



BLUE RIVER BOARD OF TRUSTEES MEETING NOVEMBER 2024

November 19, 2024

5:00 p.m.

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.

I. CALL TO ORDER, ROLL CALL

WORK SESSION

[Discussion](#) of Accessory Dwelling Units

II. APPROVAL OF CONSENT AGENDA

[A.](#) Minutes for October 15, 2024

[B.](#) Approval of Bills-\$72, 221. 28

III. COMMUNICATIONS TO TRUSTEES

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

[C.](#) Email/Written Communications Received

IV. PUBLIC HEARING

[D.](#) Ordinance 2024-03 Establishing A Moratorium For Certain Development Within the Town To Allow For A Study of Natural Resource Areas and Natural Hazard Areas

[E.](#) 2025 Town of Blue River Budget

V. NEW BUSINESS

VI. ORDINANCE CONSIDERATION FOR APPROVAL

- [F.](#) Ordinance 2024-03 Establishing A Moratorium For Certain Development Within the Town To Allow For A Study of Natural Resource Areas and Natural Hazard Areas
- [G.](#) Introduction Ordinance 2024-05 Building Setbacks For Discussion Only
- [H.](#) Introduction Ordinance 2024-06 Sheds Draft for Discussion
- [I.](#) Ordinance 2024-07 An Ordinance of the Board of Trustees of the Town of Blue River, Colorado, Amending Article I of Chapter 6 of the Blue River Municipal Code Pertaining to the Advertisement of Short-term Rentals

VII. RESOLUTIONS

- [J.](#) Resolution 2024-10 0119 Bonanza Purchase and IGA Approval
- [K.](#) 2025 Town of Blue River Budget Resolutions

VIII. CONTINUING BUSINESS

IX. REPORTS

- L. Mayor & Trustee Reports
- M. Attorney Report
- [N.](#) Staff Reports

X. OTHER BUSINESS

XI. EXECUTIVE SESSION

XII. ADJOURN

NEXT MEETING - January 21, 2025

There is no meeting in December due to the special election.

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.



Town of Blue River Memorandum

TO: Mayor Decicco & Members of the Board of Trustees

FROM: Town Manager Michelle Eddy

DATE: November 17, 2024

SUBJECT: **Accessory Dwelling Units (ADUs)**

Mayor & Trustees

Below is information that has been collected concerning accessory dwelling units (ADUs). Included are the current regulations; a 2016 survey of residents; a section of the 2021 Comprehensive Plan identifying ADUs; a memo from Attorney Widner for discussion in 2022; and proposed regulations.

Current regulations:

Currently ADUs are not permitted. This includes apartments over garages, “lock-off” apartments separating an area within a single family home as a separate living unit. It is known that units exist within the community. Some were permitted prior to the change in law in 2002 and some have been created without permits and despite certificates of occupancy prohibiting space from being used as living space.

Article 20 Accessory Apartments

Sec. 16A-20-10. Purpose and Applicability.

(a) The purpose of this Article is to permit the construction of *accessory apartments* in single-family dwellings within R-1 zone districts subject to the criteria and conditions set forth below.

(b) The provisions of this Article shall apply only to R-1 building sites which exist on *lots* created by the elimination of a *lot line* formerly existing between two (2) *lots*, thus combining two (2) former *lots* into one (1) *lot*.

Sec. 16A-20-20. Reserved.

Sec. 16A-20-30. Location and Design.

An *accessory apartment* shall be incorporated into the primary residence on the property or a garage serving the primary residence. Residences which contain *accessory apartments* shall be designed so as to retain a single-family character. An *accessory apartment* may have a separate kitchen and may have a separate entrance from that of the residence with which it is associated.

Sec. 16A-20-40. Number of Units Allowed.

(a) Where *accessory apartments* are permitted, no more than one (1) accessory apartment shall be permitted on each lot or parcel. In order to maintain the single-family character of neighborhoods where *accessory apartments* are permitted, a maximum of ten percent (10%) of the single-family dwellings in each subdivision filing at build-out shall be approved for *accessory apartments*.

(b) No *accessory apartments* may be constructed without the express approval of the Board of Trustees

indicated on the plat by the signature of the Mayor and Town Clerk, nor may any *accessory apartment* be constructed within five hundred (500) feet of an existing or approved *accessory apartment*. The Board of Trustees may decrease this requirement, or modify the ten-percent limitation set forth above, when it is determined that sufficient buffering exists to limit the impact of units in close proximity. Buffering may consist of topographic, landscape or other physical features such as roads or vacant properties.

Sec. 16A-20-50. Size of Units Allowed.

Where *accessory apartments* are allowed, the square footage in the *accessory apartment* shall not exceed forty-five percent (45%) of the square footage contained in the primary residence, Town of Blue River, Colorado Land Use Code Page 81
Copyright © 2023 Robert C. Widner

excluding garage space, or not more than six hundred (600) square feet, whichever is less. In calculating the number of square feet in an *accessory apartment* to determine compliance with this Chapter, any garage or storage space associated with the *accessory apartment* shall be excluded.

Sec. 16A-20-60. Water and Sewer.

Prior to approval of an *accessory apartment*, the property owner shall provide proof of adequate water and sewer service to both the primary residence and the *accessory apartment*. If the unit is served by well and septic, approval of the County Environmental Health Department must be obtained.

Sec. 16A-20-70. Parking.

Each *accessory apartment* shall be provided with off-street parking only in a designated paved or graveled area with no more than two (2) spaces. The required parking may be in tandem or in a garage.

Sec. 16A-20-80. Compliance with Building and Fire Codes.

Where approval of an *accessory apartment* is sought by an owner for a *dwelling unit* existing before adoption of this Article, the *dwelling unit* shall be inspected and shall comply with applicable requirements of the Building and Fire Codes.

Proposed Regulations

It proposed to allow accessory dwelling units with the following suggested regulations.

1. Meets the current defined regulations identified in the Land Use Code.
2. ADU must be built within the buildable area.
3. Must meet septic or sewer requirements.
4. May not exceed 5 vehicles parked in the driveway or proper parking space.
5. It is recommended that for an ADU to be permitted, it may not be used as a short-term rental. It is recommended that the short-term rental license (if one exists) would be voided for the main home as well. Property may have an ADU for a long-term lease only and main home may not be used as a short-term basis.
6. Create a permitting and inspection process for any existing ADUs to bring them into compliance and ensure they meet current building codes.

Short-term Rentals/Housing

Trend/Issue	Key Strategies & Priority Actions
Housing	<p>The Town should monitor the forms occupancy of residences (e.g., short and long-term rentals, full-time residents, and second homeowners) to best track and measure the community character. This information could be used in designing regulatory and other tools to best preserve the desired community character.</p> <p>Accessory dwelling units should be considered as a tool to address long-term rental housing shortages. A review of the existing code and potential impacts should be conducted. Preserving the community character should be an important consideration when evaluating the potential for accessory dwelling units. Accessory dwelling units should not be allowed for short-term rental.</p> <p>Encourage the Town to explore all factors that contribute to housing challenges within the Town. The Town should consider creating a mix and balance of full-time residents, second homeowners, short and long-term renters, and visitors to maintain the community character of Blue River.</p>

Survey Monkey-Zoning

Results

Number of respondents as of 6/21/16: 141

1. Are you aware of the current laws regarding short/long-term rentals?
 - a. Yes-78.01%
 - b. No- 21.99%

2. Do you support the ability of people in your neighborhood to rent part of their homes on a long-term basis?
 - a. Yes- 68.84%
 - b. No- 31.16%

3. Would you be willing to consider short-term/long-term lock-offs or accessory apartments with regulation?
 - a. Yes- 64.03%
 - b. No- 35.97%

4. Do you have a lock-off or accessory apartment currently? (Please note that all answers are anonymous and there will be no retribution to answering this question.)
The goal is to assess how many exist.
 - a. Yes- 17.14%
 - b. No- 82.86%

5. Do you currently rent your home as a whole either short-term or long-term?
 - a. Yes- 20.57%
 - b. No- 79.43%

6. Do you feel that the flexibility to rent long-term or short-term fulfills a community need?
 - a. Yes- 70.21%
 - b. No- 29.79%

7. Please provide any comments: See Attached

What Is an ADU?

Accessory dwelling units (ADUs) are **secondary living units** that are located on the same property (lot) as a primary living unit. Usually, the secondary unit is smaller than the primary structure, but is not required to be without regulations.

ADUs must be permitted, built, inspected, and approved with habitation in mind.

What an ADU is NOT

- A room(s) that is/are rented out; such room rental is a short-term rental.
- Secondary structures that are not permitted for habitation — garages, pool houses, cabanas, workshops – are not ADUs.
- Separately transferable ownership unit (unless unit is created as a condo within common interest community).

ADU Forms

- A Second Dwelling Unit located *within* an Existing Primary Dwelling Unit. Might commonly be called “basement suite,” “apartment,” “studio,” or “lock-off dwelling.”
- A Second Dwelling Unit separated from the Primary Dwelling Unit. Might be called a detached “granny flat,” “in-law unit.”
- A Second Dwelling Unit within/on top of an accessory garage that serves the Primary Dwelling Unit.



Potential ADU Residential Use

- Short Term Rental
- Long Term Rental
- Living quarters for relatives, guests, etc.

ADU *Community* Impacts

- Additional Parking
- Additional Trip Generation/Road Use and Wear
- Additional Trash
- Greater Intensity of Residential Activity (noise, etc.)
- Loss of open, unbuilt land

ADU *Community* Benefits

- Provides greater residential dwelling units in community (may help address housing shortage)
- May provide for lower cost housing options (studio, apartment, etc. may help attainability for lower earning occupants)
- Increased Property Taxes
- More retail sales (buyers) for any commercial/retail businesses

ADU Owner Benefits

- Revenue generation through rent.
- Property value increase.

Government Control Over ADUs

- Government:
 - does not need to allow ADUs.
 - can restrict ADUs to certain areas, to certain sized lots, and to certain zone districts.
 - can limit *number* of ADUs in the community or within an area of the community (e.g., cap or spacing; may require lottery or other allocation method).
 - can limit form of ADU (e.g., must be apartment within existing primary dwelling unit or may prohibit any above garage ADUs).
 - can limit size, height, and location on lot of ADU (total square feet, ratio to existing primary dwelling unit, subordinate to primary dwelling unit)
 - can regulate character and appearance (prohibit trailers, regulate architecture)

- can regulate form of ADU rental (e.g., restrict to long term rental and prohibit short-term rental or control frequency of short-term rental)
- can require restrictions on the primary dwelling unit as a condition of building or creating ADU (e.g., prohibit short term rental of primary dwelling unit when ADU is created or constructed)
- once ADU is allowed and it is created or constructed, cannot “put the genie back in the bottle” but can further regulate if reasonable.

Some Planning Issues to Consider When Considering ADUs

- Not all lots may be large enough or shaped appropriately to accommodate an ADU.
- The form of ADU needs regulation similar to housing standards for primary dwelling units (building and safety codes).
- Not all landowners will embrace ADU allowances. Some may vehemently oppose due to perception or reality that additional units will change the character of the neighborhood.
- Due to high costs of construction, ADUs may be of lesser quality and architectural design than primary dwelling unit absent regulation setting minimum standards.
- Setting minimum standards for construction of ADUs to enhance quality and/or lessen impacts can adversely affect attainability and housing costs for community. Tiny houses are often considered as a means of creating an ADU
- ADUs can alter drainage patterns to detriment of adjacent and downslope lots absent planning, design, and review increasing costs of construction.

Further Information:

<https://planning.org/knowledgebase/accessorydwellings/>

<https://planning.org/planning/2021/summer/whats-blocking-an-adu-boom/>

<https://www.cali-adu.com/blog/how-to-build-an-adu.html>

<https://www.aarp.org/livable-communities/housing/info-2019/accessory-dwelling-units-adus.html>

Although related to California’s significant efforts to integrate ADUs in communities, the following resource contains many references of interest:

<https://www.hcd.ca.gov/policy-research/accessorydwellingsunits.shtml>



**BLUE RIVER BOARD OF TRUSTEES REGULAR MEETING
OCTOBER 2024**

**October 15, 2024 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

Mayor Decicco called the meeting to order at 5:00 p.m.

PRESENT

Trustee Barrie Stimson

Mayor Nick Decicco

Trustee Jonathon Heckman

Trustee Jodie Willey

Trustee Noah Hopkins

Trustee Ted Slaughter

Also present: Town Manager Michelle Eddy; Town Attorney Bob Widner via Zoom; Chief David Close; Deputy Clerk John DeBee

Planning & Zoning Commission: Travis Beck; Mike Costello; Tim Johnson; Ben Stuckey

Charles Abbott LLC: Michael Theisen; Kyle Parag; Whit Smith

WORK SESSION-

Joint meeting with Planning & Zoning Commission to discuss building processes, rules, regulations and the building contract.

The Board of Trustees and Planning and Zoning Commission held a joint discussion concerning the building department process and operations.

Discussion to review code, roles and processes. Building Official Parag reviewed what is conducted under the building contract.

Tim Johnson from PZ spoke about concerns of structures being upgraded from "sheds" to garages over 200 square feet. He noted the concern of sheds not coming through PZ.

Discussion of a feeling that things have been built that shouldn't have been approved. Clarification as to what the processes are in place and what is being conducted. Discussion of enforcement and who is responsible and what is needed to conduct enforcement.

Discussion of discrepancies between platted roads versus what exists and how to address with planning. Attorney Widner noted that measurements should be measured off of the existing road.

Manager Eddy explain the process of how an application works through the system. She also explained the recommendation for a large, shed permit that is less than 400 square feet.

Discussion of how to address setback differences and suggestions for changes. Building Official Parag explained the ILC process. Discussion of a need to conduct a road survey, however it is potentially very costly. Staff was requested to obtain a bid to have a road survey conducted throughout town.

Discussion to write it into code to require the measurement for the buildable area based off of the edge of the road or require the builder to stake out the easement area. Discussion of possibly requiring the existing road to be platted on the survey.

Trustee Heckman asked to have a fee schedule for fines and reinspection. Building Official Parag explained the process for when fees are assessed. Discussion of policy of education versus heavy handed fines.

Discussion to develop standards for measuring roads and setbacks and have an ordinance developed for November's meeting.

II. APPROVAL OF CONSENT AGENDA

Motion made by Mayor Decicco, Seconded by Trustee Stimson to approve the consent agenda. Voting Yea: Trustee Stimson, Mayor Decicco, Trustee Heckman, Trustee Willey, Trustee Hopkins, Trustee Slaughter. Motion passed unanimously.

A. Minutes for September 17, 2024

B. Approval of Bills September 2024-\$17,487.60

III. COMMUNICATIONS TO TRUSTEES

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

Paul Semmer-Blue Grouse Trail commented on the budget and asked for an ad hoc committee for any work on trails. He commented on the land purchases and fire mitigation and potential issues and challenges. He also commented on the stakeholder meeting with the Camp Hale National Monument project.

