%	15%
Sherwood Forest	20	85	79	24%	25%
Silverheels	1	5	5	20%	20%
Spillway	5	21	21	24%	24%
Sunnyslope	13	35	30	37%	43%
Timber Creek Estates	28	73	71	38%	39%
Timberline Valley Sub	0	0	0	0%	0%
Wilderness	11	57	56	19%	20%
Totals	208	842	788	24.70%	26.40%

Zone Options Shown on Maps

5 Zones

	Total Buildable	Licensed STRs	Current STR % of Build
Zone 1: Spillway, Lakeshore, Rivershore, Crown, Golden Crown, Louise Placer, Bryce Estates, Meiser Minor, Rip Rap, TR 7-77	169	43	
Zone 2: TD Marsh, Blue Rock, Leap Year, Penn Canyon, Penn Canyon OS, Coronet, 96 Sub	163	39	
Zone 3: Royal, Wilderness, Clyde Lode, Mountain View	177	36	
Zone 4: Sunny Slope, Sherwood Forest, 97 Sub, 97 South	171	43	
Zone 5: Aspen View, New Eldorado, New Eldorado Townhomes, Silverheels, Timber Creek Estates, McCullough Gulch, DOT Placer, DOT Condos, Pomeroy, Timberline Valley Sub	162	47	

6 Zones Option 1:

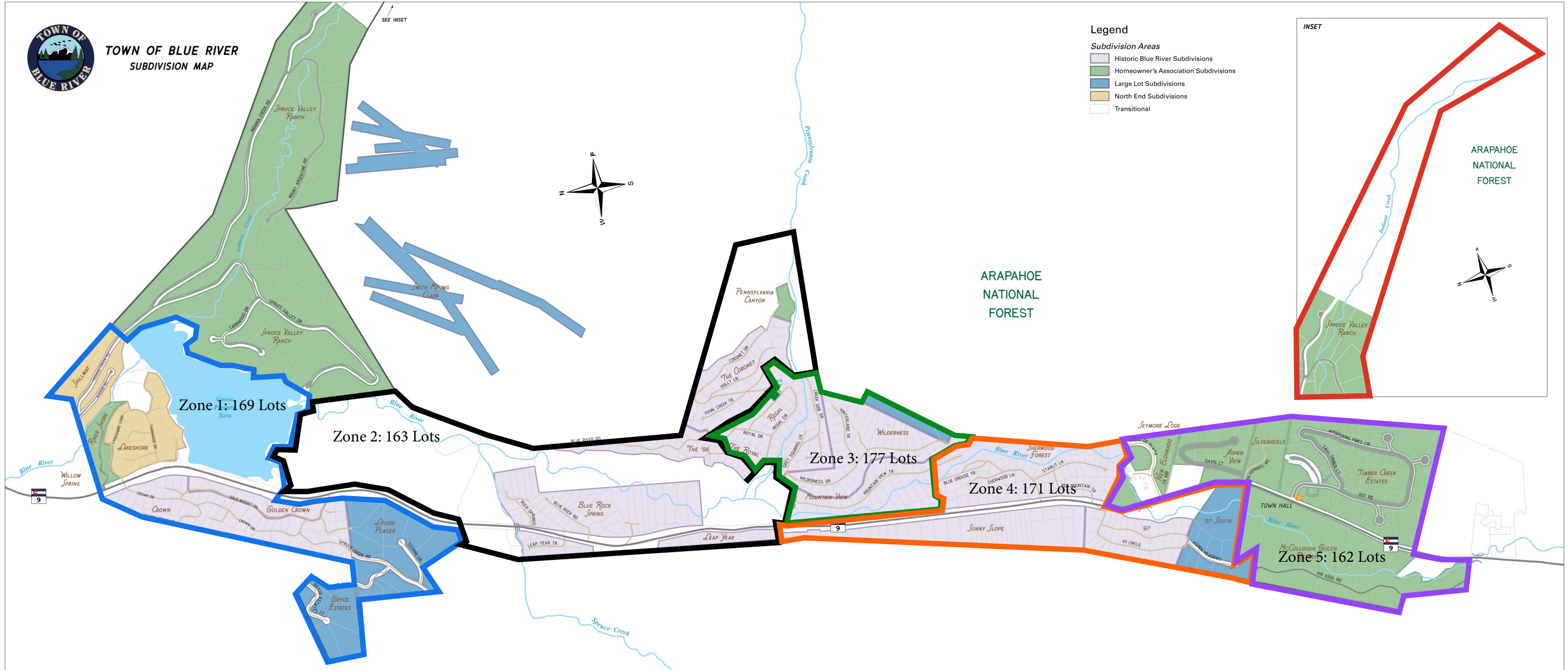
Zone 1: Spillway, Lakeshore, Rivershore, Crown, Golden Crown, Rip Rap, TR 7-77	151	39	
Zone 2: TR7-77, Blue Rock, Penn Canyon, Penn Canyon OS, Coronet, 96 Sub, Bryce Estates, Meiser Minor, Louise Placer, TR 7-77	156	36	
Zone 3: Royal, Wilderness, Clyde Lode, Leap Year, TR 7-77	155	43	
Zone 4: Sunny Slope, Sherwood Forest, Mountain View	167	33	
Zone 5: Aspen View, New Eldorado, New Eldorado Townhomes, Silverheels, Timber Creek Estates, McCullough Gulch, DOT Placer, Pomeroy, Timberline Valley Sub, 97 South, 97 Sub	175	51	
Zone 6: DOT Condos	38	6	

