



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

Mountain Towns with Short-Term Rental Regulations

*Mountain municipalities within the region which have a heavy tourism presence and regulate Short-Term Rentals

Municipality	STR Types	STR Cap	Minimum Number of Rental Days	Maximum Number of Rental Days	Minimum Length of Stay	Grandfathering	Renewal Window
Crested Butte, CO	Residential License Unlimited License	199 on Unlimited License	29 nights/year for unlimited No minimum for residential STR	Residential STR (owner-occupied more than half the year) - 90 rental nights/year, no cap on number Unlimited License - no limit on rental nights, two per town block,	Not public	Yes	10/1 - 10/31
Telluride, CO	Classic License - Non-residential with unlimited rental nights Limited License - 29 nights/year Residential License - 3 short-term rentals per year with maximum of 29 total nights	875 Town-wide (includes all license types)	None	Unlimited - No maximum Limited - up to 29 days/year Residential - up to 29 days/ year	Not public	Yes	Not public
Aspen, CO	Owner-Occupied Permit - primary residence permit only Classic Permit	No cap on owner-occupied, Classic - cap of 382 Town-wide	Must rent at least once per year	Owner-Occupied - 120 rental nights/year Classic - no annual limit	Not public	Yes	11/15 - 1/14
Salida, CO	Standard - but generally are required to be a Chaffee County resident to apply for a license	304 Town-wide 30 for Chaffee County residents with non-primary residence 119 for non Chaffee County residents (includes all trusts)	Not public	185 rental nights/year in residential zones	Not public	Not public	All year
Buena Vista, CO	Standard - cannot be owned by an LLC, must be an entity, resident, or trust	No cap for Chaffee County owner-occupied residences	None	Not public	Not public	Not public	10/1-10/31
Ridgway, CO	Standard	50 Town-wide	None	None	None	Not public	Not public
Ouray, CO	Standard	120 Town-wide	minimum 30 days per year	None	None	Yes	Must renew by February 28th
Cripple Creek, CO	Standard	35 Town-wide - cannot be within 200 feet of another STR		None	None	None	Must renew by October 31st

Leadville, CO	Resident-Occupied Full-Time Residence License (255+ days per year) Non-Resident Licences	12% cap Town-wide for non-resident or multi-unit residential parcels	14 days in rental year	None	None	Not public	March 15-April 30
Idaho Springs, CO	Standard	15 Town-wide	None	None	None	None	Not public
Georgetown, CO	Standard	47 Town-wide (5-7% based on zone) No more than 1 STR in a street segment	Must rent at least once per year	None	None	Not at cap	Not public
Minturn, CO	Standard	50 units or 10% of housing units, whichever is greater Must own property for at least two years before a STR application is files	None	None	None	Not public	No later than end of February
Vail, CO	Standard	None	None	None	None	N/A	No later than end of January (30 days out)
Avon, CO	Full License Limited License Resident Occupied License	No cap on Limited or Resident Occupied Full License 15% cap, only allowed in Short-Term district	None	Full License - unlimited rental nights Resident Occupied (8+ months in year) - unlimited rental nights Limited - up to 42 nights in a year	None	Not public	More than 30 days in advance of expiration
Fraser, CO	Standard	None	None	None	None	N/A	Due upon expiration of existing permit
Winter Park, CO	Standard High-Impact (20+ persons)	None	None	None	None	N/A	More than 30 days in advance of expiration
Nederland, CO	ADU (legacy, no new licenses) Non-primary residence license (not available in commercial districts)	70 Town-wide, only available to "natural persons"	Four stays in permit year	ADU - unlimited days in year Non-primary residence - 45 days during a calendar year	None	Not public	None, only "timely renewal"

Granby, CO	Standard	None	None	None	None	N/A	Not public
Snowmass Village, CO	Multi-family-A - 25+ dwelling units with centralized management Multi-family B - do not criteria of A						
	Single-Family and Duplexes	None	None	None	Single Family and Duplex - 4 day minimum length	N/A	None
Carbondale, CO	Historic Commercial Core and Primary-Residence License Non-HCC and non-primary residence license	50 Town-wide for Non-HCC and non-primary residence license	None	None	None	Not public	Must renew at least fifteen days in advance of permit expiration
Basalt, CO	Standard	None	Maximum of 60 days per year to avoid STR Regulatory Fee OR the unit is primary residence	None	None	N/A	Not public
Mountain Village, CO	Standard	None	None	None	None	N/A	Due on or before the day before new permit window
Fairplay, CO	Standard	20 Town-wide (6.5%)	None	None	None	N/A	At least 30 days prior to renewal date
Grand Lake, CO	Standard	None	None	None	None	N/A	Not Public