IV. PUBLIC HEARING

C. Lot Line Vacation Lot 418-419 Coronet

Mayor Decicco opened the public hearing at 6:13 p.m.

Manager Eddy presented the application for a lot line vacation at 418-419 Coronet, noting all requirements were met for the application. She noted six residents inquired about the project and voiced no objection. She also noted the Planning and Zoning Commission voted to approve.

Paul Semmer-Blue Grouse commented on the pedestrian easement on the south end of the lot. Mayor Decicco closed the public hearing at 6:16 p.m.

Motion made by Mayor Decicco, Seconded by Trustee Stimson to approve the lot vacation of Lot 418-419. Voting Yea: Trustee Stimson, Mayor Decicco, Trustee Heckman, Trustee Willey, Trustee Hopkins, Trustee Slaughter. Motion passed unanimously.

V. ORDINANCE CONSIDERATION FOR APPROVAL

D. Ordinance 2024-04 Board Conduct with Staff

Attorney Widner reviewed the memo included in the packet and reasoning for the ordinance. Motion made by Trustee Willey, Seconded by Trustee Hopkins to approve ordinance 2024-04 Board Conduct with Staff. Voting Yea: Trustee Stimson, Mayor Decicco, Trustee Heckman, Trustee Willey, Trustee Hopkins, Trustee Slaughter. Motion passed unanimously.

VI. NEW BUSINESS

E. Summit School District

Summit School District Superintendent Tony Byrd presented information from the School District concerning the ballot question 4A. A flyer with information on the bond initiative. He reviewed what would happen if the bond were approved.

F. Agendas

Manager Eddy reviewed the memo provided and requested by the Mayor concerning how items are placed on the agenda.

Trustee Stimson inquired why the Mayor has the final say in what is on the agenda. It was noted that the Mayor determines if there is time and is ultimately responsible for the meeting facilitation.

Attorney Widner noted the practice is needed for efficiency and relevancy. He noted that an individual Trustee may ask the entire Board to have something placed on a future agenda and the rest of the Trustees decide if it moves forward.

G. Introduction 2025 Budget

Manager Eddy noted, the proposed budget did not vary greatly from what has been reviewed by the Finance Committee and from the September discussion. In all, the Town is budgeting a two percent increase in revenues and twelve percent increase in expenses primarily around adding a position, increasing benefits and replacing police vehicles. There were increases in the roads contract and 911 Communications Center.

Discussion of possibly putting waiving the 5.5% tax limit on a future election.

Discussion of approval of the draft budget as presented.

Trustee Hopkins thanked the staff and Finance Committee for their work.

VII. REPORTS

H. Mayor & Trustee Reports

Mayor Decicco reported on the meeting with CDOT.

Discussion to add the road easement ordinance and land use density on individual lots at the November meeting.

I. Attorney Report

Attorney Widner did not have a report.

J. Staff Reports

Manager Eddy noted there are ongoing interviews for the Code Ambassador position.

VIII. OTHER BUSINESS

Trustee Stimson noted a desire to potentially reimplement a trails committee. Trustee Hopkins noted there may not be a need for a committee but as we move forward things can be evaluated.

IX. ADJOURN

Motion made by Mayor Decicco, Seconded by Trustee Heckman to adjourn the meeting at 7:55 p.m. Voting Yea: Trustee Stimson, Mayor Decicco, Trustee Heckman, Trustee Willey, Trustee Hopkins, Trustee Slaughter. Motion passed unanimously.

NEXT MEETING - November 19, 2024

November 19, 2024

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.

Town of Blue River

Section II, Item B.

Bill Payment List

October 2024

ACCOUNT	DATE	NUM	VENDOR	AMOUNT
1072 Bill.com Money Out Clearing				
1072 Bill.com Money Out Clearing	10/01/2024		Early Childhood Options	-\$4,654.33
1072 Bill.com Money Out Clearing	10/01/2024		Charles Abbott Associates	-\$11,948.78
1072 Bill.com Money Out Clearing	10/01/2024		Beetle Kill Tree Guys Inc	-\$300.00
1072 Bill.com Money Out Clearing	10/01/2024		Ridge Street Kitchen	-\$515.00
1072 Bill.com Money Out Clearing	10/11/2024		Fresh & Clean Ltd.	-\$69.00
1072 Bill.com Money Out Clearing	10/11/2024		Beetle Kill Tree Guys Inc	-\$10,920.00
1072 Bill.com Money Out Clearing	10/11/2024		Widner Juran LLP	-\$6,421.00
1072 Bill.com Money Out Clearing	10/11/2024		Range West, Inc.	-\$705.00
1072 Bill.com Money Out Clearing	10/11/2024		NEO Fiber	-\$1,218.75
1072 Bill.com Money Out Clearing	10/11/2024		Northwest Colorado Auto and Truck Parts	-\$34.49
1072 Bill.com Money Out Clearing	10/11/2024		Muller Engineering Co	-\$500.50
1072 Bill.com Money Out Clearing	10/11/2024		Neil's Lunceford	-\$1,599.98
1072 Bill.com Money Out Clearing	10/11/2024		Timber Creek Water District	-\$200.00
1072 Bill.com Money Out Clearing	10/11/2024		Upper Blue Sanitation District	-\$174.00
1072 Bill.com Money Out Clearing	10/11/2024		CivicPlus LLC	-\$225.00
1072 Bill.com Money Out Clearing	10/11/2024		Lexipol LLC	-\$3,379.66
1072 Bill.com Money Out Clearing	10/23/2024		Charles Abbott Associates	-\$10,146.83
1072 Bill.com Money Out Clearing	10/23/2024		TSH Tree Service	-\$487.00
1072 Bill.com Money Out Clearing	10/23/2024		Office Depot Business Account	-\$306.96
1072 Bill.com Money Out Clearing	10/23/2024		Applied Concepts, Inc	-\$325.00
1072 Bill.com Money Out Clearing	10/23/2024		Colorado Interactive, LLC	-\$880.00
1072 Bill.com Money Out Clearing	10/30/2024		Summit County 911 Center	-\$15,831.00
1072 Bill.com Money Out Clearing	10/30/2024		LaserGraphics	-\$1,379.00
Total for 1072 Bill.com Money Out Clearing				-\$72,221.28
				-\$72,221.28

From: [John Selstrom](#)
To: [Michelle Eddy](#)
Subject: Flagpole Variance Request - 830 Whispering Pines Circle
Date: Tuesday, November 12, 2024 3:18:56 PM

Hello Ms Eddy — my thanks for your time today. As we discussed, below is my ask to the Town of Blue River Board of Trustees.

*****.

To the Town of Blue River Board of Trustees,

We respectfully request a variance to the town ordinance enacted in 2023 that prohibits flagpoles on residential properties.

Our plan set was initially approved in September 2022, before this ordinance took effect. Based on that approval, we moved forward with our property’s development at 830 Whispering Pines. We received our certificate of occupancy in November 2024, though we had not yet installed the flagpole.

Unaware of the ordinance change, we proceeded in good faith to purchase a flagpole that complements the aesthetic and architectural theme of the neighborhood. This was a considerable investment, made with the understanding that our plan was compliant.

The flagpole itself holds profound significance for us. Our family has collectively served nearly 90 years in the military, and displaying a flag is both an expression of this legacy and a meaningful tribute to those who have served.

We would be sincerely grateful for your consideration in granting this variance, allowing us to install the flagpole as originally planned. Thank you for your attention to our request and for any accommodations you may be able to extend.

Respectfully,

The Selstrom Families

TOWN OF BLUE RIVER, COLORADO

STAFF REPORT

TO: Mayor & Members of the Board of Trustees
 THROUGH: Michelle Eddy, Town Manager
 FROM: Bob Widner, Town Attorney
 DATE: November 13, 2024
 SUBJECT: Public Hearing & **Ratification** of Ordinance No. 2024-03
 Temporary Moratorium for Development Pending Town Study

The Board of Trustees will recall that, on September 13, 2024, following proper notice and a public hearing, the Board adopted Ordinance No. 2024-03 and an Emergency Ordinance. That Ordinance imposed a temporary delay or moratorium on development of certain sized properties in order for the Town to study whether all or a portion of the Town should be established and an Area of State Interest for purposes of the Colorado Areas and Activities of State Interest Act (a/k/a 1041 Regulations).

In order to enhance the opportunities for public input, the Town Staff decided to again submit Ordinance No. 2024-03 to additional public hearings and, additionally, to submit the Ordinance to a public hearing before the Town Planning & Zoning Commission ("P&Z"). Public notices of the public hearings were published in the Summit Daily (Summit County Journal) well ahead of the dates of the P&Z public hearing on November 12, 2024, and a public hearing before the Board of Trustees on November 19, 2024.

The P&Z unanimously recommended the Board's approval/ratification of Ordinance No. 2024. Some comments by the P&Z and the public in attendance raised concerns that the Town, as the study contemplated by the Ordinance proceeded, that the Board consider increasing the size of the properties subject to the moratorium if such increase was warranted based on preliminary data and findings of the study.

A revision/addition to Ordinance No. 2024-03 was recommended to be made to the Ordinance during the Board's reconsideration of the Ordinance. That revision/addition reads in double underlining:

Section 2. Temporary Suspension and Delay Enacted. The Town of Blue River Board of Trustees hereby legislatively imposes a temporary suspension and delay (moratorium) on the following:

- A. Development of an area of land within the Town greater than one (1) acre in size, Two or more individually described or platted properties held in identical ownership which are proposed for unified or coordinated development shall be considered as a single property when determining the total size of development; and
- B. Development on any portion of any property, regardless of size, located within a currently recognized or mapped floodway, floodplain, or wetland area.

The purpose of this revision was to address any properties that, although smaller than 1 acre in size, may be developed together with other property under the same ownership.

The Board is again asked to consider Ordinance No. 2024-03 and, with the unanimous recommendation of the P&Z and following additional public hearings, to re-approve (ratify) the Ordinance.

If the Board remains supportive of the Ordinance as revised, the proper motion would be:

“I move to ratify the Board’s prior approval of Ordinance No. 2024-03 which would continue the effect of a temporary delay or moratorium on certain property within the Town. The purpose of the Ordinance is to allow time to prepare studies necessary to determining if all, or a portion of the Town, should be declared to be an Area of State Interest as natural or natural hazard areas.”

If you have questions or concerns in advance of the November 19, 2024, public hearing, please contact either Michelle Eddy or me at any time.

TOWN OF BLUE RIVER, COLORADO

ORDINANCE NO. 2024-03

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF BLUE RIVER, COLORADO, ESTABLISHING A TEMPORARY MORATORIUM ON CERTAIN DEVELOPMENT ACTIVITIES THAT DISTURB LARGER AREAS OF LAND WITHIN THE TOWN TO ALLOW FOR THE STUDY AND POTENTIAL REGULATION OR AMENDMENT OF REGULATION OF NATURAL HAZARD AREAS OR NATURAL RESOURCES OF STATEWIDE IMPORTANCE FOR PURPOSES OF THE COLORADO AREAS AND ACTIVITIES OF STATE INTEREST ACT, TO STUDY WATERSHED AREAS AND REGULATION THEREOF, AND DECLARING AN EMERGENCY

WHEREAS, the Town of Blue River, Colorado (“Town”) is a statutory municipality incorporated and organized pursuant to the provisions of Section 31-2-101, et seq., C.R.S.; and

WHEREAS, the Town is authorized to exercise police powers and to enact laws that promote the health, safety, and welfare of its citizens and to plan and regulate the use of land within its jurisdiction; and

WHEREAS, Colorado Revised Statutes § 31–15–103 grants municipalities the power to adopt ordinances “necessary and proper to provide for the safety, preserve the health, promote the prosperity, and improve the morals, order, comfort, and convenience” of the municipality and its inhabitants; and

WHEREAS, Colorado Revised Statutes § 31–15–301 grants municipalities police powers, which include the power to regulate the location of uses and the use of land within the community; and

WHEREAS, Colorado Revised Statutes § 31-15-101(3) permits municipalities to coordinate with the United States secretary of the interior to development management plans that address watershed protection; and

WHEREAS, in 1974, the Colorado General Assembly enacted House Bill 74-1041, codified at Colorado Revised Statutes § 24-65.1-101 (titled the Areas and Activities of State Interest Act or “AASIA”) which authorizes local governments to identify, designate and regulate areas and activities of state interest through a local permitting process with the intention of allowing local governments, such as the Town, to maintain control over particular development projects even where the development project has statewide impacts, specifically authorizing local governments to designate areas as natural hazard areas in accordance with the statute (C.R.S. §24-65.1-201); and

WHEREAS, the AASIA (Colorado Revised Statutes § 24-65.1-101(2)(c)) provides that “[a]ppropriate state agencies shall assist local governments to identify, designate, and adopt

guidelines for administration of matters of state interest;” and

WHEREAS, the Colorado division of parks and wildlife, Colorado state forest service, the Colorado department of natural resources, and other divisions and departments of state government are commissioned with the role of assisting local government in the determination of areas subject to the AASIA; and

WHEREAS, in the exercise of its police powers and the regulation of the use of land within the Town, including those areas which are designated as areas and activities of state interest under the AASIA, the Town’s regulations should be made in accordance with a comprehensive or master plan, as is contemplated by Colorado Revised Statutes § 31-23-206; and

WHEREAS, the Town has adopted a Comprehensive Plan, which includes a Mission Statement to guide all use of land, and which provides:

Mission Statement

The Town of Blue River endeavors to nurture our serene mountain community by conserving our natural residential environment, promoting unity with our neighbors and surroundings, channeling the voice of our residents, and enhancing the quality of life for all (emphasis added).

WHEREAS, the Town of Blue River adopted zoning and development regulations codified in Chapters 16, 16A, 16B, 16C, and 17) of the Town of Blue River Municipal Code, which regulations are known as the Town’s Land Use Code (“LUC”); and

WHEREAS, Section 16-1-40 of the LUC explicitly states an intent and policy of the Town to protect the natural character of the Town and to preserve the natural environment:

Sec. 16-1-40. Background, Purpose, and Intent of the Land Use Code.

- (a) Background. The Town of Blue River values and places great importance on the natural character of the area as defined by the existing forest and vegetation, natural water features, wildlife, geology, geography, view corridors, and ridgelines. The Town seeks to recognize and protect these unique characteristics of the Town.

