



BLUE RIVER BOARD OF TRUSTEES REGULAR MEETING JANUARY 2025

**January 21, 2025 at 5:00 PM
0110 Whispering Pines Circle, Blue River, CO**

MINUTES

The public is welcome to attend the meeting either in person or via Zoom.

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.

I. CALL TO ORDER, ROLL CALL

The regular meeting was called to order by Mayor Pro-Tem Jodie Willey at 5:00 p.m.

PRESENT

Trustee Jonathon Heckman

Trustee Noah Hopkins

Trustee Ted Slaughter

Trustee Barrie Stimson

Trustee Ben Stuckey

Trustee Jodie Willey

Excused: Mayor Nick Decicco

Also present: Town Manager Michelle Eddy; Town Attorney Bob Widner via Zoom; Chief of Police David Close; Deputy Clerk John DeBee; Code Ambassador Ryan Cyphert; Building Official Kyle Parag.

WORK SESSION

Swearing of Newly Elected Board of Trustee Ben Stuckey

Town Clerk Michelle Eddy swore in newly elected Trustee Ben Stuckey.

Board of Trustees Training

Town Attorney Widner provided the Board of Trustees some overview training of responsibilities as Board members

II. APPROVAL OF CONSENT AGENDA

Hopkins moved and Slaughter seconded to approve the consent agenda. Motion passed unanimously.

A. Minutes for November 19, 2024

B. Approval of Bills November 29, 2024-January 16, 2025 \$434,694.52

III. COMMUNICATIONS TO TRUSTEES

Citizen Comments (Non-Agenda Items Only- 3-minute limit please). Any written communications have been shared with the Board of Trustees.

Paul Semmer-Blue Grouse Trail commented on his submitted public comments submitted in the packet as well as the setback ordinance.

Barrie Stimpson-Spruce Creek Road commented on the current moratorium on lots over one acre and a property he is currently under contract for. He asked for the Trustees to consider revisiting the language in the moratorium to allow for exceptions.

Dan Cleary-Rustic Terrace commented the proposed discussion on accessory dwelling units. He discussed the lifting of the moratorium on subdivision of lots and the proposed setback ordinance.

Lea Vlacos-Silverheels Road commented on the moratorium in place until April applied to properties over one acre.

C. Semmer-Blue Grouse Trail

IV. ORDINANCE CONSIDERATION FOR APPROVAL

D. Ordinance 2025-01 Repealing Moratorium Subdivision

Attorney Widner reviewed the enclosed memo stating the need to repeal the moratorium for the subdivision of lots.

Mayor Pro-Tem Willey opened the public hearing at 6:14 p.m.

Dan Cleary-Rustic Terrace reviewed the reasoning for the moratorium when it was originally passed and provided his thoughts for consideration.

Doug O'brien-Crown Drive provided comments against allowing subdivision of lots zoned R-1.

Mayor Pro-Tem Willey closed the public hearing at 6:18 p.m.

Trustee Hopkins noted there are currently regulations limiting subdivision.

Manager Eddy noted there are currently eight lots that would qualify for subdivision.

Trustee Heckman stated there should be more discussion before repealing the ordinance.

Clarification on variances and the two different moratoriums that were in place. Discussion on how it would apply and who would qualify.

Attorney Widner noted there can be a change in the minimum lot size from 80,000 square footage but it is necessary to lift the moratorium. He noted something can be put in place to address concerns.

Discussion to continue discussion for the next meeting to determine a new zone and minimum lot requirement for subdivision at the same time as lifting the moratorium.

E. Ordinance 2024-05 Measurement of Setback from Town Road Easement

Attorney Widner summarized the ordinance that was discussed in November.

Mayor Pro-Tem Willey opened the public hearing at 6:45 p.m.

Paul Semmer-Blue Grouse noted concern of language in ordinance apply 10' of the road easement maintenance.

Dan Cleary-Rustic Terrace remarked on issues with the prescriptive rights noted in the ordinance.

Bobby Craig-developer representing client on Golden Crown remarked in favor of the proposed ordinance.

Doug O'brien-Crown Drive remarked it is a case-by-case basis for approvals.

Mayor Pro-Tem Willey closed the public hearing at 6:53 p.m.

Trustee Stimpson remarked on the reasoning was to review and evaluate setbacks from the existing road.

Building Official Kyle Parag remarked on how the current review process.

Attorney Widner clarified the purpose of the ordinance and the prescriptive rights. Discussion to remove reference to river easements.

Discussion to continue this discussion and revise the ordinance for the February meeting.

