



BLUE RIVER BOARD OF TRUSTEES MARCH 2023 MEETING

March 21, 2023 at 6:00 PM
0110 Whispering Pines Circle, Blue River, CO

AGENDA

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.

6:00 PM REGULAR MEETING:

I. CALL TO ORDER, ROLL CALL

II. APPROVAL OF CONSENT AGENDA

[A.](#) Minutes for January 31, 2023

[B.](#) \$81,236.77

III. COMMUNICATIONS TO TRUSTEES

Citizen Comments (Non-Agenda Items Only- 3-minute limit please). Any written communications are included in the packet.

IV. NEW BUSINESS

[C.](#) Pay-As-You-Throw discussion

V. CONTINUING BUSINESS

[D.](#) Articles 8 & 9 of Chapter 16B-Sign Code & Lighting

VI. REPORTS

E. Mayor

F. Trustees

i. Citizen Advisory Committee -

ii. Open Space and Trails Committee -

iii. Planning and Zoning -

iv. Transit Authority -

v. Wildfire Council -

vi. CDOT -

G. Attorney

H. Staff Report

VII. OTHER BUSINESS

VIII. ADJOURN

NEXT MEETING -

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.



Minutes

Regular Meeting of the Board of Trustees
0110 Whispering Pines Circle, Blue River, CO

January 31, 2023

5:00 p.m. Work Session

6:00 p.m. Regular Meeting

The public is welcome to attend the meeting either in person or via Zoom. The Zoom link is available on the Town website: [Board of Trustees | Town of Blue River \(colorado.gov\)](#).

Please note that seating at Town Hall is limited.

5:00 p.m. WORK SESSION-Land Use Code Review –Revisions to Chapter 16B; Chapter 16B Continued & Introduction to 16C

- Mayor Babich opened the work session at 5:20 p.m.
- Attorney Widner reviewed the section of Chapter 16B with the Trustees. Discussion focused on accessory improvements. The next section will focus on signs, lighting and landscaping.
- Discussion and clarification was made that these changes are for projects and changes moving forward. Existing structures are allowed to remain until a change is made. Discussion of the language of location of hot tubs on decks when the deck is within the deck. A new hot tub moving forward, would not be allowed to be on the portion of the deck that encroaches in the setback.
- Discussion on fences and what would be acceptable maximum height. Discussion to separate animal enclosures and property barrier. Property barrier fencing may not exceed a certain percentage of the property line. Materials would be wood for property barriers and primarily wood with hog fencing matching the existing code. Property barrier fencing may not be more than 45% of the total property parameter and the homeowner will decide where it is located; it may not exist within any easements or along the public roadside of the home; open fencing (split or buck and rail, not solid fencing. Dog enclosures will have a maximum height of six feet.
- Discussion to add in a flagpole ordinance providing regulations on what is allowed. Discussion to limit height and where it may be located. Discussion to not flag poles to be freestanding and must be attached to a structure.

6:00 p.m. REGULAR MEETING OF THE BOARD OF TRUSTEES

I. CALL TO ORDER, ROLL CALL

- Mayor Babich called the regular meeting of the Board of Trustees to order at 6:15 p.m.
 - Roll Call
 - Mayor Toby Babich
 - Trustee Joel Dixon

- Trustee Kelly Finley via Zoom
- Trustee Mark Fossett
- Trustee Noah Hopkins
- Trustee Ted Pilling
- Trustee Ted Slaughter

○ Also present: Town Manager Michelle Eddy; Town Attorney Bob Widner.

II. APPROVAL OF CONSENT AGENDA

- a. Minutes, December 20, 2022
- b. Approval of Bills-\$63,232.79
 - i. Trustee Pilling moved and Trustee Fossett seconded to approve the consent agenda. Motion passed unanimously.