* * *

The Land Use Code was prepared with reasonable consideration, among other things, of the largely residential and environmentally sensitive characteristics of the Town and with a regard for the preservation of these characteristics when authorizing and permitting the development and use of property. The Land Use Code establishes zoning, specific development regulations and standards, and processes designed to preserve and the Town’s valued character, trees, vegetation, views, waterways, wildlife, and

to minimize to the extent lawfully permitted and reasonable the visual impact of development. (Emphasis added)

WHEREAS, the Town adopted the “*Blue River Regulations for Areas and Activities of State Interest*” (1041 Regulations), codified at Chapter 19 of the LUC, as authorized by Colorado Revised Statutes Sections 24-65.1-101, *et seq.*, 31-23-101, *et seq.*, 29-20-101, *et seq.*, 24-32-111, and Article 15 of Title 31 (“Town’s 1041 Regulations”); and

WHEREAS, the Colorado Water Conservation Board is presently partnering with the Federal Emergency Management Agency (FEMA) to update floodplain and risk mapping for Summit County and the Town of Blue River; and

WHEREAS, in light of this present effort by the Colorado Water Conservation Board and FEMA and in order to assure that the Town’s 1041 Regulations fully protect the Town’s residents to the extent allowed by law, the Town Board of Trustees finds a present need to review, evaluate, and consider updates to and amendments, if any, of the Town’s 1041 Regulations to ensure that the Town best protects and advances its stated goals of preserving and protecting the natural character and environmental qualities of the community, including ensuring the health and safety of the Town’s residents through the potential regulation or amended regulation of all or portions of the Town as natural hazard area(s), as such term is defined in AASIA and/or natural resources of statewide importance; and

WHEREAS, temporary land use suspensions and delays of specific development (commonly called moratoria) are judicially approved as a method or means of enabling local governments to plan for, regulate and protect the health, safety, and welfare of the community; and

WHEREAS, activities that involve land disturbance of areas greater than one acre may be detrimental to the health and safety of residents and temporarily suspending such activities is legislatively determined to be prudent, reasonable, and necessary to afford the Town the opportunity to study and consider the impacts of such land disturbance on potential natural hazard areas and areas containing or having a significant impact upon natural resources and watersheds within Town; and

WHEREAS, the Board of Trustees finds that there exist few properties under one (1) acre in size remaining for development within the Town and that development of properties containing less than one (1) acre of land likely will have a *de minimis* or insignificant impact on a potential natural hazard area or an area containing or having a significant impact upon natural resources, such that the moratorium imposed hereby need not be applied to such smaller properties.

BE IT ORDAINED by the Board of Trustees of the Town of Blue River, Colorado, as follows:

Section 1. Incorporation of Recitals. The foregoing recitals are affirmed and incorporated by this reference as legislative findings of the Board of Trustees.

Section 2. Temporary Suspension and Delay Enacted. The Town of Blue River Board of Trustees hereby legislatively imposes a temporary suspension and delay (moratorium) on the following:

- A. Development of an area of land within the Town greater than one (1) acre in size. Two or more individually described or platted properties held in identical ownership which are proposed for unified or coordinated development shall be considered as a single property when determining the total size of development; and
- B. Development on any portion of any property, regardless of size, located within a currently recognized or mapped floodway, floodplain, or wetland area.

For purposes of this Ordinance, the term “development” (or “develop”) shall be defined to mean acceptance or processing of applications for permits to, or the act of, disturbing the land, grading, excavating, filling, constructing, demolishing, reconstructing, renovating, remodeling, or other physical alteration or change to real property such as, but not limited to the creation or removal of buildings of any kind or type, structures, streets, roads, pavement, driveways, walkways, parking areas, drainage structures, retaining walls, fences, stairs, patios, decks, courtyards, signs, the installation, removal, or relocation of utilities; the de-vegetation or revegetation of the land; or change of use, regardless of whether such alteration or change is intended to add value to the real property and regardless of whether such development is currently regulated by the Town.

Property owners may request from the Town Manager a written administrative determination of the applicability of this Ordinance to any proposed development and/or property. A determination by the Town Manager that a specifically described development or specifically identified property is not subject to this Ordinance shall be binding upon the Town for the term of this Ordinance, as it may be amended.

Section 3. Duration of Temporary Suspension and Delay. The temporary suspension and delay shall automatically terminate at 12:00 midnight on **April 17, 2025**, unless terminated earlier by the Board of Trustees or extended in its duration by the enactment of another ordinance. This Ordinance and the temporary suspension and delay imposed hereby shall be self-executing without further action by the Town or the Board of Trustees.

Section 4. Purpose of Temporary Suspension and Delay. The purpose of this Ordinance and the temporary suspension and delay of development is to enable the Town to study, review, evaluate, and consider the updating and amendment of the Town’s 1041 Regulations to ensure that the Town best protects and advances the goals of preserving and protecting the natural character and environmental qualities of the community, including protecting the health and safety of the Town’s residents from natural hazards through the potential regulation of all or portions of the Town as natural hazard areas, as such terms are defined in the AASIA, and/or natural resources of statewide importance. In addition, this Ordinance will permit the Town to coordinate with the secretary of the interior to develop plans to ensure the Blue River watershed, including any impacted federal land within Town, is protected.

Section 5. Staff Direction. During the effective term of this Ordinance, the Town administrative staff shall diligently:

A. Provide a copy of this Ordinance to any owners of property within the Town that: (i) have expressed to the Town staff during the last year an interest in the potential development of land; and (ii) own property which may be subject to the temporary suspension or delay resulting from this Ordinance; and

B. Communicate with the Colorado Department of Local Affairs and any other appropriate state agency to seek assistance and funding of the Town’s study and evaluation of potential natural hazard areas and natural resources of statewide importance; and

C. Communicate with state agencies, divisions, and departments to assist in determining the location and extent of natural hazard, natural resources, floodway, floodplain, wetland, and wildlife areas; and

D. Recommend to the Board of Trustees the need for professional expertise to assist the Town in the performance of the Town’s study and evaluation together with a report or estimate of the cost of such expertise for the Board’s consideration; and

E. Prepare a report for the Board of Trustee’s consideration to assist in the determination of the existence and need for designation of areas and activities of state interest in accordance with the AASIA.

F. Prepare a report for the Board of Trustees that sets forth management plans to ensure the Blue River watershed is protected.

It is expected that the work to be performed by the Town’s s administrative staff will require approximately eight (8) months to complete. The administrative staff shall periodically update the Board of Trustees regarding the progress of the work and an expected completion date, when known.

Section 6. Severability. Should any one or more sections or provisions of this Ordinance be judicially determined invalid or unenforceable, such judgment shall not affect, impair, or invalidate the remaining provisions of this Ordinance, the intention being that the various sections and provisions are severable.

Section 7. No Intent to Repeal 1041 Regulations. Other than to temporarily suspend or delay development and to temporarily suspend or delay applications or permits that may be submitted to or issued by the Town for development, the Board of Trustees does not intend to repeal or otherwise modify or affect the Town’s current LUC or the Town’s current 1041 Regulations, which code and regulations shall remain in full force and effect.

Section 8. Minor Revision or Correction Authorized. The Town Manager, in consultation with the Town Attorney, is authorized to make minor revisions or corrections to the codified version of the provisions of this Ordinance provided that such revisions or corrections are grammatical, typographical, or non-substantive and do not alter or change the meaning and intent of this Ordinance.

Section 9. Emergency Declaration and Effective Date. The Board of Trustees hereby legislatively declares that the passage of this Ordinance is necessary for the immediate preservation of the public peace, health, or safety. Specifically, the passage of this Ordinance as an Emergency Ordinance is necessary to guarantee or ensure that the development of certain larger properties within the Town and areas currently recognized as areas of natural hazards or environmentally sensitive areas does not occur prior to the Town’s study, evaluation, and consideration of potential designations of such areas as areas or activities of state interest. The development of such properties prior to may adversely impact the interests of the Town and the health, safety and welfare of the people of the Town. Upon passage by a supermajority of the members of the Board of Trustees in office, as required by state law, this Ordinance shall become effective immediately upon adoption.

Section 10. Safety Clause. The Board of Trustees finds, determines, and declares that this Ordinance is promulgated pursuant to the Town’s authority and under the general police power of the Town of Blue River, that it is promulgated for the health, safety, and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Board of Trustees further determines that this Ordinance bears a rational relation to the proper legislative objective sought to be obtained.

INTRODUCED, READ, PASSED, INITIALLY ADOPTED, AND ORDERED PUBLISHED at a regular meeting of the Board of Trustees of the Town of Blue River, Colorado, held on the 17th day of September, 2024.

INTRODUCED, READ, AMENDED, AND PASSED, ADOPTED, AND ORDERED PUBLISHED at a regular meeting of the Board of Trustees of the Town of Blue River, Colorado, held on the 17th day of September, 2024.

Nick Decicco, Mayor

ATTEST:

Town Clerk

Published in the Summit County Journal _____ 2024.

Town of Blue River Budget Report 2025

Section IV, Item E.



Prepared by:
Town Manager



*Town Board of Trustees
Mission Statement*

*The Town of Blue River endeavors to nurture
our serene mountain community by
Conserving our natural residential
environment,
Promoting unity with our neighbors and
surroundings,
Channeling the voice of our residents, and
enhancing the quality of life of all*

**Town of Blue River
Table of Contents**

Budget Memorandum	3
2025 Budget Overview	4
2025 Combined Balance Sheet	9
General Fund-Administration	11
General Fund-Public Works	12
General Fund-Public Safety	13
Capital Fund	13
Conservation Trust	14
American Rescue Plan & Broadband	14
Year-to-Year Comparison	15

Budget Memorandum

Date: November 12, 2024
To: Mayor Nicholas Decicco & Blue River Board of Trustees
From: Michelle Eddy, Town Manager/Clerk
RE: 2025 Budget Memo

I am pleased to present the 2025 Budget in accordance with State Statutes and the Blue River Municipal Code. The Town of Blue River is in a good financial position. The Town continues to see steady increases revenues in taxes and fees. In 2024, the Town continued to observe increases in sales with lodging taxes. Revenues for building projects saw an increase as the Town approaches build-out. The increases have enabled the Town to maintain a stable financial position as well as invest in capital land acquisitions and increased road maintenance. The 2025 Budget reflects stable revenues and budget priorities focused on capital and road improvements. It is noted, most revenues are projected to remain fairly flat compared to 2024 and 2023 actuals.

Property tax revenue and considerations:

The Town of Blue River property valuations saw another in overall values. The Colorado State Legislature has passed legislation to reduce property taxes for citizens throughout the State. This will force an overall reduction in assessed valuations. In 1995, the Town of Blue River conducted a vote and “de-bruced” from restrictions of TABOR and the mill levies were successfully set at 12.290 mills. However, a follow up vote to waive the tax limit increase of 5.5% has not been passed. Without waiving the limit, the Town is restricted on how much of an increase in property taxes it may hold each year, despite a fixed mill levy. As was the case in 2024, this current restriction will necessitate Town will need to conduct a one-time mill levy reduction for 2025, of approximately 2.75 mills to 9.54 mills. This the reduction of eligible revenues for the Town for 2025 is \$250,627.03 due to the statutory tax limitations. The Town of Blue River should consider a ballot question for 2025, to allow the Town to waive the limits and retain the excess revenues for capital improvement projects in the future.

For 2025, the Town will work to continues to develop a capital road project for Spruce Creek Road and the development of broadband for priorities in the coming year. In 2023, the Town hired NEO Connect to conduct a feasibility study for broadband. Partnerships with the Town of Breckenridge and Summit County have been developed to apply for a grant through the Colorado Broadband Office. Estimated costs for broadband infrastructure is estimated at \$13 million. In 2024, the Town has increased the road maintenance budget by 46%. The 2025 budget plan is to increase road maintenance again by another 16%. Focus for roads will be to continue improved maintenance and planning in troublesome areas. Durablend products are planned for Spruce Creek Road and Coronet. Additional road base will be added to Bonanza, Calle de Plata, Coronet, Crown, Gold Nugget, Holly, Pennsylvania Creek, Sherwood and Starlit. In addition, cross road culverts will be replaced on Spruce Creek and Gold Nugget. It is estimated that over 90% of the roads in Blue River will have new road base and will be considered to be up to standard by the end of 2025.

The General Fund Budget reflects significant increases in expenses primarily focused on roads, capital expenses, new police vehicles and the addition of a Code Ambassador position. The budget reflects estimated expenses related to the proposed CDOT chain-up station in relation to potential studies and cost incurred for the 1041 review process.

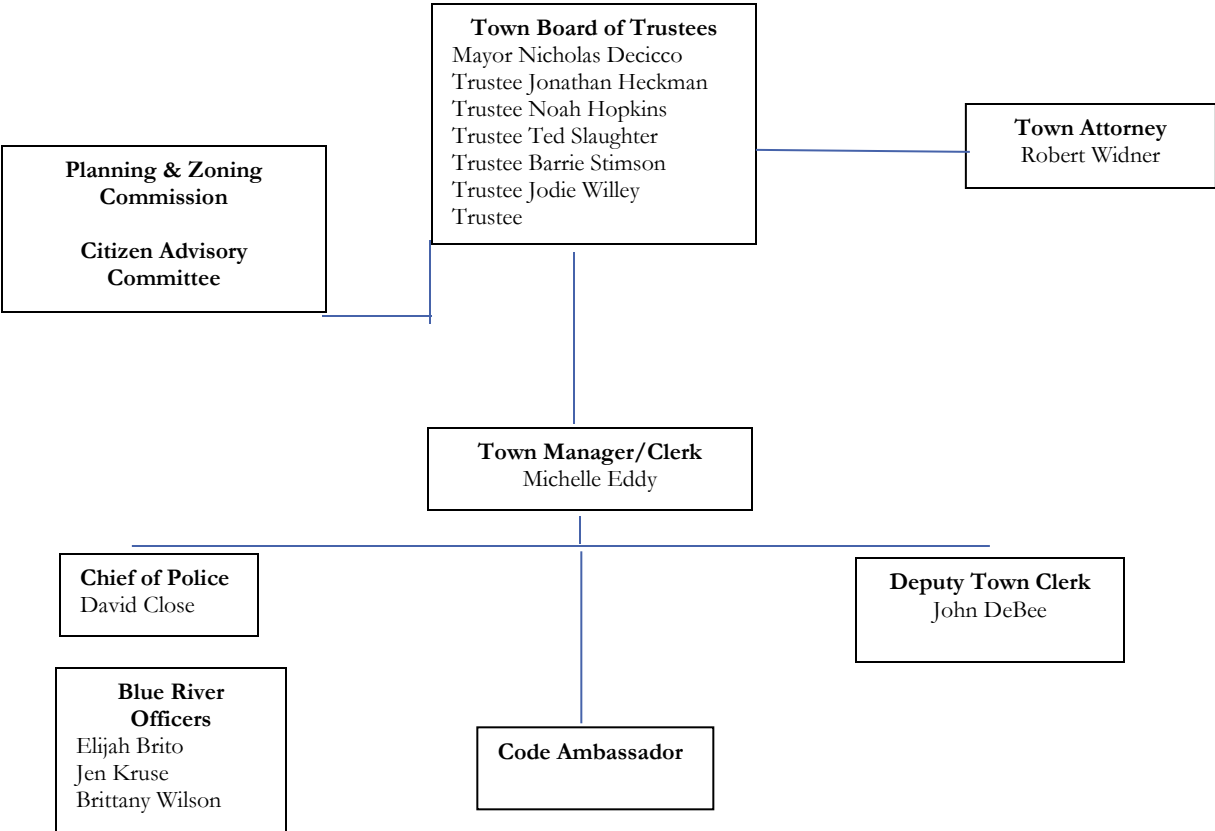
Thank you to the Board of Trustees Finance Committee and Staff for all their hard work on the 2025 Budget.