		43 Town-wide (15% of total number of residential units in residential zones)					
	Residential Permit	No STR license restriction					
Lake City, CO	Non-Residential Permit	in non-residential zones	None	None	None	Not public	January 1-31

		5% of single-family residential units, must be resident of Chaffee County for at least two years, no short-term may be located within 250 feet of another STR					
Poncha Springs, CO	Residential		None	None	None	Not public	Due by January 31

		8 within R-1 8 within R-2 8 within C-2 Prohibited within C-1 and P zoning districts No applications will be accepted for any structures that do not exist or does not yet have a Cert of Occupancy No other vacation rentals within 100 foot radius	None	None	None	Not public	Due by January 31
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Mountain Towns with Short-Term Rental Regulations

Municipality	Unlicensed Penalty	Revocation Penalty	Violation Model	Maximum Occupancy	Allocation System	Fee Structure
Crested Butte, CO	Two year suspension, fine up to \$1000/day	Termination of License and two year suspension	Revoked after three violations	2+2 model Maximum Occupancy of 10 people - increase above requires additional parking spaces and Town approval	Lottery system based on availability	Residential License - \$250 Unlimited License - \$800
Telluride, CO	Not public	Termination of License and between a 6-24 month suspension	1st Violation - \$250 fine 2nd Violation - \$500 fine and six-month license suspension 3rd Violation - \$1000 fine, court appearance, 12-month license suspension System is not limited to 12-month window for violations Three violations in a year - 6-24 month suspension with public hearing	Not public	Waitlist	Classic: 1 Sleeping Room - \$1,332 Up to 6 Sleeping Rooms - \$5,727 Limited and Residential: 1 Sleeping Room - \$381 Up to 5 Sleeping Rooms - \$425
Aspen, CO	Varies	Termination of License - length based on waitlist availability	Permittee must respond to inquiries from the City within 24 hours or will receive a notice of violation Three NOV within 12-month window results in license revocation	2+2 model No maximum	Waitlist	Owner-Occupied - \$394/year Classic - \$394/year
Salida, CO	Up to \$2,650/day	May be suspended or revoked by the City Council Discretionary - up to \$2,650	May be suspended or revoked by the City Council with one or more violations Discretionary - up to \$2,650	Not public	Waitlist	\$1000/year
Buena Vista, CO	Fine assessed, no stated ban period	1st Offense - written warning 2nd Offense - fine 3rd Offense - revocation of licsnese without reapplication for 1 year	2nd Offense - written warning 2nd Offense - fine 3rd Offense - revocation of licsnese without reapplication for 1 year	Not Public	Not public	\$150/year
Ridgway, CO	Not public	Two or more violations of Town Municipal Code can result in revocation or suspension of at least one year	Two or more violations of Town Municipal Code can result in revocation or suspension of at least one year	10 or less persons	Not public	\$400 for renewal, \$500 for new license
Ouray, CO		Suspension for one or more violations of Code Revocation for two or more suspensions or serious violations	Suspension for one or more violations of Code Revocation for two or more suspensions or serious violations	Not public	Waitlist	Renewal fee not public, \$850 for new license
Cripple Creek, CO		May assess suspension or revocation on one violation with Public Hearing	May assess suspension or revocation on one violation with Public Hearing	Not public	Not public	New License - \$150 Second Year - \$75 Subsequent Years - \$25
Leadville, CO	Not public	Three violations require a show cause hearing before City Council. One year revocation period	Three violations require a show cause hearing before City Council. One year revocation period	2+2 model, no maximum	Waitlist	Annual fee - \$325
Idaho Springs, CO	Not public	Not public	Not public	Not public	Letters of intent decided by lottery	New license - \$500 Renewal - \$250