III. COMMUNICATIONS TO TRUSTEES

- a. Citizen Comments (Non-Agenda Items Only- **3-minute limit please**). Any written communications are included in the packet.
 - i. It was noted communications related to the Spruce Creek Road project were received over the weekend. The Mayor noted there will not be public comment later in the evening on the project as it is an introduction. He noted there will be a public town hall later.
 - ii. Dan Cleary, Rustic Terrace remarked on the land use code and encouraged the Trustees to review the landscape code, and asked when the public comment would take place on the land use code.
 - Attorney Widner noted the review will conclude in February and then will launch to a public hearing with Planning & Zoning and then the Board of Trustees.
 - iii. Barrie Stimson, Spruce Creek Road discussed the issues at Spruce Creek Road largely centered around the volume of traffic. He encouraged the Trustees to not focus on the traffic flow. He stated speeds, drainage and increased maintenance need to be the focus including speed humps. He offered to approach the county about addressing the traffic to the trail head.
 - iv. Doug O'Brien, Crown Drive agreed with comments made from Mr. Stimson including the speeds and maintenance.
 - v. Martie Semmer, Blue Grouse Road noted Aaron Watson, Chair of the International Chapter for Colorado is attending via zoom.
 - vi. Mark Orton, Nugget Lane discussed the traffic on Spruce Creek Road coming from Lakeview and needing to work with the County. Speeding needs to be addressed first.

IV. PUBLIC HEARING

- a. Lot 1 Timber Creek Estates Subdivision
 - i. Mayor Babich opened the public hearing at 6:37 p.m.
 - ii. Sandy Pief, Timber Creek Estates HOA Board of Trustees. Noted that it was not intended to have anything other than the duplexes.
 - Attorney Widner explained that it is taking the single lot and subdividing the lot to allow for each side of the duplex to be separately owned.
 - Manager Eddy explained the history and reason for the subdivision request.
 - iii. Mayor Babich closed the public hearing at 6:46 p.m.

- iv. Trustee Finley moved and Trustee Fossett seconded to approve the subdivision of Lot 1 Timber Creek Estates as presented. Motion passed. Trustee Pilling abstained.

V. ORDINANCE CONSIDERATION FOR APPROVAL

VI. RESOLUTIONS

- a. Resolution 2023-01 Notice of Meetings
 - i. Trustee Fossett moved and Trustee Slaughter seconded to approve Resolution 2023-01 Notice of Meetings. Motion passed unanimously.

VII. NEW BUSINESS

- a. Spruce Creek Road Capital Project Review-Muller Engineering
 - i. Jeff Wulliman, Engineer Project Manager Muller Engineering and Stephen Humphrey Principal Group Manager Muller Engineering presented the background of the project, information and options for the Board of Trustees to consider for possible improvements to Spruce Creek Road.
 - ii. For the traffic routing. Discussed a need for additional coordination with the County and CDOT. Possibly coordinating with the Quandary shuttle. It was noted that changing the routing is not desired by the residents in the neighborhood. The Engineers noted that the safety at the intersection at Spruce Creek and Hwy 9 will remain less safe than the exit from Crown. Discussion to focus on longer solutions understanding the intersection will remain a challenge. Decision to not change the traffic pattern.
 - iii. Discussion of the physical improvements. Noted the grade on Spruce Creek Rd is 13% to 9%. The Engineers provided both light scope and heavy scope options.
 - Spruce Creek
 - a. Light Scope-pavement, minor roadway, drainage and Hwy 9 improvements avoiding property impacts.
 - b. Heavy Scope-regrade sections, especially at Hwy 9 approach to avoid physical impact to houses and private utilities and wall treatments requirements.
 - c. The Engineers cautioned not going to light on the scope. They stated there would need to be considerations for materials used to be fully effective and long-term benefits and maintenance considerations. The Engineers noted that speed bumps at the current grade or on dirt roads are effective.
 - Crown
 - a. Light Scope-roadway and drainage improvements to avoid significant property impacts or right of way needs.
 - b. Heavier-regrade steep sections, widen Crown, formalize drainage, conveyance including offsite basin to extent possible without projects.
 - Next steps: establish a base project for Spruce Creek and Crown. Identify high profile opportunities.
 - iv. Discussion to focus on a heavy scope on Spruce Creek Road. Suggestion to start high and see what can be done. Suggestion to evaluate a speed assessment and control of the overall project. Discussion this would start with attempting to lower the profile at Gold Nugget and at the bottom before the intersection of Hwy 9. The