6 Zones Option 2:

Zone 1: Spillway, Lakeshore, Rivershore, Crown, Golden Crown, Rip Rap, TR 7-77, Bryce Estates, Louise Placer, Meiser Minor	169	39	
Zone 2: TR7-77, Blue Rock, 96 Sub, TR 7-77	124	34	
Zone 3: Royal, Wilderness, Clyde Lode, Coronet, Penn Canyon OS, Penn Canyon	169	30	
Zone 4: Sunny Slope, Sherwood Forest, Mountain View	167	48	
Zone 5: Aspen View, New Eldorado, New Eldorado Townhomes, Silverheels, Timber Creek Estates, McCullough Gulch, DOT Placer, Pomeroy, Timberline Valley Sub, 97 South, 97 Sub	175	51	
Zone 6: DOT Condos	38	6	



TOWN OF BLUE RIVER
SUBDIVISION MAP

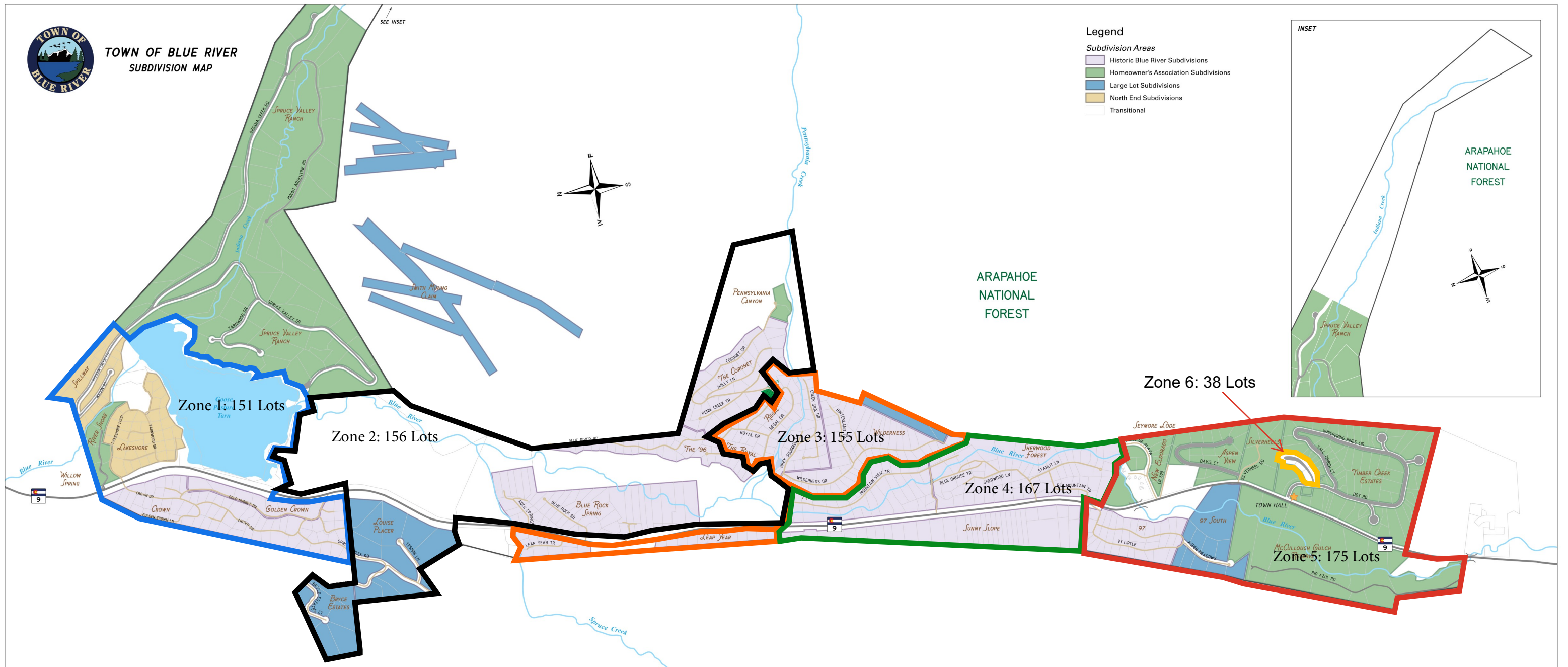


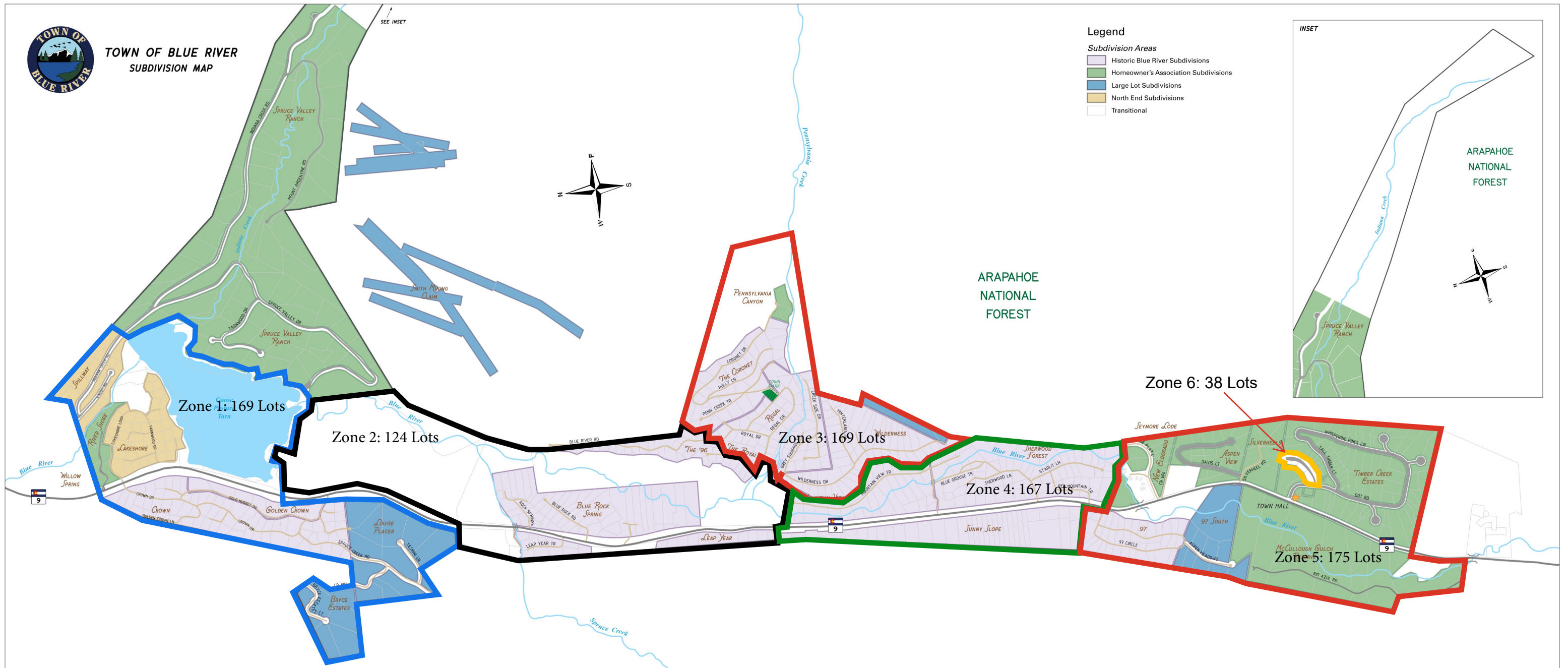
Legend

- Subdivision Areas
- Historic Blue River Subdivisions
 - Homeowner's Association Subdivisions
 - Large Lot Subdivisions
 - North End Subdivisions
 - Transitional