Michelle Eddy, MMC/CPM
Town Manager/Clerk

Overview

The Town of Blue River was incorporated in 1964. It was developed as a residential community and remains solely, a residential community today. The Town is a Statutory Town with a council-manager form of government. The seven-member Board of Trustees determines policies, enacts local legislation, adopts the budget, and appoints the Town Manager. The Town Manager executes the laws and administers the Town government. The Board of Trustees appoints the Town Attorney, Planning & Zoning Commission, and any established committees. The seven-member Planning & Zoning Commission’s responsibility is to review development applications in accordance with the building code and Architectural Guidelines. The 2020 Census shows the Town full-time population at 877. There are a total of 935 lots within the Town of Blue River. There are estimated to be 82 buildable lots remaining in Blue River. With the exception for four neighborhoods, all roads within the Town of Blue River are dirt roads maintained through a contract.

Organizational Chart



Town of Blue River 2025 Budget

Revenues for the 2025 budget total \$3,033,262. The Town's primary revenue source remains taxes and fees which provides 77% of the total revenues. Other revenues include building permits and fees, court fines, grants, and business and lodging registration income.

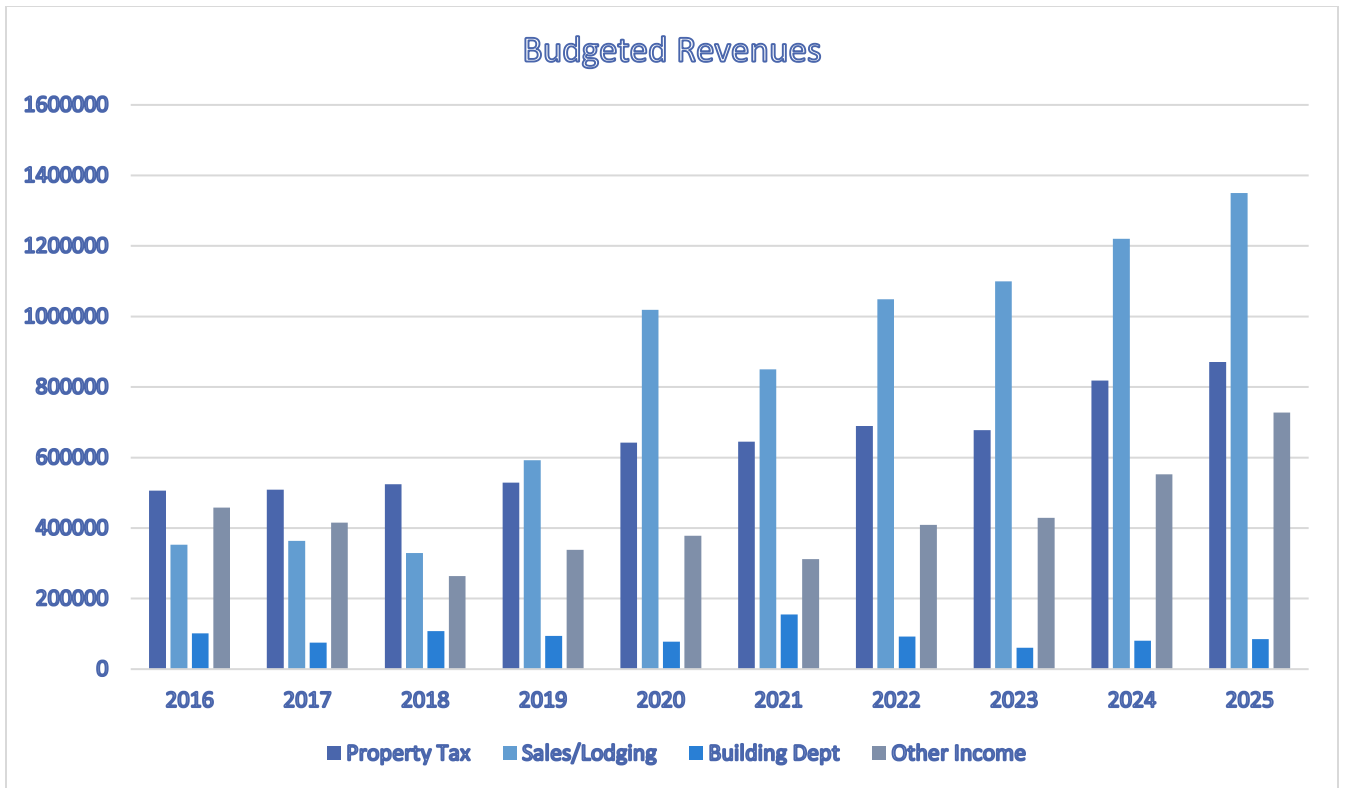
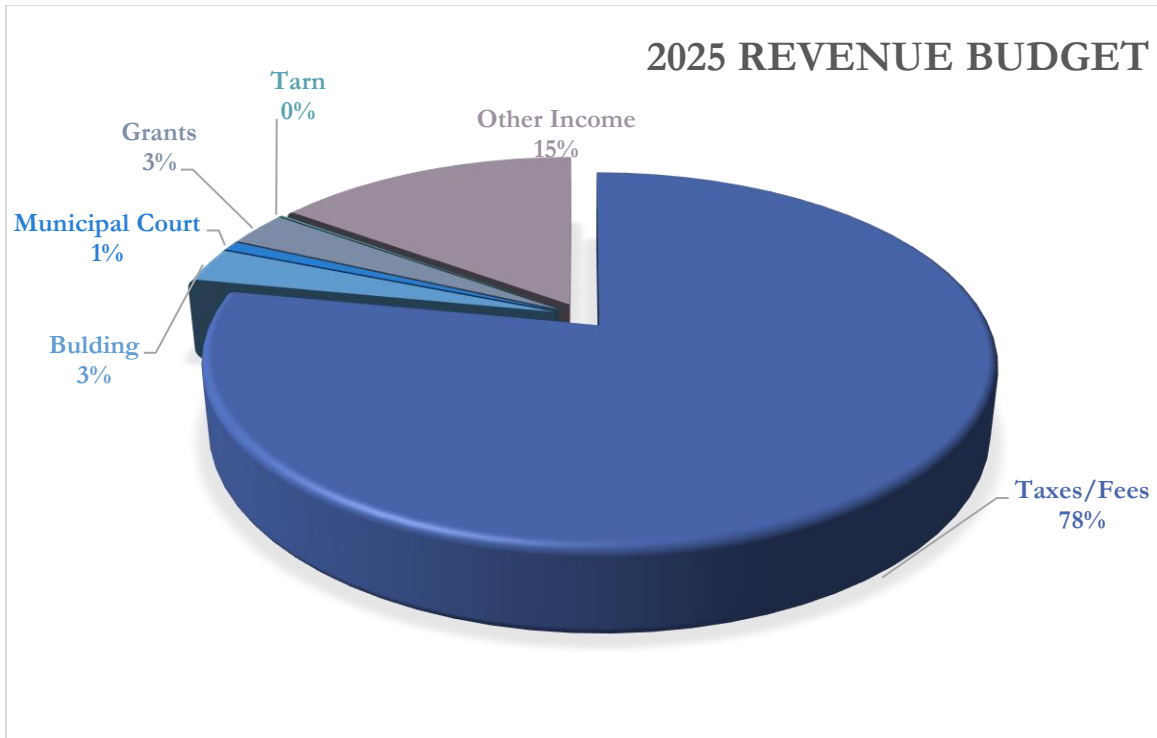
General Fiscal Notes

Sales and lodging taxes are estimated to see a moderate increase in line with 2024 and with current economic projections. The number of homes registering for short-term rentals has increased slightly over the past year. There are currently 225 registered homes in Blue River rented on a short-term (less than 30 days basis.)

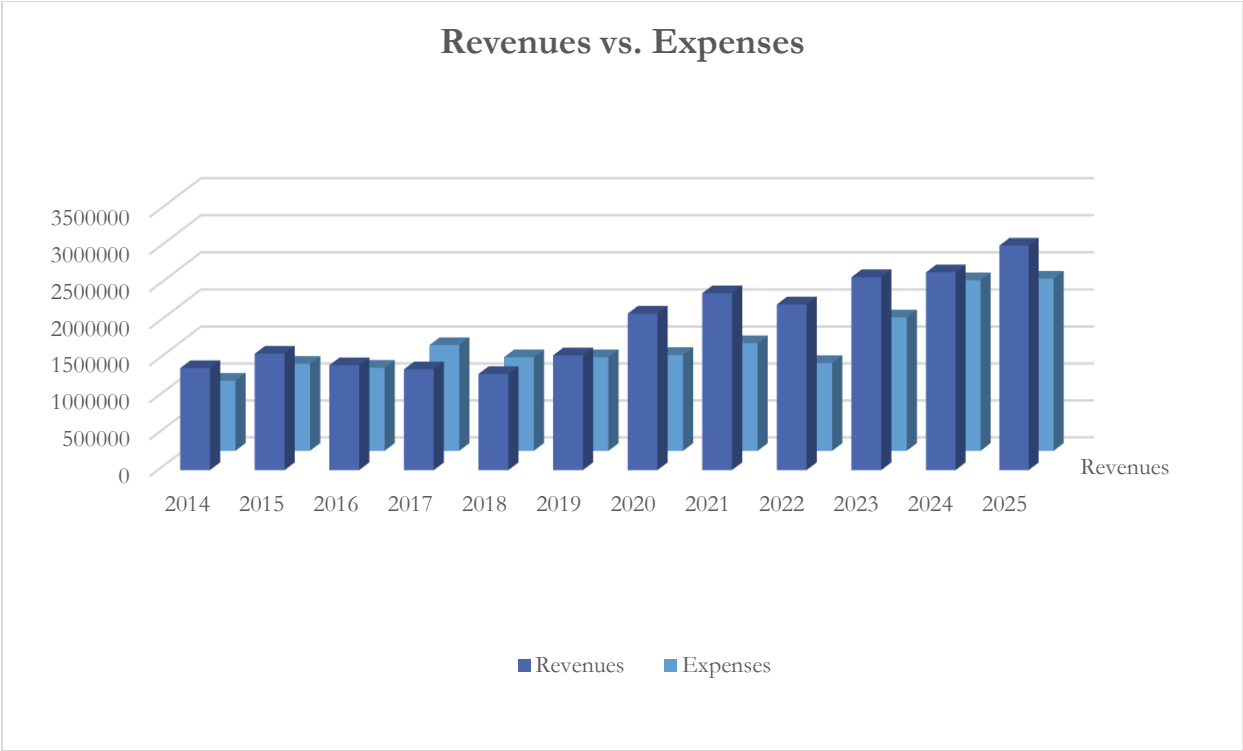
The population in Blue River is continues to see a decline in full-time homeowners. Currently 26% of homes are occupied by full-time homeowners. There have been 23 homes/lots sold through September 2024 totaling \$25,991,000 with an average sales price of \$1,130,043.48 down 32% from 2023.

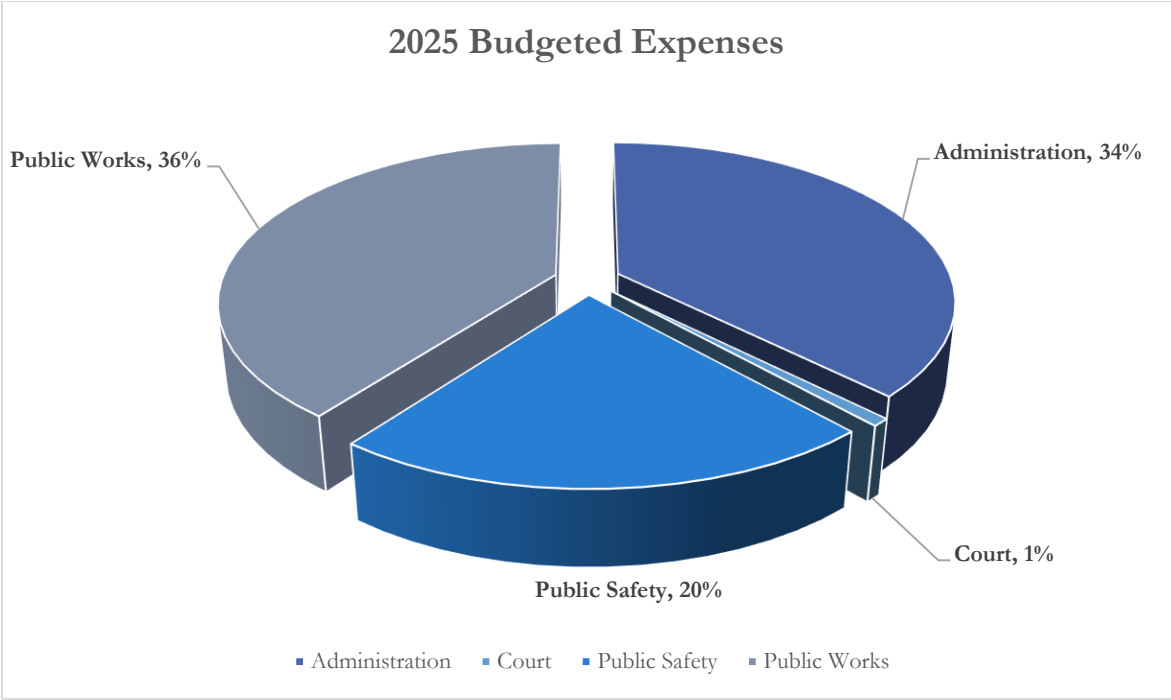
Increases in expenses are primarily due to road maintenance, police vehicles, contributions to 911 Communications Center, increase requests from organizations, additional staffing and benefits. In addition, with the new IGA for the 911 Communications Center signed in 2023, the Town's contribution is expected to be another 22% increase over 2024. The additional staff will include hiring a full-time Code Ambassador to address code violations and oversight. The police department is requesting the lease purchase of three new vehicles. There has not been a new police vehicle since 2020. The staff benefit request includes a request of a four percent cost of living increase and a change in health, dental, vision coverage to be covered 100% by the Town versus 80%. The additional benefit will allow for better staff retention and recruitment. Overall budgeted revenue will be 5% over projected 2024 and expenses increasing by 12% with a positive net revenue balance.





*2024 YTD 9/30/24





The above is for the General Fund and does not reflect Capital Road Improvement nor Broadband fund expenses. The roads within Blue River remain the greatest asset and greatest expense.

The Town has budgeted significant funding increases for Public Works (roads). Capital road improvements and the potential for broadband continue to be a focus for 2025.