- evaluation will include materials, drainage, traffic calming options, profile changes. Possibility of compacting after mag chloride during maintenance.
- v. It was noted once the Engineers have developed a concept to host a special meeting. It was recommended to include discussion with the road contractor, and the county as part of the discussion.
- b. 2023 Meeting Schedule
 - i. Manager Eddy discussed the 2023 schedule noting February and April have conflicts due to school breaks.
 - ii. Discussion to leave the February meeting for the 21st. Decision to move the April meeting to April 25th.
 - c. Review of International Dark Skies Application and Information
 - i. Information including a staff report with recommendations was included in the Board packet. Staff recommended the Citizen Advisory Committee conduct an evaluation and survey of the residents surrounding dark skies and come back in May with a recommendation to the Board of Trustees.
 - ii. Discussion to fill out the pre application noting the Town could withdraw at any time while having Citizen Advisory conduct the analysis and survey of the residents.
 - iii. Tim Johnson, Chair of Planning and Zoning Commission has recommended moving forward with the pre application.
 - iv. Martie Semmer, Blue Grouse noted by filling out the pre application it provides assistance and guidance for the analysis. She noted there will need to be continued education before looking at ordinances. She noted that there would be a possibility for potential funding to assist with the project.
 - v. Aaron Watson explained the process and what is available when the \$250 and pre application is paid. Including resources for light evaluation. He noted a staff member from IDA will be available to assist with different outreach events and provide guidance.
 - vi. Discussion to complete the initial inquiry and pay the \$250 to begin the analysis. The Mayor noted he would like to see the baseline of where the Town currently sits compared with the surrounding towns and what it would mean to our code and what would be needed with Planning/Zoning and then Citizen Advisory conduct a survey of the residents explaining where the town sits and what would be required.
 - vii. Manager Eddy will submit the pre application inquiry and then the information will be brought to the Citizen Advisory Committee with the assistance of Martie Semmer to move forward.

VIII. CONTINUING BUSINESS

- a. Open Space & Trails Report
 - i. The Open Space and Trails Advisory Committee and the Board of Trustees continued the discussion from December of the proposed implementation plan.
 - Planning Area 2 was reviewed:
 - a. B. 1-B. 2
 - i. Trustee Hopkins noted this would be a priority level 2.
 - ii. It was noted this would be an opportunity to partner with organizations on an environmental perspective.

- iii. Mayor Babich noted a need to look at acquisitions wholistically including budgets and priorities and what the limitations would be. He recommended the Trustees review the list and parcels on their own time. He asked for the Committee to advise on what is actionable.
 - iv. Discussion to include the identified areas placed on a map and brought to the Trustees for recommendation on acquisition to be delegated to staff to pursue.
 - v. B2 crosses four separate landowners and serves as a priority for trail development. Discussion this should be placed on the back burner.
 - vi. Discussion to have Muller create an interactive overlay map with all of the spreadsheet information.
 - vii. B3. This has been verified by both staff and the HOA and is documented. Research additional platted easements within the HOA.
 - viii. B4. Discussion this is in need of more information.
- Planning area 3
 - a. C1. C 2. Completed.
 - b. C3. Trustee Hopkins knows the family and will reach out.
 - c. C4. Noted it is on USFS land and is need of erosion control.
 - d. C5. Discussion to be a research project and inquiry with the property owners and more of a second stage project.
 - e. C6. Discussion to have the Committee needs to come back with a specific request and breakdown on this section.
 - f. C7. Discussion to have the map and then break it down.
 - g. C8.-C9. Noted to evaluate the trail network as planning occurs for fire mitigation.

IX. REPORTS

- a. Mayor
 - i. Finance Committee Report
- b. Trustees
 - i. Citizen Advisory Committee-Trustee Finley
 - Trustee Finley reported the next meeting will be Monday, February 13th. An application was received for membership.
 - The Committee will be working on the Countywide Weed event and incentives.
 - Trustee Hopkins moved and Trustee Slaughter seconded to approve the application from Trevor Kraus to the Citizen Advisory Committee. Motion passed unanimously.
 - ii. Open Space & Trails Committee-Trustee Dixon
 - Trustee Dixon summarized the previous discussion.
 - iii. Planning & Zoning-Trustee Hopkins

- Trustee Hopkins reported the Commission supported the subdivision of Lot 1 and reappointed Tim Johnson and Travis Beck as Chair and vice Chair.
 - iv. Transit Authority-Trustee Pilling
 - Trustee Pilling reported the stats for Blue River ridership is up 226% so up 70+ riders a week thanks to the new bus stops.
 - v. Wildfire Council-Trustee Slaughter
 - Trustee Slaughter had no report.
 - vi. CDOT-Trustee Fossett
 - Trustee Fossett reported nothing has changed since last month except a new timeline has been provided.
 - c. Attorney's Report
- X. OTHER BUSINESS

Manager Eddy noted Timberline Disposal will not be servicing Blue River anymore. In addition, there are reports Uber and Lyft may not be picking up riders anymore however, this has not been confirmed.