V. RESOLUTIONS

F. Resolution 2025-01 Notice of Meetings

Motion made by Trustee Hopkins, Seconded by Trustee Heckman to approve Resolution 2025-01 Notice of Meetings. Voting Yea: Trustee Heckman, Trustee Hopkins, Trustee Slaughter, Trustee Stimson, Trustee Stuckey, Trustee Willey. Motion passed unanimously.

G. Ratification of contract with NEO for broadband development

Town Manager Eddy noted this contract was signed by the Town Manager in December as the deadline to secure the funding was December 31st.

Motion made by Trustee Hopkins, Seconded by Trustee Willey to approve Resolution 2025-02 Approving NEO Contract. Voting Yea: Trustee Hopkins, Trustee Slaughter, Trustee Stimson, Trustee Stuckey, Trustee Willey. Trustee Heckman opposed. Motion passed.

H. Resolution 2025-03 Interim Meeting Policy 2025

Town Attorney Widner provided information and reasoning for adding the interim policy. He noted a full policy will be brought to the Trustees in February.

Discussion of the time being allowed to speak at the meeting. Discussion of process.

Motion made by Trustee Willey, Seconded by Trustee Stimson to approve Resolution 2025-03 Interim Meeting Policy 2025 with the amendment of allowing five minutes for public comments. Voting Yea: Trustee Heckman, Trustee Hopkins, Trustee Slaughter, Trustee Stimson, Trustee Stuckey, Trustee Willey. Motion passed unanimously.

VI. NEW BUSINESS

I. Traffic Discussion

Chief Close provided information in the packet noting since the implementation of reduce speed limit, the number of incidents has decreased significantly.

Trustee Stimpson noted his research and contacted a company about speed radar. He noted there will be a seminar January 29th with the company about what they offer. He noted he will be attending.

Chief Close reviewed his research on speed cameras.

J. Set Notice of Planning & Zoning Commission Vacancy

Mayor Pro-Tem Willey and Town Manager Eddy noted there is now a vacancy on the Planning & Zoning Commission. She asked to advertise the position for appointment in February.

K. Finance Committee

Planning & Zoning Commission

Wildfire Council

Postponed until February when Mayor Decicco is able to attend.

L. 2024 Building Code Changes Discussion

Building Official Kyle Parag reviewed the changes mandated by the State and what is needed for adoption of the newest Building Code. He noted requirements and why it is being brought forward and key changes.

Discussion of options and timeline of the code adoption. Discussion of areas to focus on and potential amendments to the building code option. Building Official Parag recommended the 2024 energy code as it fixed many of the issues in the 2021 code. He recommended amendments to the snow load requirements.

Discussion to leave snow loads at 100 lb. per square foot.

The Building Official will make the necessary adjustments and bring a draft forward to a future meeting.

M. Code Enforcement Report

Town Manager Eddy noted the new Code Ambassador Ryan Cyphert has been spending time becoming familiar with the Town Code as well as conducting reviews of properties throughout town. The enclosed report are the violations that have been found based on Town Code. It is possible there are more but not seen at this time due to snow coverage. She noted a need for direction from the Trustees for how they would like violations handled.

Decision to bring a code item each month for review and potential amendments.

Recommended to add a work session to each month for discussion.

VII. CONTINUING BUSINESS

N. Draft Sheds Ordinance for Discussion

Continued to February.

O. Accessory Dwelling Unit Discussion

Continued to February.

VIII. REPORTS

P. Mayor & Trustee Reports

No Reports.

Q. Attorney Report

No report.

R. Staff Reports

Town Manager Eddy noted policy around snow removal and steps being addressed. She also noted threatening and harassing calls received. She noted the case is being turned over the District Attorney's Office for threatening a public official.

IX. OTHER BUSINESS

X. EXECUTIVE SESSION

XI. ADJOURN

Mayor Pro-Tem Willey and Trustee Hopkins seconded to adjourn the meeting at 8:44 p.m. Motion passed unanimously.

NEXT MEETING -

Work Session February 11, 2025, 5:00 p.m.

Regular February 18, 2025, 5:00 p.m.

Respectfully Submitted:

Michelle Eddy, MMC

Town Clerk

Reports from the Town Manager, Mayor and Trustees; Scheduled Meetings and other matters are topics listed on the Regular Trustees Agenda. If time permits at the work session, the Mayor and Trustees may discuss these items. The Board of Trustees may make a Final Decision on any item listed on the agenda, regardless of whether it is listed as an action item.