Georgetown, CO	Warning letter First Conviction - \$999 fine Second Conviction - \$2,650 fine	Any violation of Code Chapter may trigger suspension Revocation may be assessed for any violations of Code Chapter and lasts for one year	Suspension and then subsequent revocation	2 per bedroom, no maximum	N/A	\$500/year
Minturn, CO	Not public	Three or more violations shall be grounds for revocation for a period of two years	Three or more violations shall be grounds for revocation for a period of two years	3 per bedroom, no maximum	Not public	\$300 per bedroom or sleeping area
Vail, CO		One or more violations of the Code Chapter with hearing Suspension with three civil enforcement penalties will result in a three year ban	Administrative - violation notice, hearing, revocation Civil Enforcement - 1st penalty \$1500, 2nd penalty \$2650, 3rd suspension for three years	None	N/A	\$260/year
Avon, CO	Not public	One or more violations of the Code - duration not specified	All business licenses follow the same model	Not public	Waitlist	Residential Occupied - \$150/year Full and Limited - between \$350 to \$500/year
Fraser, CO	Not public	Administrative Penalties may be levied every 10 days 1st Violation - Warning 2nd Violation - \$500 fine 3rd Violation - \$1000 fine 4th Violation - penalty and one year revocation or suspension	Administrative Penalties may be levied every 10 days 1st Violation - Warning 2nd Violation - \$500 fine 3rd Violation - \$1000 fine 4th Violation - penalty and one year revocation or suspension	2 per bedroom plus 4 additional guests, no maximum	N/A	\$150 annual application fee plus \$350 per bedroom per year
Winter Park, CO	Not public	1st Violation - warning 2nd Violation - \$500 fine 3rd Violation - \$1000 fine and two year registration prohibition, following hearing with Town Manager	1st Violation - warning 2nd Violation - \$500 fine 3rd Violation - \$1000 fine and two year registration prohibition, following hearing with Town Manager	2+2 model, no maximum but High-Impact rentals of 20+ require a special use permit	N/A	\$150 registration fee, total costs not public
Nederland, CO	Each calendar day is a separate offense punishable in Municipal Court	Administrative - one violation will result in penalty, suspension, and/or revocation notice May simultaneously use administrative penalties : 1 offense - \$175 2nd offense - \$775 3rd offense - \$1525	Administrative - one violation will result in penalty, suspension, and/or revocation notice May simultaneously use administrative penalties : 1 offense - \$175 2nd offense - \$775 3rd offense - \$1525	2 per bedroom or septic capacity rating (over 18 years old), no limitation on persons under the age of 18	Waitlist	\$400 new application \$300 renewal \$145 for Short-Term Rental Regulatory Fee
Granby, CO	Provide notice to recipient allowing 10 business days to correct action Violations assessed every day following the 10 day period	Three or more violations in 12 month window is 3-month suspension Any renewal is then treated as a new license	1st offense - warning 2nd offense - \$500 3rd and subsequent offenses - \$1000 and/or revocation of permit	2 per bedroom plus 4 additional guests, no maximum	N/A	\$100 application fee \$728 per bedroom