There being no further business before the Board of Trustees, Trustee Fossett moved, and Trustee Hopkins seconded to adjourn the meeting at 10:05 p.m.

Next Meeting, Tuesday, February 21, 2023

Respectfully Submitted:
Michelle Eddy, MMC
Town Clerk

Town of Blue River

Section II, Item B.

A/P Aging Summary

As of March 1, 2023

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
Charles Abbott Associates	7,933.45					\$7,933.45
Colorado Association of Ski Towns	630.00					\$630.00
Marchetti & Weaver, LLC	371.75					\$371.75
Matthew Parker	50.00					\$50.00
NEO Fiber	2,242.50					\$2,242.50
Pine Cove Consulting, LLC	20,132.85					\$20,132.85
TOTAL	\$31,360.55	\$0.00	\$0.00	\$0.00	\$0.00	\$31,360.55

Town of Blue River

Section II, Item B.

A/P Aging Summary

As of March 21, 2023

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
Breckenridge Building Center	174.97					\$174.97
Colorado Interactive, LLC	684.00					\$684.00
Galls, LLC	1,272.95					\$1,272.95
Highland Galloway Investments	37,517.33					\$37,517.33
Marchetti & Weaver, LLC	580.25					\$580.25
Muller Engineering Co	6,165.58					\$6,165.58
Office Depot Business Account	437.14					\$437.14
Summit County Government	500.00					\$500.00
Widner Juran LLP	2,544.00					\$2,544.00
TOTAL	\$49,876.22	\$0.00	\$0.00	\$0.00	\$0.00	\$49,876.22



HIGH COUNTRY
CONSERVATION CENTER

Section IV, Item C.

Pay as You Throw and Universal Recycling

Blue River, 6-21-22

Why Now?

- Projected landfill closure: 2056
- Supports climate action goals
- Zero Waste Task Force stakeholder process
- Strong Future funding



