



BLUE RIVER BOARD OF TRUSTEES SPECIAL MEETING

Tuesday, August 25, 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

Blue River Work Session - Short Term Rentals

Session #4 - Tuesday, August 25, 2025

Note: This Agenda is proposed to guide the Board of Trustees in its discussions of policy concerning short-term rentals (STRs) within the Town of Blue River. This agenda may be formally or informally amended during the Work Session.

1. Brief Description of Policy #2 & 3 Work Sessions (Hull & Widner)
2. Intended Scope of Policy Session #4 (Widner & Hull)
3. Presentation of New Data and Information (Hull)
4. Discussion:
 - A. Direction to Staff for Incorporation into Draft STR Ordinance **Effective Jan. 1, 2027:**
 - (i) Confirm Approval of Zone Concept.
 - (ii) Confirm Approval of Caps % for all Zones.
Question: Condominium Zone Cap
 - (iii) “Grandfathering” of Currently *Licensed* STRs that *can qualify for renewal*
 - (iv) Program for Application of New Licenses (when Zone is **under** the Cap)
 - First Come/First Served?
 - Lottery upon Letter of Interest Sent during Window?
 - (v) Program for Application of New Licenses (**when surplus** available in future).
 - B. Direction to Staff for Incorporation into Draft STR Ordinance **Effective Jan. 1, 2028:**
 - (i) Maximums and Minimums for Annual Rental Nights.
 - (ii) Minimum Length of a Rental Stay (ex. 2, 3, 4, 5 days)
 - (iii) Maximum Total Occupancy for a STR Rental.
For Example:
 - 2+2/qualifying bedroom
 - 2/qualifying bedroom
 - Uniform Maximum or cap (5, 6, 7, etc.).
 - (iv) Limitation on Total Occupancy due to Environmental Concerns
5. Generalized BOT Thoughts on *Enforcement* – Subject of STR Policy Session #5.

New Business

1. None

Executive Session

1. An executive session pursuant to CRS Section 24-6-402(4)(e) and (f) for a personnel matter concerning a specific employee who consented to the executive session and to instruct negotiators concerning the terms of a possible modification to a personnel agreement.

Adjourn