		Major Violations (no license, two noise/wildlife violations, life safety violation, false information, fail to remit taxes): First Violation - no application for up to 2 years and \$1000 fine Second Violation - no application for up to 5 years and \$1000 fine	Major Violations (no license, two noise/wildlife violations, life safety violation, false information, fail to remit taxes): First Violation - no application for up to 2 years and \$1000 fine Second Violation - no application for up to 5 years and \$1000 fine			
	First Violation - no application for up to 2 years and \$1000 fine Second Violation - no application for up to 5 years and \$1000 fine	Minor Violations (occupancy, parking, not listing permit number, administration issues, recurring delinquent tax remittance, others) First Violation - \$1000 fine Second - \$1500 fine Third - loss of license for up to two years	Minor Violations (occupancy, parking, not listing permit number, administration issues, recurring delinquent tax remittance, others) First Violation - \$1000 fine Second - \$1500 fine Third - loss of license for up to two years	2 per bedroom plus 4 additional guests, no maximum	N/A	\$400 renewal fee
Carbondale, CO	\$1000 fine and cease operation immediately	Administrative - either one major false information, health and safety, or failure of payment violation OR three complaints of nuisance within 12-month window (no stated length of revocation)	Fines not public, follows revocation model	2+2 model, no maximum	Lottery system for non-HCC and non-primary residence licenses	Owner-Occupied - \$100 per bedroom, maximum of \$400 Non Owner-Occupied - \$175 per bedroom, maximum of \$875 per license
Basalt, CO	Prosecution in Municipal Court	Three violations of nuisance provisions (with written complaints) that are validated shall cause revocation by the Town Manager for one year	Three violations of nuisance provisions (with written complaints) that are validated shall cause revocation by the Town Manager for one year	Not public	N/A	\$310 Sales Tax and Business License \$150 Inspection \$460 Rental License \$2532 Regulatory Fee per Bedroom
Mountain Village, CO	Prosecution in Municipal Court	The Town Council, after reasonable notice and a fair public hearing, may revoke any license, based upon a violation of the Chapter.	Given 15 days to correct violation - then \$500-1000 fine per day	Not public	N/A	Base License - \$165 Each Sleeping Room - \$22
Fairplay, CO	Prosecution in Municipal Court	Suspension or revocation by Town Board with 10 days' notice and opportunity for public hearing	Penalty for operating without a License - \$150 or denial of license	Based on the Water & Sewer Equivalent Residential use calculation for the property	Waitlist	New License Application - \$300 Annual Renewal - \$300
Grand Lake, CO	Revocation penalties apply	There is a \$1500.00 fine for any violation of these regulations. Properties that receive 3+ violations within 12 months will receive a 6-month suspension; 5+ violations within 12 months will result in the nightly rental license being revoked.	There is a \$1500.00 fine for any violation of these regulations. Properties that receive 3+ violations within 12 months will receive a 6-month suspension; 5+ violations within 12 months will result in the nightly rental license being revoked.	Not public	N/A	Based on Occupancy: 1-3 occupancy = \$700 4-6 occupancy = \$900 7-10 occupancy = \$1,100 11+ occupancy = \$2,000
Lake City, CO	Provide notice to recipient allowing 10 business days to correct action Violations assessed every day following the 10 day period	Three or more code violations in 12-month window, no renewal of permit. All future applications for the property shall be treated as new applications. Board may prohibit approval of revoked permits for one year. Board will hear appeals within 30 days of notice.	1st offense - warning 2nd offense - \$500 3rd and subsequent offenses - up to \$2650 and/or revocation of permit	2+2 model or one occupant per 200 square feet of interior living square footage, whichever is greater. Applicant may appeal for up to two additional occupants to Town Manager for determination, subject to appeal hearing by the Board.	Waitlist	Application - \$100 Residential Zones - \$375 Non-residential - \$0

Poncha Springs, CO	Any owner or operator of a Short Term Rental which has not received a Short Term Rental License and who operates or advertises a Short Term Rental property shall be subject to a fine of \$265 per day for each day such violation takes place or continues.	A license may be revoked by the Town: When it appears that the license was obtained by fraud, misrepresentation or false statements within the application. When it appears that the activity conducted pursuant to such license is a public nuisance as defined by this Code or state statute or violates any federal, state or local rule, regulation or law. Upon failure to comply with the terms and conditions of the license. Upon any grounds of revocation provided by this Code.	A license may be suspended: When any money due the Town has not been paid. This includes failure to pay civil penalties, fines, taxes, impact fees or any other money owed to the Town. When any activity conducted by the licensee or his or her employee or agent violates any federal, state or local rule, regulation or law. Upon failure to comply with the terms and conditions of the license.	Not public	Not public	New Application - \$1000 Renewal Application - \$500
		All hearings to revoke, suspend or cancel a license shall be before the Board of Trustees. The suspension or revocation of any license shall not release or discharge anyone from his or her civil liability for the payment of the taxes, penalty and interest or from the prosecution of the offense.	All hearings to revoke, suspend or cancel a license shall be before the Board of Trustees. The suspension or revocation of any license shall not release or discharge anyone from his or her civil liability for the payment of the taxes, penalty and interest or from the prosecution of the offense.			
Silverton, CO	Fines and municipal court prosecution	The Town Administrator may administratively approve, modify, amend or deny renewal permits based on the renewal application and review of documented violations and complaints. Applicants may appeal administrative decisions to the Board of trustees.	Violations. It is unlawful for any person to use or allow the use of vacation rental in violation of the provisions of this Section. Failure to be in complete compliance with this Section at any time may be grounds for suspension or revocation of the vacation rental permit and business license. A suspension or revocation of the license, if necessary, shall be determined at the discretion of the Town Administrator.	2+2 model, no maximum occupancy	Waitlist	New Vacation Rental Permit - \$1200 Annual Vacation Rental Permit - \$700