**Town of Blue River
2025 Budget
Combined Balance Sheet**

	General Fund	Capital Fund	Conservation Trust
Beginning Balance	\$7,943,671.88	\$2,943,779.46	\$131,019.97
Revenues	\$3,033,262.00	\$200,000.00	\$13,500.00
Expenses	\$2,326,529.04	\$1,116,000.00	\$20,000.00
Fund Balance	\$8,650,404.84	\$2,027,779.46	\$124,519.97
	American Rescue Plan Fund	Broadband Fund	
Beginning Balance	\$173,326.36	\$307,528.90	
Revenues	\$6,000.00	\$105,000.00	
Expenses	\$179,000.00	\$200,000.00	
Fund Balance	\$326.36	\$212,528.90	



**Town of Blue River
General Fund
2025 Budget**

	2022	2023	2024 YTD	2025 Budget
Revenues				
Taxes/Fees	\$2,202,402.83	\$2,167,094.34	\$2,193,074.16	\$2,348,062.00
Building	\$96,061.38	\$130,448.20	\$105,302.91	\$85,000.00
Court	\$17,301.93	\$25,418.20	\$35,829.74	\$38,000.00
Tarn	\$0.00	\$20.00	\$7,903.29	\$8,000.00
Grants	\$100,496.90	\$73,720.13	\$52,811.50	\$105,000.00
Other	\$264,312.50	\$445,990.45	\$409,577.55	\$449,200.00
Total	\$2,680,575.54	\$2,842,691.86	\$2,804,499.15	\$3,033,262.00

	2022	2023	2024 YTD	2025 Budget
Expenses				
Administration	\$610,722.16	\$806,806.83	\$551,237.87	\$791,305.88
Public Safety/Court	\$382,906.27	\$297,200.45	\$270,149.03	\$492,472.16
Public Works	\$500,583.66	\$644,277.96	\$546,518.98	\$842,950.00
Total	\$1,187,948.58	\$1,948,285.24	\$1,567,905.88	\$2,326,529.04

Town of Blue River General Fund-Administration Department 2025 Budget

Budget Narrative-Administration

The Administration Department for the Town of Blue River includes the administrative personnel, elected and appointed officials, employee benefits, community engagement and funding, town hall and employee housing expenses and utilities. The department is the hub of all operations for the town. Currently, there are two full-time paid staff members, seven paid elected Trustees and seven Planning/Zoning Commissioners. The Citizen Advisory Committee is a volunteer committee.

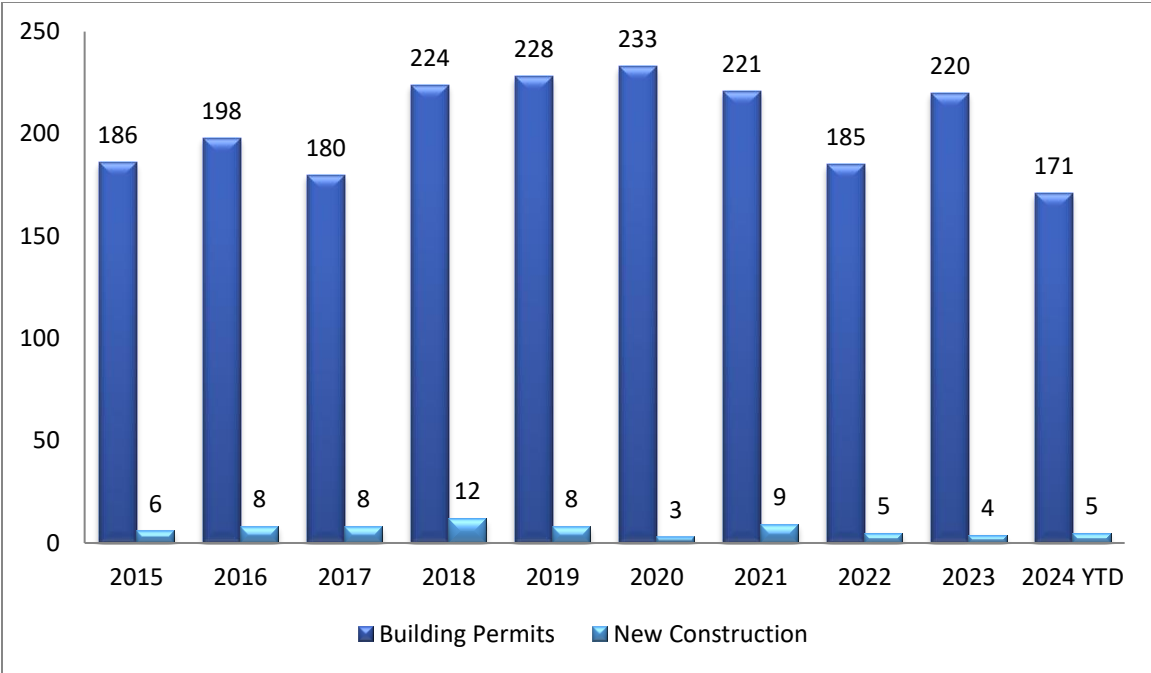
Administration

- The Town's "Weed & Seed" program continues to see success in addressing noxious weeds in town. In 2024, seven dumpster loads of weeds were collected.
- Citizens continue to participate in the defensible space program working towards town-wide forest mitigation. To date over 25% of properties in Blue River have received defensible space mitigation. These programs along with a grant received from the Colorado State Forest Service for right-of-way mitigation will continue for 2025. With the grant award for right-of-way mitigation, the budget for forest management was increased to reflect the matching expense required.
- Monthly Newsletters-The Town continues to expand its community outreach to the residents. Monthly newsletters, social media accounts, texts and emails are sent to provide continuous communication to the residents. There are 1,205 emails that receive the Town newsletter including 1,026 residents.
- The Technology budget also serves all technology needs for the Police Department, building and general administration services.
- The Community Fund and initiatives was further developed in 2024 with the addition of the Town's participation in the Summit County Community Childcare Assistance program in the amount of \$25,000. The Resident Grant program providing resident grants for wildfire defensible space projects, natural night sky lighting and bear resistance cans was funded at \$25,000. For 2025, the Town is budgeting to fund the Childcare Assistance Program, Tree Top, Resident Grant program and the Summit County Wildfire Evacuation Plan.



Town of Blue River General Fund-Public Works

Building Permits by Year



Budget Narrative-Public Works

The Public Works Department provides building permitting, road maintenance, snow removal, and wildfire defensible space program. In 2024, there has been steady new construction as the Town approaches build-out. Overall permits remain steady with many additions and remodels. This may be due to the increased in construction costs coupled with the limited land availability within the Town. There are 76 vacant lots within Town limits. There have been 5 new construction projects permits issued in 2024. It is anticipated this trend will continue in the foreseeable future. The Town of Blue River utilizes Citizen Serve for permitting, code enforcement and licensing. The Town contracts with Charles Abbot, LLC for all building inspections and plan review.

In 2024, 7 homes participated in the wildfire defensible space grant program. Homeowners are increasingly working towards defensible space and fire protection activities. The number of homes participating in defensible space is at 25%. It is a goal to apply for a designation as a Fire Wise Community. The Town received a three-year, \$150,000 matching grant from the Colorado State Forest Service for right-of-way mitigation in 2023. This is a voluntary program to address hazard trees in the Town right-of-way beginning in 2024 and continuing until 2026.

Roads within the Town of Blue River are primarily dirt roads requiring annual grading and mag-chloride applications. Significant road base was added to areas, as well as ditching and crowning

were conducted to help facilitate proper drainage. Ongoing mitigation has assisted in road maintenance efforts improving drainage and overall wear and tear. In 2024, Spruce Creek Road and Blue River Road received an application of a product DuraBlend in an effort to prolong the maintenance of the road. This in addition to the application of mag-chloride enhanced the longevity of the road. It is planned to treat these roads with the product again as well as apply an additional product called DuraBlend-X to Coronet. The Town in cooperation with the Road Contractor will continue to add road base to needed areas identified to bring them up to standard. With the work that is planned and with what has been conducted, 90% of the roads in Blue River will have been treated by the end of 2025. The Contractor will include both spring and fall time culvert clearing in addition to grading. In 2024, a road culvert was installed on Coronet to address flooding in the area. Road culverts are planned for Spruce Creek and Gold Nugget in 2025. In an effort to better maintain the roads between full grading applications, the Contractor will deploy a staff member once a month to evaluate and address any areas needing attention

In 2024, the Town made plans to hire a full-time Code Ambassador. The Code Ambassador will be addressing various code issues and violations throughout Town and assisting with short-term rental compliance.

**Town of Blue River
General Fund-Public Safety**

Budget Narrative-Public Safety

Since 2017, the Town of Blue River has operated an independent “Marshal’s Office”. In 2019, the Marshal’s Office officially changed to become the Blue River Police Department. There are four full-time officers. The Blue River Police Department provides 24/7 coverage of the Town. The Blue River Police Department is committed to crime prevention and working cooperatively with the community to identify and solve neighborhood problems.

**Town of Blue River
Capital Fund
2025 Budget**

Budget Narrative-Capital

The Town remains focused on road improvement projects. Past projects include widening the entrance of Spruce Creek Road; guardrail installation and road base to Lakeshore Drive; drainage work in 97 Circle and drainage road improvements along Blue River Road. Capital improvements have included the installation of 35 cisterns in 17 locations throughout the Town.

At the end of 2018, the Town of Blue River adopted the Capital Improvement Plan. This plan outlines capital improvements identified by the Board of Trustees, Planning & Zoning Commission, Town Appointed Committees, and residents. The focus is road improvements but also additional cisterns, trails, and recreation path. The plan identifies estimated cost, locations and types of improvements needed.



In 2025, the Town will continue to focus attention to addressing the drainage and ongoing maintenance issue on Spruce Creek Road. The proposed project seeks to reduce the impacts of traffic utilizing the road both from locals and tourists seeking to access Forest Service trails; increase safety and drainage. Designs for the project will be placed out to bid early 2025.

Town of Blue River Conservation Trust Fund 2025 Budget



Budget Narrative-Conservation Trust

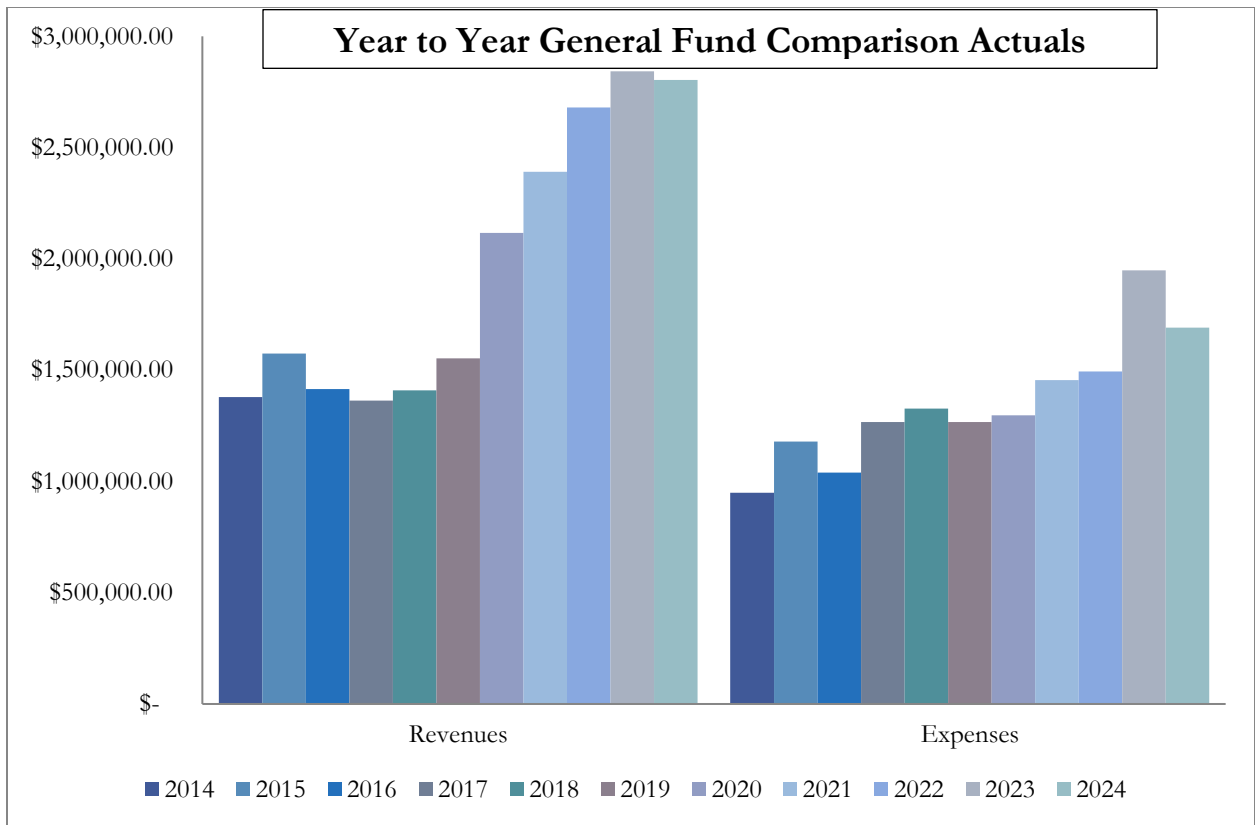
The Conservation Trust revenues received are paid quarterly through the Department of Local Affairs on a per capita basis to 470 eligible local governments: counties, cities, towns, and Title 32 special districts that provide park and recreation services in their service plans. Funding can be used for the acquisition, development, and maintenance of new conservation sites or for capital improvements or maintenance for recreational purposes on any public site. A public site is defined by the department as a publicly owned site, or a site in which a public entity/local government holds an

interest in land or water.

With the adoption of the Blue River Open Space & Trails Plan there is opportunity to utilize the funds towards the development of a trail system in Blue River. Plans for the Conservation Trust Funds in 2025 include allocation of funding for trail improvements along newly acquired properties in the Clyde Lode and Coronet subdivisions. In addition, the Town may utilize the funds for any improvements at the Goose Pasture Tarn.

Town of Blue River American Rescue Plan & Broadband Funds 2025 Budget

In 2021, the Town of Blue River received \$232,000 from the American Rescue Plan. Funds are restricted for use for broadband and infrastructure. In 2023, the Town contracted with NEO Connect to conduct a feasibility study for broadband. From that study, it was determined the Town would need partnerships and significant funding to bring fiber to the valley. The Town continues to work with NEO Connect and partnerships with Summit County, Town of Breckenridge to find solutions to bring broadband to the area.