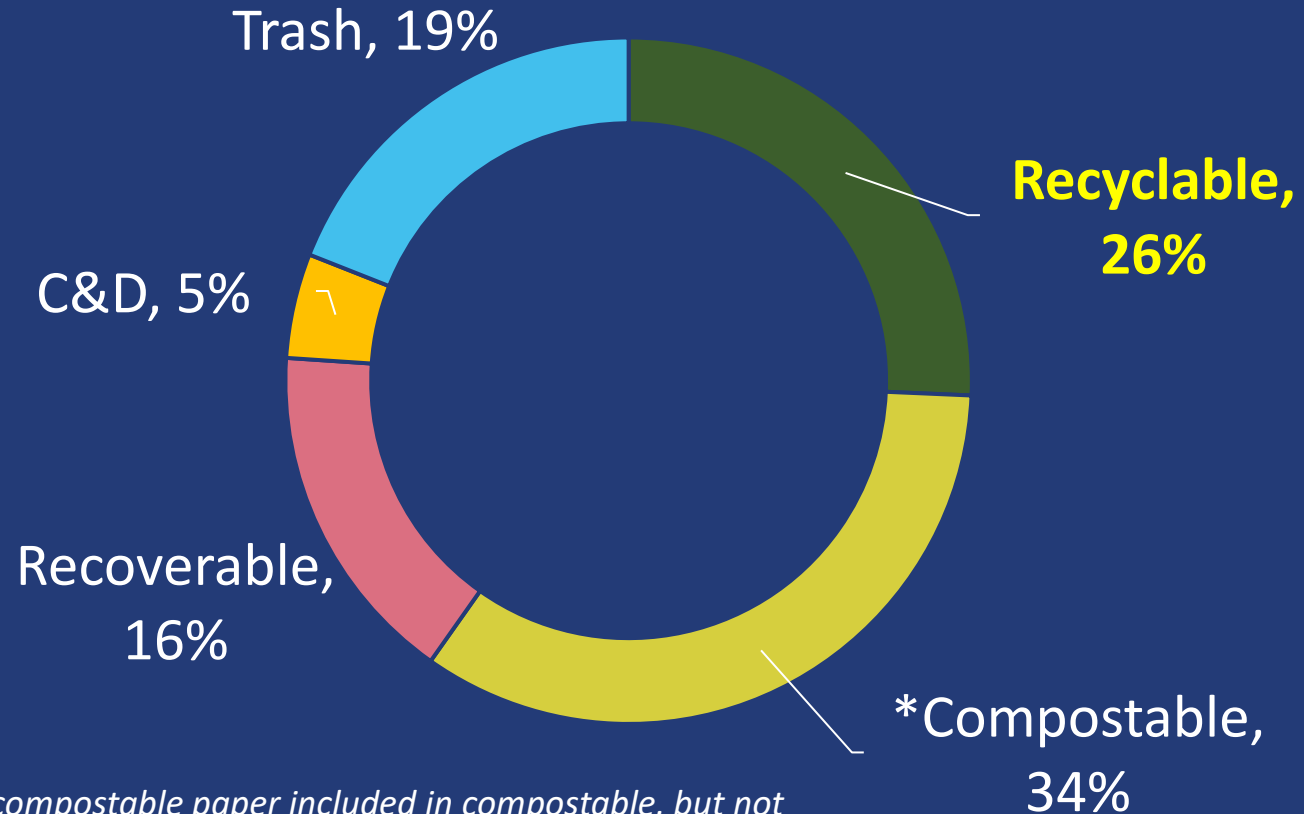
Community Goal

Double recycling rate to
40% by 2035

Supported Strong Future funding:
\$2 million annually

Diversion Potential 2019 Waste Composition Study

Municipal Solid Waste Composition



** Note: compostable paper included in compostable, but not composted at SCRAP facility*

Zero Waste Task Force – Stakeholders

- Summit County Government
- Towns of Blue River, Breckenridge, Dillon, Frisco and Silverthorne
- Trash/recycling collection providers
- High Country Conservation Center
- Ski resorts
- Other large and small businesses, including lodging, restaurant and property management company
- Residents

Programs

Individual Bin Service

Pay as You Throw applies to residents who have individual trash carts picked up at their curb, as well as HOAs with individual bin group accounts

Dumpster Service

Universal Recycling applies to all commercial entities, as well as HOAs with residential units that share dumpsters for trash service



Colorado PAYT Programs

Mountain Communities	Front Range Communities
Aspen* / Pitkin County*	Arvada
Carbondale	Boulder* / Boulder County
Durango	Edgewater
Frisco (in progress)	Fort Collins*
Glenwood Springs (in progress)	Golden
Grand Junction	Lafayette
New Castle	Longmont
Rifle	Louisville
Silt	Loveland
Telluride	Sheridan
Vail*	Thornton

* PAYT & Universal Recycling

– The State of Recycling and Composting in Colorado 2021, CoPIRG & Eco-Cycle

Will landfill diversion really happen?

	Early PAYT Diversion Rate	Mature PAYT Diversion Rate
Golden	~25%	36%
Carbondale	~20%	29%
Vail	9%	24%
Lafayette	~12%	34%
Fort Collins	17%	31%
Boulder	~35%	53%

– *The State of Recycling and Composting in Colorado 2021, CoPIRG & Eco-Cycle*



Pay as you Throw (PAYT) Basics

- Three different trash bin size options
- Recycling included with all trash service
- One price for recycling and trash service
- Continue to use current trash service provider



PAYT Incentivizes Recycling

Governments establish size of trash bins & minimum recycling bin size



Pricing must increase 80% between levels to incentivize recycling

\$

\$\$

\$\$\$

Universal Recycling

For multi-family residents and businesses with shared dumpster enclosures

- Recycling service required will be required
- Gives recycling access to all residents



Universal Recycling Volume Requirements

Recycling must equal 50% of trash
dumpster capacity

EXAMPLE

Trash = 12 cubic yards total

6 cubic-yard dumpster, twice weekly service

Recycling = 6 cubic yards total

- *4 cubic-yard cardboard dumpster, weekly service*
- *2 - 96 gallon toters for single-stream, twice weekly service*



Program Rollout

- Marketing & outreach
- Resident education
- Technical assistance and onsite visits for MFUs & businesses
- HC3 & government Support



Program Timeline

- **Late Summer 2022** – Ordinance adopted
- **Fall 2022-Spring 2023** – Marketing and outreach plan created & executed

- **April 1, 2023** – Ordinance Effective Date
- **Oct 1, 2023** – 90% PAYT (households)
- **June 1, 2024** – 50% URO (commercial/MFU)
- **June 1, 2025** – 100% URO (commercial/MFU)



Questions

Jennifer Schenk, *Executive Director*
jen@highcountryconservation.org

Section IV, Item C.