TOWN OF BLUE RIVER SUBDIVISION MAP





10/2/25	25-1565	5696 Hwy. 9	Trash
10/3/25	25-1566	164 Calle De Plata	Noise
10/4/25	25-1577	475 Whispering Pines	Parking
10/4/25	25-1578	322 Davis Ct	Parking
10/6/25	25-1588	149 CR 801	Parking
10/6/25	25-1588	149 CR 801	Parking
10/11/25	25-1597	104 Sherwood Ln	Parking
10/11/25	25-1598	656 Coronet Dr	Parking
11/13/25	25-1702	331 Lakeshore loop	Noise
11/13/25	25-1702	331 Lakeshore loop	Lighting
11/29/25	25-1740	160 Whispering Pines Cir	Trash
12/10/25	25-1766	331 Lakeshore loop	Lighting
12/17/25	25-1789	284 Lakeshore Lp	Parking
2026			
1/20/26	26-0071	210 97 Circle	Lighting
1/21/26	26-0073	43 Wilderness	Trash
1/30/26	26-0102	127 Lakeshore Loop	Parking
1/31/26	26-0103	504 Coronet Dr	Parking
2/13/26	26-0146	24 Golden Crown Ln	
2/25/26	26-0194	164 Calle De Plata	Noise
2/28/26	26-0206	43 Wilderness dr	Trash
3/20/26	26-0294	170 Whipering Pines Cir	Parking
3/23/26	26-0325	331 Lakeshore loop	Noise
3/23/26	26-0325	331 Lakeshore loop	Lighting
3/23/26	26-0325	331 Lakeshore loop	Parking
3/31/26	26-0364	87 CR 801	Trash
5/8/26	26-0556	42 Backland Ct	Trash
5/8/26	26-0556	42 Backland Ct	Fire
5/15/26	26-0588	56 Red Mountain	Parking
5/16/26	26-0595	435 Mountian View	Trash
5/16/26	26-0597	180 Whispering Pines	Parking
5/21/26	26-0617	293 Crown Dr.	Trash
5/13/26	26-0617	293 Crown Dr.	Trash
5/22/26	26-0620	251 Gold Nugget	Trash
5/22/26	26-0621	189 Gold Nugget	Trash
5/22/26	26-0622	194 Golden Crown	Trash
5/23/26	26-0639	675 Whispering Pines	Parking
5/23/26	26-0648	28 Lodestone	Animal
5/29/26	26-0699	92 Starlit	Trash
5/29/26	26-0700	44 Starlit	Trash
5/29/26	26-0701	68 Starlit	Trash
6/4/26	26-0734	691 Blue River Rd	Animal
6/4/26	26-0739	218 Golden Crown	Trash
6/4/26	26-0737	195 97 Cir	Parking
6/5/26	26-0739	218 Golden Crown	Trash

6/5/26	26-0740	92 Starlit	Trash
6/5/26	26-0741	438 Crown	Parking
6/5/26	26-0742	68 Starlit	Trash
6/5/26	26-0747	552 97 Cir	Fire
6/13/26	26-0834	89 Sherwood	Fire
6/14/26	26-0843	397 Whispering Pines	Parking
6/14/26	26-0844	210 97 Circle	Parking
6/16/26	26-0867	160 Whispering Pines Cir	Trash
6/18/26	26-0880	331 Lakeshore loop	Noise
6/21/26	26-0891	123 Royal Dr	Parking
7/8/26	26-1079	247 Davis Ct	Tarn
7/10/26	26-1089	156 Golden Crown	Trash
7/10/26	26-1091	5871 State Hwy 9	Trash
7/10/26	26-1103	160 Whispering Pines Cir	Parking
7/11/26	26-1118	649 Blue River Rd	Parking
7/11/26	26-1119	566 Blue River Rd	Parking
7/11/26	26-1121	137 Hinterland	Tarn
7/11/26	26-1124	551 97 Cir	Parking
7/11/26	26-1137	184 Golden Crown	Noise
7/17/26	26-1187	25 Cooney Cr	Parking
7/18/26	26-1190	143 Tesemini Ln	Parking
7/18/26	26-1192	382 Coronet	Parking
7/18/26	26-1196	960 Whispering Pines Cir	Noise
7/18/26	26-1197	6657 State Highway 9	Fire
7/18/26	26-1200	345 Coronet dr	Trash
7/25/26	26-1259	180 Whispering Pines	Parking
7/25/26	26-1274	25 Cooney Ct	Parking
7/28/26	26-1306	1015 Whispering Pines Cir.	Trash
7/31/26	26-1328	218 Golden Crown	Trash
7/31/26	26-1330	294 Regal	Parking
8/1/26	26-1368	391 Lakeshore Loop	Parking
8/1/26	26-1369	218 Golden Crown	Trash
8/1/26	26-1376	185 Royal Dr	Parking
8/1/26	26-1381	15 Miners Ct	Noise
8/1/26	26-1381	15 Miners Ct	Parking

79 code violations investigated - 53 STR = 67%
when a physical address is known.