TOWN OF BLUE RIVER, COLORADO

ORDINANCE NO. 2024-03

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF BLUE RIVER, COLORADO, ESTABLISHING A TEMPORARY MORATORIUM ON CERTAIN DEVELOPMENT ACTIVITIES THAT DISTURB LARGER AREAS OF LAND WITHIN THE TOWN TO ALLOW FOR THE STUDY AND POTENTIAL REGULATION OR AMENDMENT OF REGULATION OF NATURAL HAZARD AREAS OR NATURAL RESOURCES OF STATEWIDE IMPORTANCE FOR PURPOSES OF THE COLORADO AREAS AND ACTIVITIES OF STATE INTEREST ACT, TO STUDY WATERSHED AREAS AND REGULATION THEREOF, AND DECLARING AN EMERGENCY

WHEREAS, the Town of Blue River, Colorado (“Town”) is a statutory municipality incorporated and organized pursuant to the provisions of Section 31-2-101, et seq., C.R.S.; and

WHEREAS, the Town is authorized to exercise police powers and to enact laws that promote the health, safety, and welfare of its citizens and to plan and regulate the use of land within its jurisdiction; and

WHEREAS, Colorado Revised Statutes § 31–15–103 grants municipalities the power to adopt ordinances “necessary and proper to provide for the safety, preserve the health, promote the prosperity, and improve the morals, order, comfort, and convenience” of the municipality and its inhabitants; and

WHEREAS, Colorado Revised Statutes § 31–15–301 grants municipalities police powers, which include the power to regulate the location of uses and the use of land within the community; and

WHEREAS, Colorado Revised Statutes § 31-15-101(3) permits municipalities to coordinate with the United States secretary of the interior to development management plans that address watershed protection; and

WHEREAS, in 1974, the Colorado General Assembly enacted House Bill 74-1041, codified at Colorado Revised Statutes § 24-65.1-101 (titled the Areas and Activities of State Interest Act or “AASIA”) which authorizes local governments to identify, designate and regulate areas and activities of state interest through a local permitting process with the intention of allowing local governments, such as the Town, to maintain control over particular development projects even where the development project has statewide impacts, specifically authorizing local governments to designate areas as natural hazard areas in accordance with the statute (C.R.S. §24-65.1-201); and

WHEREAS, the AASIA (Colorado Revised Statutes § 24-65.1-101(2)(c)) provides that “[a]ppropriate state agencies shall assist local governments to identify, designate, and adopt

guidelines for administration of matters of state interest;” and

WHEREAS, the Colorado division of parks and wildlife, Colorado state forest service, the Colorado department of natural resources, and other divisions and departments of state government are commissioned with the role of assisting local government in the determination of areas subject to the AASIA; and

WHEREAS, in the exercise of its police powers and the regulation of the use of land within the Town, including those areas which are designated as areas and activities of state interest under the AASIA, the Town’s regulations should be made in accordance with a comprehensive or master plan, as is contemplated by Colorado Revised Statutes § 31-23-206; and

WHEREAS, the Town has adopted a Comprehensive Plan, which includes a Mission Statement to guide all use of land, and which provides:

Mission Statement

The Town of Blue River endeavors to nurture our serene mountain community by conserving our natural residential environment, promoting unity with our neighbors and surroundings, channeling the voice of our residents, and enhancing the quality of life for all (emphasis added).

WHEREAS, the Town of Blue River adopted zoning and development regulations codified in Chapters 16, 16A, 16B, 16C, and 17) of the Town of Blue River Municipal Code, which regulations are known as the Town’s Land Use Code (“LUC”); and

WHEREAS, Section 16-1-40 of the LUC explicitly states an intent and policy of the Town to protect the natural character of the Town and to preserve the natural environment:

Sec. 16-1-40. Background, Purpose, and Intent of the Land Use Code.

- (a) Background. The Town of Blue River values and places great importance on the natural character of the area as defined by the existing forest and vegetation, natural water features, wildlife, geology, geography, view corridors, and ridgelines. The Town seeks to recognize and protect these unique characteristics of the Town.

* * *

The Land Use Code was prepared with reasonable consideration, among other things, of the largely residential and environmentally sensitive characteristics of the Town and with a regard for the preservation of these characteristics when authorizing and permitting the development and use of property. The Land Use Code establishes zoning, specific development regulations and standards, and processes designed to preserve and the Town’s valued character, trees, vegetation, views, waterways, wildlife, and

to minimize to the extent lawfully permitted and reasonable the visual impact of development. (Emphasis added)

WHEREAS, the Town adopted the “*Blue River Regulations for Areas and Activities of State Interest*” (1041 Regulations), codified at Chapter 19 of the LUC, as authorized by Colorado Revised Statutes Sections 24-65.1-101, *et seq.*, 31-23-101, *et seq.*, 29-20-101, *et seq.*, 24-32-111, and Article 15 of Title 31 (“Town’s 1041 Regulations”); and

WHEREAS, the Colorado Water Conservation Board is presently partnering with the Federal Emergency Management Agency (FEMA) to update floodplain and risk mapping for Summit County and the Town of Blue River; and

WHEREAS, in light of this present effort by the Colorado Water Conservation Board and FEMA and in order to assure that the Town’s 1041 Regulations fully protect the Town’s residents to the extent allowed by law, the Town Board of Trustees finds a present need to review, evaluate, and consider updates to and amendments, if any, of the Town’s 1041 Regulations to ensure that the Town best protects and advances its stated goals of preserving and protecting the natural character and environmental qualities of the community, including ensuring the health and safety of the Town’s residents through the potential regulation or amended regulation of all or portions of the Town as natural hazard area(s), as such term is defined in AASIA and/or natural resources of statewide importance; and

WHEREAS, temporary land use suspensions and delays of specific development (commonly called moratoria) are judicially approved as a method or means of enabling local governments to plan for, regulate and protect the health, safety, and welfare of the community; and

WHEREAS, activities that involve land disturbance of areas greater than one acre may be detrimental to the health and safety of residents and temporarily suspending such activities is legislatively determined to be prudent, reasonable, and necessary to afford the Town the opportunity to study and consider the impacts of such land disturbance on potential natural hazard areas and areas containing or having a significant impact upon natural resources and watersheds within Town; and

WHEREAS, the Board of Trustees finds that there exist few properties under one (1) acre in size remaining for development within the Town and that development of properties containing less than one (1) acre of land likely will have a *de minimis* or insignificant impact on a potential natural hazard area or an area containing or having a significant impact upon natural resources, such that the moratorium imposed hereby need not be applied to such smaller properties.

BE IT ORDAINED by the Board of Trustees of the Town of Blue River, Colorado, as follows:

Section 1. Incorporation of Recitals. The foregoing recitals are affirmed and incorporated by this reference as legislative findings of the Board of Trustees.

Section 2. Temporary Suspension and Delay Enacted. The Town of Blue River Board of Trustees hereby legislatively imposes a temporary suspension and delay (moratorium) on the following:

- A. Development of an area of land within the Town greater than one (1) acre in size. Two or more individually described or platted properties held in identical ownership which are proposed for unified or coordinated development shall be considered as a single property when determining the total size of development; and
- B. Development on any portion of any property, regardless of size, located within a currently recognized or mapped floodway, floodplain, or wetland area.

For purposes of this Ordinance, the term “development” (or “develop”) shall be defined to mean acceptance or processing of applications for permits to, or the act of, disturbing the land, grading, excavating, filling, constructing, demolishing, reconstructing, renovating, remodeling, or other physical alteration or change to real property such as, but not limited to the creation or removal of buildings of any kind or type, structures, streets, roads, pavement, driveways, walkways, parking areas, drainage structures, retaining walls, fences, stairs, patios, decks, courtyards, signs, the installation, removal, or relocation of utilities; the de-vegetation or revegetation of the land; or change of use, regardless of whether such alteration or change is intended to add value to the real property and regardless of whether such development is currently regulated by the Town.

Property owners may request from the Town Manager a written administrative determination of the applicability of this Ordinance to any proposed development and/or property. A determination by the Town Manager that a specifically described development or specifically identified property is not subject to this Ordinance shall be binding upon the Town for the term of this Ordinance, as it may be amended.

Section 3. Duration of Temporary Suspension and Delay. The temporary suspension and delay shall automatically terminate at 12:00 midnight on **April 17, 2025**, unless terminated earlier by the Board of Trustees or extended in its duration by the enactment of another ordinance. This Ordinance and the temporary suspension and delay imposed hereby shall be self-executing without further action by the Town or the Board of Trustees.

Section 4. Purpose of Temporary Suspension and Delay. The purpose of this Ordinance and the temporary suspension and delay of development is to enable the Town to study, review, evaluate, and consider the updating and amendment of the Town’s 1041 Regulations to ensure that the Town best protects and advances the goals of preserving and protecting the natural character and environmental qualities of the community, including protecting the health and safety of the Town’s residents from natural hazards through the potential regulation of all or portions of the Town as natural hazard areas, as such terms are defined in the AASIA, and/or natural resources of statewide importance. In addition, this Ordinance will permit the Town to coordinate with the secretary of the interior to develop plans to ensure the Blue River watershed, including any impacted federal land within Town, is protected.

Section 5. Staff Direction. During the effective term of this Ordinance, the Town administrative staff shall diligently:

A. Provide a copy of this Ordinance to any owners of property within the Town that: (i) have expressed to the Town staff during the last year an interest in the potential development of land; and (ii) own property which may be subject to the temporary suspension or delay resulting from this Ordinance; and

B. Communicate with the Colorado Department of Local Affairs and any other appropriate state agency to seek assistance and funding of the Town’s study and evaluation of potential natural hazard areas and natural resources of statewide importance; and

C. Communicate with state agencies, divisions, and departments to assist in determining the location and extent of natural hazard, natural resources, floodway, floodplain, wetland, and wildlife areas; and

D. Recommend to the Board of Trustees the need for professional expertise to assist the Town in the performance of the Town’s study and evaluation together with a report or estimate of the cost of such expertise for the Board’s consideration; and

E. Prepare a report for the Board of Trustee’s consideration to assist in the determination of the existence and need for designation of areas and activities of state interest in accordance with the AASIA.

F. Prepare a report for the Board of Trustees that sets forth management plans to ensure the Blue River watershed is protected.

It is expected that the work to be performed by the Town’s s administrative staff will require approximately eight (8) months to complete. The administrative staff shall periodically update the Board of Trustees regarding the progress of the work and an expected completion date, when known.

Section 6. Severability. Should any one or more sections or provisions of this Ordinance be judicially determined invalid or unenforceable, such judgment shall not affect, impair, or invalidate the remaining provisions of this Ordinance, the intention being that the various sections and provisions are severable.

Section 7. No Intent to Repeal 1041 Regulations. Other than to temporarily suspend or delay development and to temporarily suspend or delay applications or permits that may be submitted to or issued by the Town for development, the Board of Trustees does not intend to repeal or otherwise modify or affect the Town’s current LUC or the Town’s current 1041 Regulations, which code and regulations shall remain in full force and effect.

Section 8. Minor Revision or Correction Authorized. The Town Manager, in consultation with the Town Attorney, is authorized to make minor revisions or corrections to the codified version of the provisions of this Ordinance provided that such revisions or corrections are grammatical, typographical, or non-substantive and do not alter or change the meaning and intent of this Ordinance.

Section 9. Emergency Declaration and Effective Date. The Board of Trustees hereby legislatively declares that the passage of this Ordinance is necessary for the immediate preservation of the public peace, health, or safety. Specifically, the passage of this Ordinance as an Emergency Ordinance is necessary to guarantee or ensure that the development of certain larger properties within the Town and areas currently recognized as areas of natural hazards or environmentally sensitive areas does not occur prior to the Town’s study, evaluation, and consideration of potential designations of such areas as areas or activities of state interest. The development of such properties prior to may adversely impact the interests of the Town and the health, safety and welfare of the people of the Town. Upon passage by a supermajority of the members of the Board of Trustees in office, as required by state law, this Ordinance shall become effective immediately upon adoption.

Section 10. Safety Clause. The Board of Trustees finds, determines, and declares that this Ordinance is promulgated pursuant to the Town’s authority and under the general police power of the Town of Blue River, that it is promulgated for the health, safety, and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Board of Trustees further determines that this Ordinance bears a rational relation to the proper legislative objective sought to be obtained.

INTRODUCED, READ, PASSED, INITIALLY ADOPTED, AND ORDERED PUBLISHED at a regular meeting of the Board of Trustees of the Town of Blue River, Colorado, held on the 17th day of September, 2024.

INTRODUCED, READ, AMENDED, AND PASSED, ADOPTED, AND ORDERED PUBLISHED at a regular meeting of the Board of Trustees of the Town of Blue River, Colorado, held on the 17th day of September, 2024.

Nick Decicco, Mayor

ATTEST:

Town Clerk

Published in the Summit County Journal _____ 2024.

TOWN OF BLUE RIVER, COLORADO

STAFF REPORT

TO: Mayor & Members of the Board of Trustees
THROUGH: Michelle Eddy, Town Manager
FROM: Bob Widner, Town Attorney
DATE: November 13, 2024
SUBJECT: Work Session – Measurement of Setbacks from Existing Town Roads

During the November 19, 2024, Board Work Session, we will discuss the topic of measuring setbacks and, in particular, the measuring of setbacks from the edge of established Town roads.

The attached draft ordinance would be needed to implement the solution described in this Staff Report.

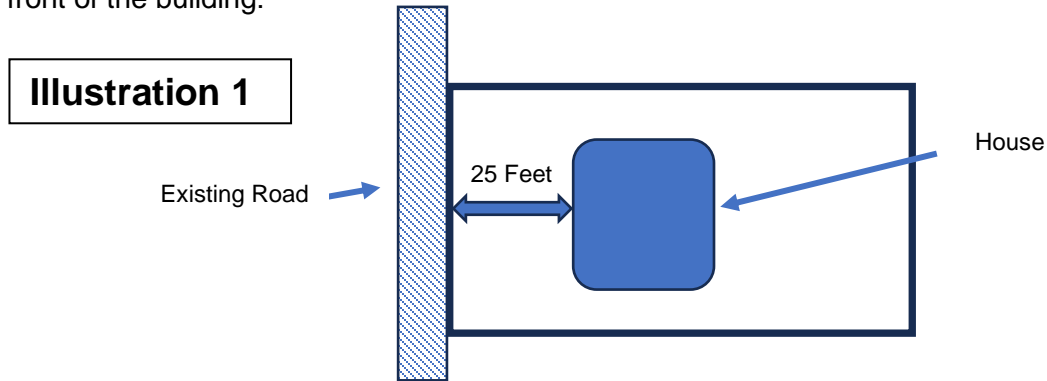
Problem

As the Board recalls, one or more developments in the Town resulted in the construction of buildings in what might be seen as close proximity to an existing road. These developments illustrated the specialized problem within Blue River created by using lot boundaries to measure setbacks where a constructed or existing road is located within the boundary of the lot.