TOWN OF BLUE RIVER, COLORADO

MEMORANDUM

TO: Mayor & Board of Trustees
THROUGH: Michelle Eddy, Town Manager
FROM: Bob Widner, Town Attorney
DATE: February 10, 2023

SUBJECTS: **ARTICLES 8 and 9 of CHAPTER 16B – SIGN CODE & LIGHTING**

The Board of Trustees (BOT) was previously provided two different versions of the DRAFT proposed Land Use Code (LUC) for Blue River:

- Multi-colored Version of Chapters 16, 16A, 16B, 16C, and 17
- Clean Version of the Land Use Code

You have two versions of the same draft LUC:

- A “**REDLINED**” version that contains many different colors and strikeouts. The coding for this version is as follows:
 - If the text is **BLUE**, it is either exact language from the current Blue River Municipal Code or the Architectural Guidelines or the language is very similar and revised to be clearer or more enforceable, so the concept is the same in the new code.
 - If the text is UNMARKED without color, it is new language.
 - If the text is **YELLOW**, it is merely a placeholder to remind me on final editing to ensure that the references are correct.
 - If the text is **GREEN**, it is either a question to be answered by the BOT (such as a distance or a height) OR it is a question for me to later determine if the green text is needed in the final.
- A largely “**CLEAN**” Version that might be easier to review. You will find both **YELLOW** and **GREEN** text that is merely for future drafting reference.

Review Outline for Articles 8 and 9 of Chapter 16B– SIGNS & LIGHTING

The following is intended to assist the BOT in reading **Articles 8 and 9 of Chapter 16B.**

Article 8 - SIGNS

This Article is very important. It details the regulation of signs (called a “sign code”). Signs present significant impacts on the character of a municipality and upon neighbors and neighborhoods.

Critically important is that nothing in Article 8 is “written in stone.” This means that the Board of Trustees may modify or delete any of the provisions that are merely suggested.

The regulation of signs involves a fair amount of law. Signs may be regulated due to the aesthetic and safety impacts they present. This regulation will usually be permitted with it involves the “time, place, or manner” of the sign display. Regulating the content (message) of the sign is significantly more challenging. I will provide an introduction of the controls imposed by the First Amendment and signs at our meeting.

Because much of the proposed LUC provisions for signs is new additions to Blue River regulations, the entire section is reprinted in the attached document. The BOT members should read and focus on the provisions of the new “sign code.” Our discussion will proceed line-by-line to ensure that the BOT finds the sign code provisions acceptable.

Article 9 - LIGHTING

This Article in the proposed Land Use Code is a full reprint of the current Blue River lighting regulations. Given the recent interest in lighting, the attached document includes the entire Article 9 so the BOT can understand our current regulatory structure in deciding any needed changes.

One option for the BOT may be to continue with or retain the current lighting regulations and await the application process for the dark sky certification.

Please contact me directly if you have any questions.



Blue River Staff Report
March 2023

Town of Blue River
0110 Whispering Pines Circle
Blue River, CO 80424

970-547-0545
michelle@townofblueriver.org
<https://townofblueriver.colorado.gov>



Communications & Happenings

- **Broadband**
 - Staff is meeting bi-weekly with NEO. Conversations are taking place with Summit County and Breckenridge. Residents were sent out a link to report current level of internet service. While Comcast is available, this isn't fiber and doesn't address all of the challenges. In addition, there is a lack of competition. The consultants are beginning to draft cost along with the plan.
- **Wildfire Mitigation**
 - State of Colorado Forest Service is planning the next phase of fire mitigation in the Blue River area for 2024. The phase has been named "Blue River East" and a map is included with this packet. Work is being evaluated to determine where and how access to the area may be obtained. Once more details are available, information will be provided in the Town newsletters and a public forum will be held for questions/answers and project scope. While covering a large area, most of the work will be hand cut and not with machines.
- **Defensible Space Grants**
 - Applications are being accepted for 2023 defensible space grants. Information is available on the website. In addition, Citizen Advisory Committee is having discussions on additional incentives for wildfire defensible space projects.
- **Weed Fest/Weed & Seed**
 - Weed & Seed will take place July 1-September 30th. The Town is participating along with the County and other municipalities in a countywide weed pull day; aka Weed Fest. The date is set for Saturday, July 8th 8:00 a.m.-12:00 p.m. More details to come soon.
- **Community Events Calendar**
 - The Community Events Calendar is on the home page of the town website: <https://townofblueriver.colorado.gov>.
- **Committee Satisfaction Survey**
 - At the request of Mayor Babich a survey was sent out to current and past advisory committee members. The goal of the survey is to evaluate overall satisfaction with direction and organization. Results will be available at the April 25th meeting.

Town Statistics

Facebook Page Likes
Town-1,298
Police Department-891
Instagram-1,140 followers
Twitter-71 followers
Residents on Email List-975
Blue River News-1,138

Business Licenses-260

Lodging Registrations-206

Municipal Court March 2023

Total tickets written for February Court: 2
Total on the March Docket: 3
Total March Failure to appear(s): 1
Total March OJW(s): 0

Building Statistics

January 2023

Permits Issued: 12
YTD: 21
Inspections: 6
New Construction 2023: 0
Certificates of Occupancy: 0



End of Month Report: February 2023

Calls for Service

Total number of a calls: 84 Top
10 calls as follows:

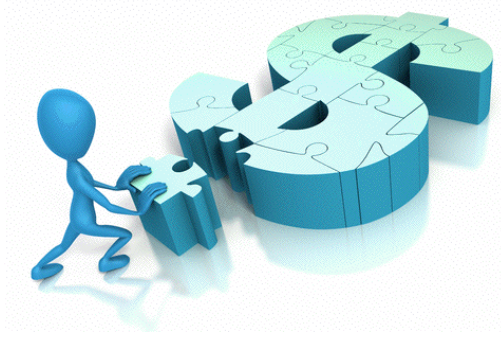
Area Patrol	54
911 Hangup	4
Parking Violation	4
Motor Vehicle Accidents	3
Road Hazards	2
Trespass	2
Motorist Assists	2
Theft	1
Medical	1
School Bus Violation	1

Summary: Officers continue to focus their patrol efforts in neighborhoods while traffic conditions along Hwy. 9 remain dangerous. In the first two months, we have completed 7 motor vehicle accident reports. This is a slightly higher number of reported accidents than this time last year. The intersections of Spruce Creek Road and Blue River Road are where the majority of accidents occur.

Current Administrative Focus

- Training – Several officers have obtained certifications as instructors in fundamental law enforcement disciplines. This will continue until the agency is self-reliant for all recertification mandates.
- Records Management – Staff are reviewing and evaluating current records management systems.

Report prepared by: Chief,
David Close



Financial Summary Report

Prepared by: Michelle Eddy, Town Manager
Month Ending February 28, 2023

Revenues/Expenditures:

Revenues are tracking in line with budget overall. Sales tax and building fees are slightly ahead of budget.. Expenditures are tracking slightly over budget by 1.07%. This is a timing issue as many bills are due at the first of the year.

Reserve Accounts*As of 2/28/2023

Unrestricted	
Reserve accounts Alpine Bank:	\$1,342,981.45
Reserve account First Bank:	\$100,001.00
CD's Citywide Bank:	\$211,498.41
Colorado Trust:	\$907,991.41
CSAFE:	\$100.00
Petty Cash	\$1,148.16
Illiquid Trust Funds:	\$1,187.42
Total Unrestricted	\$2,564,907.85
Restricted	
American Rescue Plan Funds:	\$229,727.36
Conservation Trust:	\$125,395.04
Total Reserves Restricted	\$355,122.40

Open Building Permits February 2023

Issued	
• New Construction Permits:	11
• Addition/Garage/Remodel Permits:	33
Under Review or Approved waiting additional information	
• New Construction:	2
• Addition/Garage:	3
Total Project under construction or pending:	49
Projects provided extensions:	4*