Background

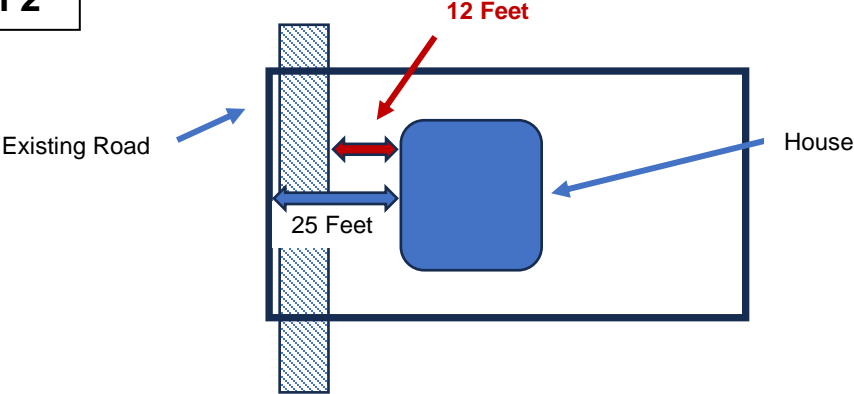
Setbacks are commonly understood and used in land use to require the reservation of space between two points.

For example, a “front yard setback” may be declared by the land use code to be “25 feet.” The declared 25-foot front setback would traditionally be measured from the front lot line to the closest part of a building or structure. Where the lot line of a lot is contemporaneous or matches the edge of a right-of-way, the method of setback works properly and allows enough space between travelling vehicles on the road and the front of the building:



But where a road is located *within* the boundaries of a lot, the setback measured from the lot line may cause the building to be located too close to the road:

Illustration 2

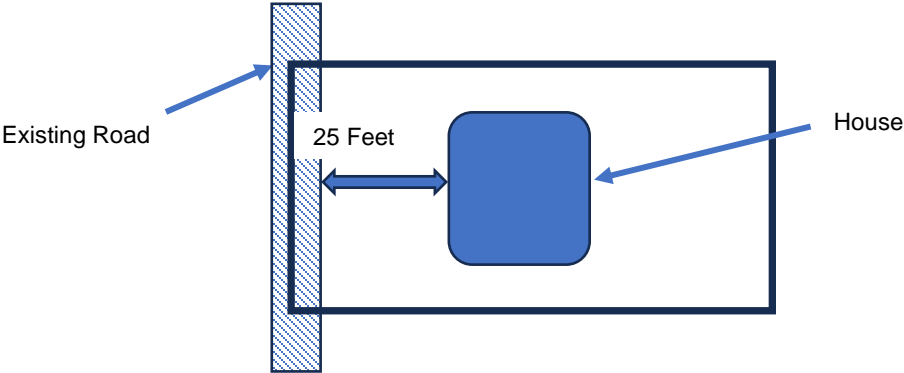


This situation is not typically found in many communities. Blue River, however, was developed through a series of subdivision plats where the platted road easement (the location where a road should be placed) does not correspond to the location where the road was actually constructed. As a result and when using the traditional method of measuring setbacks, there is potential that a building may be located “too close” to the actually constructed road.

Solution

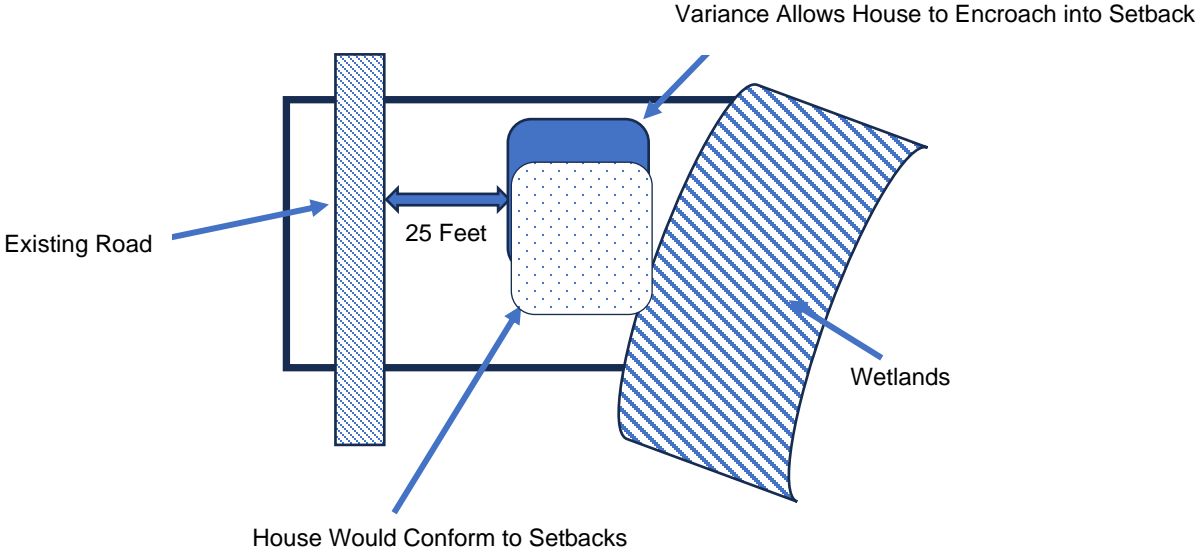
The solution to try and resolve this potential conflict involves requiring the setback for new structures to be measured either:

- (1) from the lot line, when the lot line is closer to the structure than the actual existing road (See **Illustration 1** above); or
- (2) from the actual existing road, when the existing road is located within the lot.



Special Consideration

There *may* be a few situations where the existing road sits well within the lot, thereby making it more challenging to locate the house within the lot due to some special circumstance such as a wetland or other feature. The remedy to such a situation will be to resort to the granting of a variance to enable the property owner to encroach into other setbacks within the property to make reasonable use of the lot.



DRAFT FOR DISCUSSION PURPOSES

TOWN OF BLUE RIVER, COLORADO

ORDINANCE NO. 2024-05

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF BLUE RIVER, COLORADO, AMENDING SECTIONS OF ARTICLE 4 OF CHAPTER 16B AND AMENDING THE DEFINITION OF “SETBACK” IN ARTICLE 3 OF CHAPTER 16, IN THE BLUE RIVER MUNICIPAL CODE (CHAPTERS OF THE BLUE RIVER LAND USE CODE) ALL PERTAINING TO THE MEASUREMENT OF SETBACKS FROM RIGHTS-OF-WAYS, ROAD EASEMENTS, AND RIVER EASEMENTS

WHEREAS, the Town of Blue River was incorporated in 1964 as a statutory municipality organized pursuant to the provisions of Section 31-2-101, et seq., C.R.S.; and

WHEREAS, [*Sections to be inserted to outline the historic nature of the Town’s control and use of a prescriptive easement for roads*];

WHEREAS:

- A. Colorado state law authorizes municipalities to regulate land use and development including but not limited to ensuring adequate setbacks to best protect the health, safety and welfare of the public.
- B. In 2023, the Board of Trustees for the Town of Blue River (“Board”) adopted in 2023 the Blue River Land Use Code (“LUC”) which is a part of the Blue River Municipal Code, to govern and regulate the use of land within the Town; and
- C. The LUC regulates the location of buildings and structures within a lot by the use, in part, of “setbacks” which are commonly understood to be a set distance from a property line or from a point, line, easement, land feature (such as water body, floodplain, or steep slope), or other recognized element found within or adjacent to a lot; and
- D. The Board of Trustees finds that the construction of buildings and structures in close proximity to public roads, and also in areas of floodways and floodplains, presents a potential harm to both the occupants of the building or structure and the public; and
- E. The Board of Trustees finds that it is commonly accepted planning and land

development practices to require a setback of buildings and structures from roads to protect the health safety and welfare of the public; and

- F. The determination of the appropriate setbacks and appropriate means of measuring a setback is a legislative determination of a municipality.

BE IT ORDAINED by the Board of Trustees of the Town of Blue River, Colorado, as follows:

Section 1. Amendment of Section 16B-4-30(b)(3). Subsection (b)(3) of Section 16B-4-30 of the Municipal Code of the Town of Blue River titled *Easements* is amended to read as follows:

- (3) Road Easements (Recorded, Public and/orPrivate) and Access Easements.

Easements for roads or access (both public and private) are often created and recorded with the Summit County Clerk and Recorder’s Office to reserve property for vehicular traffic and to provide for permanent access to property. Such easements are not available for any development or improvement other than overhead and subsurface utilities that will not interfere with the existing or future use of the road within the road easement or the access secured by the easement.

Section 2. Amendment of Section 16B-4-30(b) by Renumbering Subsections (4), (5), (6), and (7). Subsection (b)(4) through Subsection (7) of Section 16B-4-30(b) of the Municipal Code of the Town of Blue River titled *Easements* is amended by renumbering as follows:

Current Subsection Number	New Subsection Number
(b)(4)	(b)(6)
(b)(5)	(b)(7)
(b)(6)	(b)(8)
(b)(7)	(b)(9)

Section 3. Amendment of Section 16B-4-30(b) by Addition of New Subsections (4) and (5). Subsection (b) of Section 16B-4-30 of the Municipal Code of the Town of Blue River titled *Easements* is amended by the addition of new subsections (4) and (5) to read as follows:

- (4) Town Road Easement.

The Town has claimed and established a prescriptive Town Road Easement (the “Town Road Easement”) for the entire travelled portion of all constructed roads that the Town has, historically and for more than 20 years, openly, adversely, notoriously, and exclusively managed, maintained, repaired, plowed, and controlled for the purpose of providing for a road system accessible to the general public. The Town maintains a publicly available map illustrating the names and general locations of the Town Road Easements and Town Road System. The Town will physically mark the boundaries of the Town Road Easement for a property owner upon reasonable request. The Town’s claimed Road Easement does not include lawfully recognized and recorded private roads that the Town has historically maintained in accordance with a written maintenance or management agreement with a homeowner’s association, neighborhood or civic association, or property owner.

(5) Town Road Maintenance Easement.

The Town has claimed and established a prescriptive Town Road Maintenance Easement (the “Town Road Maintenance Easement”) for the property immediately adjacent to a Town Road Easement (see Section 16B-4-30(b)(4)). The Town Road Maintenance Easement includes ten (10) feet of property along the Town Road Easement which the Town has, historically and for more than 20 years, openly, adversely, notoriously, and exclusively managed and controlled for the purpose of maintaining the Town Road Easement. Such management and control includes the use of the easement for lateral support of the Town Road Easement, borrow ditch, drainage improvement, Town authorized signage such as traffic control signs, and snow storage.

Section 3. Amendment of Section 16B-4-2. Section 16B-4-30 of the Municipal Code of the Town of Blue River titled *Setbacks* is amended to read as follows:

Sec. 16B-4-20. Setbacks.

Setbacks (front, rear, and sides) are established by the Zone District that is assigned to a lot. See Chapter 16A - Zoning. Setbacks are a specified distance measured from either: (a) the front, rear, and sides of the property line that defines the boundaries of the lot; or (b) the boundary of an easement as required by Section 16B-43-40 (Buildable Area). Setbacks effectively define the initial location within the lot in which the principal permitted building or structure may be lawfully constructed, erected, or maintained except as expressly permitted by the Land Use Code. Such initial location is subject to limitations imposed by easements and other encumbrances.

Section . Amendment of Section 16B-4-40(a)(1). Section 16B-4-40(a)(1) of the Municipal Code of the Town of Blue River titled *Buildable Area* is amended to read as follows:

(a) Determining Building, Structure, and Accessory Improvement Location. When seeking Town approval of the location within a lot of any building, structure, accessory improvement, or other improvement regulated by the Land Use Code, the owner or applicant shall demonstrate a consideration of the following when deciding the appropriate location of the building, structure, accessory improvement, or other improvement:

1. The *lot's* setbacks imposed by the applicable zone district. (see Chapter 16A – Zoning);

Although front, side, and rear setbacks established by a zone district are typically measured from the lot lines of the property, certain easements shall require measurement from the boundary of the easement nearest the building or structure when the easement encroaches into the lot. Such easements are:

- a. Road Easements (Recorded Public and Private). See Section 16B-4-30(b)(3).
- b. Town Road Easements. See Section 16B-4-30(b)(4).
- c. Recorded River Easements. See Section 16B-4-30(6).

Section . Amendment of Section 16-3-20. Section 16-3-20 of the Municipal Code of the Town of Blue River titled *Definitions* is amended for the definition of “Setback” to read as follows:

Setback means the distance required by the lot’s zone district (see Chapter 16A) between the drip edge of a building or proposed building and the closer of the lot line or the edge of any public right-of-way, ~~or Road-Recorded Road Easement (public or private), Town Road Easement, or recorded River Easement, access and pedestrian easements,~~ unless a different distance is established by a Town-approved site plan, subdivision plat, annexation or development agreement, or other document approved by the Town.

Interpretive Note for Setback: The phrase “within a setback,” “within the setback” or “within the setbacks” shall be interpreted to refer to the area defined as a setback and shall not mean within the area enclosed by or that results from the application of two or more setbacks. The area enclosed by or results from the application of setbacks to a lot, which area is outside of the setbacks, is known as the ~~buildable area~~Buildable Area (see definition above).

Section 3. Severability. Should any one or more sections or provisions of this Ordinance or of the Code provisions enacted hereby be judicially determined invalid or unenforceable, such judgment shall not affect, impair, or invalidate the remaining provisions of this Ordinance or of such Code provision, the intention being that the various sections and provisions are severable.

Section 4. Repeal. Any and all Ordinances or Codes or parts thereof in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed; provided, however, that the repeal of any such Ordinance or Code or part thereof shall not revive any other section or part of any Ordinance or Code provision heretofore repealed or superseded.

Section 5. Minor Revision or Correction Authorized. The Town Manager, in consultation with the Town Attorney, is authorized to make minor revisions or corrections to the codified version of the provisions of this Ordinance provided that such revisions or corrections are grammatical, typographical, or non-substantive and do not alter or change the meaning and intent of this Ordinance.

Section 6. Effective Date. The provisions of this Ordinance shall become effective thirty (30) days after publication following the final passage.

DRAFT FOR DISCUSSION PURPOSES

Town of Blue River

Ordinance No. 2024-

Page 6

Section VI, ItemG.

INTRODUCED, READ, PASSED, ADOPTED, AND ORDERED PUBLISHED at a regular meeting of the Board of Trustees of the Town of Blue River, Colorado, held on the day of , 20 .

Mayor

ATTEST:

Town Clerk

Published in the Summit County Journal _____, 20 .