Town of Blue River

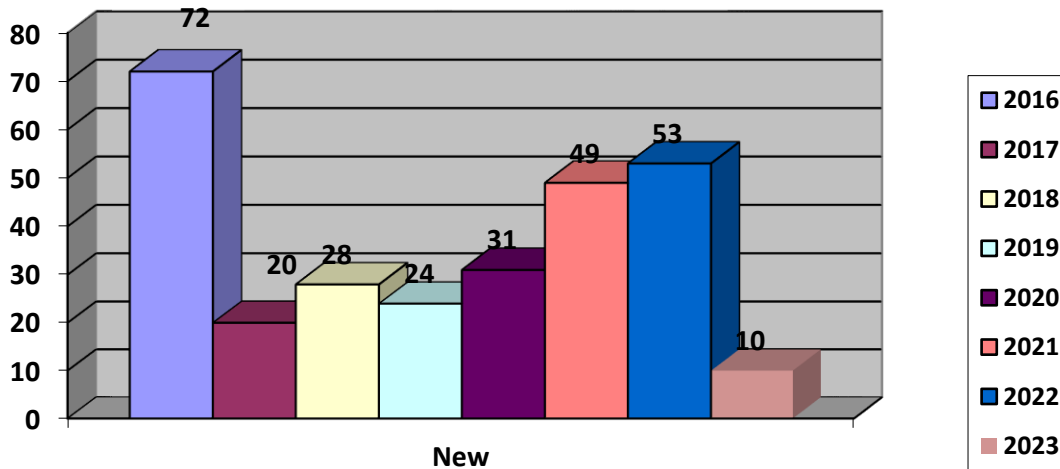
Staff Report
Short-term Rental Update
March 8, 2023
Submitted By: Michelle Eddy, Town Manager

Statistics

Issued by Year

2016	72	*Previous number included previous years prior to Town taking over program
2017	20	
2018	28	
2019	24	
2020	31	
2021	49	
2022	53	
2023	11	

Total Active Licenses as of 3/8/2023: 206



New (never rented before) Licenses by year:

- 2017-20
- 2018-25
- 2019-20
- 2020-25
- 2021-43
- 2022-35
- 2023-8

License turnover (STR one owner to the next):

- 2017-0
- 2018-3
- 2019-4
- 2020-6
- 2021-6
- 2022-18
- 2023-3

Annual Revenue

Year	Sales Tax	Lodging Tax
2016	\$264,757.05	\$123,742.00
2017	\$237,468.92	\$126,585.55
2018	\$286,968.54	\$155,511.07
2019	\$425,616.72	\$166,883.33
2020	\$842,141.13	\$176,339.81
2021	\$844,558.23	\$228,743.34
2022	\$1,002,256.27	\$327,762.62
2023	\$219,982.76	\$30,107.37

Percentage of STRs by Subdivision

*****Please note the percentage of STRS is based on total homes built within each subdivision and NOT buildable lots.***

Subdivision	Built Lot	# STR	%STR **	% Build Out	% Full-Time Res.
96 Sub	37	9	24%	90%	30%
97 Sub	41	9	22%	84%	41%
Aspen View	16	7	44%	80%	19%
Blue Rock Springs	50	11	22%	93%	44%
Bryce Estates	4	1	25%	57%	25%
Clyde Lode	1	0	0%	50%	0%
Coronet	31	10	32%	78%	32%
Crown	66	21	32%	92%	35%
DOT Condo	37	5	14%	100%	27%
DOT Placer	2	0	0%	50%	100%
Golden Crown	5	3	60%	63%	20%
Lakeshore	40	11	28%	93%	30%
Leap Year	21	8	38%	91%	52%
Louise Placer	8	3	38%	73%	13%
McCullough Gulch	3	1	33%	43%	33%
Misc Sec TR7-77 Land	5	0	0%	22%	40%
Mountain View	44	12	27%	96%	36%
New Eldorado Sub	8	4	50%	73%	63%
New Eldorado Townhomes	9	1	11%	100%	67%
Pennsylvania Canyon	2	0	0%	100	0%
Pomeroy	0	0	0%	0%	0%
Rivershore	5	0	0%	63%	20%
Royal	67	15	22%	94%	39%
Sherwood Forest	78	18	23%	90%	24%
Silverheels	4	1	25%	67%	25%
Spillway	19	2	11%	90%	26%
Spruce Valley Ranch	44	0	0%	68%	11%
Sunnyslope	30	12	40%	86%	47%
Timber Creek Estates	71	27	38%	89%	10%
Wilderness	55	14	25%	96%	38%

General Statistics

- Total Percentage of short-term rentals 26%
- “Local” Breckenridge, Dillon, Frisco or Silverthorne addresses with STR License: 24 or 12%

Code Violations 2015-2023

Total Violations:	277
Violations for STR’s while licensed as an STR:	117 (42%)
Percentage of Repeat Offenders:	>1%