DRAFT FOR DISCUSSION PURPOSES

Town of Blue River

Ordinance No. 2024-

Page 7

Left Overs:

WHEREAS, the Town recognizes and understand that, *if* the Town does not hold and exercise the right to operate and maintain the public road system, including the right of use of the adjacent land for historic maintenance, citizens will be responsible *individually* for the operation and maintenance of the road system at the individual citizen's cost and expense; and

WHEREAS, expecting individual citizens to ensure the safe, open, and readily available public access to Colorado Highway 9 will be problematic, if not impossible; and

DRAFT FOR BOARD DISCUSSION PURPOSES ONLY

TOWN OF BLUE RIVER, COLORADO

ORDINANCE NO. 2024-DRAFT

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF BLUE RIVER, COLORADO, AMENDING SECTIONS 16B-7-40 AND 16C-1-40(8) OF THE BLUE RIVER MUNICIPAL CODE (FOUND IN CHAPTERS 16B AND 16C OF THE LAND USE CODE) PERTAINING TO SHEDS AND GREENHOUSES

WHEREAS, the Town of Blue River, Colorado (“Town”) is a statutory municipality incorporated and organized pursuant to the provisions of Section 31-2-101, et seq., C.R.S.; and

WHEREAS, the Board of Trustees for the Town of Blue River (“Board”) adopted in 2023 the Blue River Land Use Code (“LUC”) to govern and regulate the use of land within the Town; and

WHEREAS, the LUC authorizes sheds within residential lots subject to limitations on size, height, location, and design; and

WHEREAS, under a common understanding, a shed is not a garage and that, unlike garages, sheds are not intended for use for the parking or storage of motor vehicles; and

WHEREAS, the LUC incorporates the state law definition of “motor vehicle” as:

“any self-propelled vehicle that is designed primarily for travel on the public highways and that is generally and commonly used to transport persons and property over the public highways or a low-speed electric vehicle; except that the term does not include low-power scooters, wheelchairs, or vehicles moved solely by human power”

and such definition includes motorcycles (see C.R.S. § 42-1-102(55)); and

WHEREAS, the Board desires to recognize that sheds have an accessory purpose in support of the residential use of land, but that sheds should be regulated primarily based on shed size given that size of a shed may have a greater impact on adjacent properties and residential character of the neighborhood as a whole; and

BE IT ORDAINED by the Board of Trustees of the Town of Blue River, Colorado, as follows:

Section 1. Amendment of Section 16B-7-40. Section 16B-7-40 of the Municipal Code of the Town of Blue River titled *Sheds* is amended to read as follows:

Sec. 16B-7-40. Sheds.

(a) Generally.

- (1) A shed is an enclosed or substantially enclosed building or structure limited to non-habitable space designed, suitable, or intended for (i) the storage, whether permanent or temporary, of materials, goods, or equipment of any sort or type; (ii) the storage, whether permanent or temporary, of personal recreational motorized vehicles (i.e., motorcycles, ; and/or (iii) the use by the owner or tenant of the principal permitted structure for any lawful ancillary activity commonly associated with residential use, such as but not limited to hobbies, art studio, or greenhouse.

It shall be unlawful and a violation of the Municipal Code for any person to use or authorize the use of a shed for the permanent or temporary parking or storage of a motor vehicle (defined at Section 16-3-20). Each day a violation exists shall be a separate offense.

Commented [RW1]: This needs to be expressly stated because once a shed gets larger than 200 sf, it can often accommodate a motor vehicle. Using a shed for a motor vehicle creates repeated trips and noise that may harm neighbors - so the owner should seek a garage instead which will go the P&Z for review. (LUC 16C-1-40)

- (2) A shed is an accessory improvement to a lawfully existing dwelling unit. A shed shall not be located on a lot absent an existing lawful dwelling unit.

(b) Location Requirement.

- (1) Sheds shall not be located within a setback.
- (2) Sheds shall not be located where the shed will conflict with the purpose and intent of a lawful easement or other encumbrance or limitation affecting the lot.

~~(c) Number of Sheds Allowed.~~

~~No more than two (2) sheds are permitted on any one lot.~~

(c) Types of Sheds. The Town recognizes two types of sheds:

- (1) Small Shed.
- (2) Large Shed.

Commented [RW2]: Previously, no shed could exceed 200 square feet.

(d) Maximum Shed Size.

- (1) Small Shed (up to 200 square feet). The maximum total size of the first ground floor surface area of a Small Shed any shed on a lot whether detached from or incorporated into a principal permitted structure shall not exceed a total of 200 square feet. Where more than Small Shed one shed is present on a lot, the maximum

total combined size of the first-ground floor surface area of all Small Sheds shall not exceed a total of 200 square feet.

- (2) Large Shed (201–400 square feet). The size of the ground floor surface area of a Large Shed whether detached from or incorporated into a principal permitted structure shall be greater than 200 square feet and not greater than 400 square feet.
- (3) It shall be unlawful and a violation of the Municipal Code for any person to alter or enlarge or to authorize the alteration or enlargement of a Small Shed or a Large Shed in a manner that would cause the shed to exceed the maximum total authorized size for the shed without the authorization and approval of a permit by the Town.

(e) Number of Sheds Allowed.

- (1) Small Shed. No more than two (2) Small Sheds may be located on a lot.
- (2) Large Shed. Only one Large Shed may be located on a lot.
- (3) No Use of Lot for Both a Small Shed and a Large Shed. A Small Shed shall not be located on a lot on which a Large Shed is located. A Small Shed shall not be converted to a Large Shed if the lot is used for two (2) Small Sheds (i.e., conversion to a Large Shed requires the removal of the other Small Shed).

Commented [RW3]: You can have 1 Large Shed **OR** up to 2 Small Sheds, but you cannot have both a Large Shed and a Small Shed.

(ef) Maximum Shed Height.

The maximum height of any shed shall be fifteen (15) feet. It is the intent of this subsection that sheds shall be subordinate in size and height to both the principal permitted structure and use of a property. It shall be unlawful and a violation of the Municipal Code for any person to alter or enlarge or to authorize the alteration or enlargement of a Small Shed or a Large Shed in a manner that would cause the shed to exceed the maximum total authorized height for the shed.

(fg) Design Standards.

A shed, whether attached or detached to a building or structure, is encouraged to be consistent with the principal permitted building on the same lot in terms of architectural style, building materials, and color.

(gh) Prohibitions. The following structures or designs are prohibited:

- (1) Structures greater than 100 square feet in total surface area without walls on three or more sides (e.g., a pole barn or a lean-to).
- (2) Mobile, portable, or temporary non-permanent shelters or improvements designed or intended to provide protection from the elements, storage, workspace, or other similar purpose (e.g., tents, fabric or plastic canopies, fabric and hybrid fabric/metal

buildings or structures, hoop barns, pony wall buildings, and fabric covered steel tubing structure or frame).¹

- (3) ClearSpan™ buildings, structures, garages, mini garage, sheds, mini sheds, mini, barns.²

(4) A shed greater than 400 square feet.

(i) Variances. A variance shall not be available or granted which would:

(1) Authorize the construction of a Large Shed.

(2) Authorize the conversion of a Small Shed to a Large Shed.

(3) Authorize a Small Shed or Large Shed to exceed the maximum building height for a shed.

(4) Authorize a greater number of sheds than permitted by subsection (e) of this section.

¹ See, as an illustrative example only: <https://www.farmtek.com/farm/supplies/home>.

² See, e.g., <https://www.farmtek.com/farm/supplies/home>.

Commented [RW4]: If an owner wants a (for example) 550 square foot woodshop, she can build a garage for the use. When it gets more than 400 square feet, the shed has the same impact on the neighborhood as a garage. Garages go to P&Z for review. Sheds do not.

Commented [RW5]: This means a Large Shed can never encroach into a setback.

Commented [RW6]: This means that an owner cannot get a variance to enlarge a Small Shed into a Large Shed if the Large Shed will encroach into a setback

Commented [RW7]: Sheds are never allowed to exceed 15 feet in height even if the owner claims a hardship. Note that an owner can always get a variance to build the house higher than permitted if there is a hardship. Not the same for sheds.

Commented [RW8]: This means that a lot will never have more than 2 Small Sheds or 1 large Shed and can never have a Small Shed AND a Large shed. Even if the owner claims it is a hardship to not have more or to have both.

Section 2. Amendment of Subsection (8) of Section 16C-1-40. Section 16C-1-40(8) of the Municipal Code of the Town of Blue River titled *Applicability of Processes to Type of Application* is amended by the as follows:

<p>(8) Shed or greenhouse whether or not on a foundation</p> <p>(a) <u>Small Shed</u></p> <ul style="list-style-type: none"> (i) <u>New construction.</u> (ii) <u>Expansion, enlargement, or addition in height, footprint, or square footage of an existing structure.</u> (iii) <u>Replacement or reconstruction of all or any portion of an existing Small Shed.</u> 	B
<p>(b) <u>Large Shed</u></p> <ul style="list-style-type: none"> (i) <u>New construction.</u> (ii) <u>Expansion, enlargement, or addition in height, footprint, or square footage of an existing structure.</u> (iii) <u>Conversion of a Small Shed to a Large Shed.</u> (iv) <u>Replacement or reconstruction of all or any portion of an existing Large Shed.</u> 	B

<p><u>(c) Greenhouse.</u></p> <ul style="list-style-type: none"> (i) New construction. (ii) Expansion, enlargement, or addition in height, footprint, or square footage of an existing structure. (iii) Replacement or reconstruction of all or any portion of an existing structure. 	<p><u>B</u></p>
--	------------------------

Section 3. Severability. Should any one or more sections or provisions of this Ordinance or of the Code provisions enacted hereby be judicially determined invalid or unenforceable, such judgment shall not affect, impair, or invalidate the remaining provisions of this Ordinance or of such Code provision, the intention being that the various sections and provisions are severable.

Section 4. Repeal. Any and all Ordinances or Codes or parts thereof in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed; provided, however, that the repeal of any such Ordinance or Code or part thereof shall not revive any other section or part of any Ordinance or Code provision heretofore repealed or superseded.

Section 5. Minor Revision or Correction Authorized. The Town Manager, in consultation with the Town Attorney, is authorized to make minor revisions or corrections to the codified version of the provisions of this Ordinance provided that such revisions or corrections are grammatical, typographical, or non-substantive and do not alter or change the meaning and intent of this Ordinance.

Section 6. Effective Date. The provisions of this Ordinance shall become effective thirty (30) days after publication following the final passage.

INTRODUCED, READ, PASSED, ADOPTED, AND ORDERED PUBLISHED at a regular meeting of the Board of Trustees of the Town of Blue River, Colorado, held on the [redacted] day of [redacted], 20[redacted].

Town of Blue River
Ordinance No. 2024-DRAFT
Page 6 _____

Mayor

ATTEST:

Town Clerk

Published in the Summit County Journal _____, 20__.

DRAFT

TOWN OF BLUE RIVER, COLORADO

STAFF REPORT

TO: Mayor & Members of the Board of Trustees

THROUGH: Michelle Eddy, Town Manager
Bob Widner, Town Attorney

FROM: Molly Schultz, Deputy Town Attorney

DATE: November 19, 2024

SUBJECT: Ordinance Related to Short Term Rental Advertising - Ordinance No. 2024-07

In 2020, the Town adopted regulations governing the operation of short-term rentals. The operation of a short-term rental within the Town is a privilege which requires a license. To protect the residential character of the Town, there are several requirements to maintain a short-term rental license. Some of those requirements include adhering to occupancy and parking limits and complying with Town Code related to noise, lighting, and trash, for example.

It has come to the Town’s attention through a review of postings by hosting platforms (such as Airbnb and VRBO) that properties have been operating as short-term rentals without a required license or not operating in compliance with license requirements. To address this issue, staff is proposing amendments to the Town Code to require hosting platforms to prominently display in each listing:

- The property’s short-term rental license number
- Maximum permitted occupancy; and
- Parking limits.

The amendments would allow staff to contact a hosting platform and request that a hosting platform remove any listing which does not comply with the Town’s advertising requirements. This is *not* the first step in the enforcement process. The Town will first contact the rental operator to attempt to obtain compliance before requesting the removal of a listing.

The Town currently has in place mechanisms to revoke, suspend, or penalize license-holders who do not comply with the Town Code. These proposed amendments, however, would add another enforcement tool for the Town. They would also provide an incentive for those properties operating without a license to obtain a license.

To avoid interfering with contractual relationships between hosting platforms and property listers, the Town would require a license applicant to sign a written authorization that the Town may contact a hosting platform to demand the removal of any advertisement or listing that fails to comply with Town Code.

These changes are similar to those adopted by Breckenridge and Summit County. Other counties have reported that hosting platforms have been willing to work with municipalities to remove illegal listings. If a hosting platform does not comply with the Town’s request to remove a listing, the Town may request a monetary penalty.

If you have any questions, please do not hesitate to contact us at any time.

TOWN OF BLUE RIVER, COLORADO

ORDINANCE NO. 2024-07

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF BLUE RIVER, COLORADO, AMENDING ARTICLE I OF CHAPTER 6 OF THE BLUE RIVER MUNICIPAL CODE PERTAINING TO THE ADVERTISEMENT OF SHORT-TERM RENTALS

WHEREAS, the Town of Blue River, Colorado (“Town”) is a statutory municipality incorporated and organized pursuant to the provisions of Section 31-2-101, et seq., C.R.S.; and

WHEREAS, pursuant to C.R.S. § 31-15-501, the Town possesses the authority to regulate the operation and licensing of businesses within its jurisdiction; and

WHEREAS, the Town adopted regulations governing the operation of short-term rentals which are located in Article I of Chapter 6 of the Town Code (the “STR Ordinance”); and

WHEREAS, a short-term rental business is required to obtain a license from the Town to operate in accordance with the STR Ordinance; and

WHEREAS, property owners often post the availability of a short-term rental for their property on nationally, regionally, or locally accessible hosting platforms such as Airbnb and VRBO, and may also post availability on their personal or business websites; and

WHEREAS, property owners often engage in advertising of their short-term rental operation through other means such as general media; and

WHEREAS, the operation of a short-term rental without securing a license from the Town is unlawful and, additionally, it is unlawful to advertise the availability of a short-term rental without securing a license; and

WHEREAS, to best ensure compliance with the STR Ordinance and protect the public who seek a short-term rental property, requiring postings and advertisements to include the license number and occupancy limits for short-term rentals is reasonable and necessary to protect the public health, safety, and welfare for both residents of, and visitors to, the Town.

BE IT ORDAINED by the Board of Trustees of the Town of Blue River, Colorado, as follows:

Section 1. Amendment of Section 6-1-20. Section 6-1-20 of the Municipal Code of the Town of Blue River titled “Definitions” is hereby amended by a change in the definition of “hosting platform” to read in full as follows:

Hosting platform means any manner through which a person, a license holder, an owner of property, business, or other entity (a “host”) may offer a

dwelling unit, or portion thereof, for short-term rental. A hosting platform includes, but is not limited to, an internet-based or web-based platform that allows or permits a host to advertise and potentially arrange for the temporary occupation of the dwelling unit, or portion thereof, through a publicly searchable website, whether the short-term renter pays rent directly to the host or to the hosting platform. Some common hosting platforms include privately owned or operated website addresses, and commercial platforms such as VRBO, Airbnb, HomeAway, and Booking.com.

Section 2. Amendment of Section 6-1-70(a)(11). Subsection (11) of subsection (a) of Section 6-1-70 of the Municipal Code of the Town of Blue River titled “*Application for new short-term rental license*” is hereby amended to read in full as follows:

- (11) A signed written acknowledgement and authorization by the applicant in a form approved by the Town that the Town may contact a hosting platform and demand the removal of any advertisement, offer, or listing when determined by the Town that the advertisement, offer, or listing fails to comply with the requirements of this Article 1 or other provision of the Town’s Municipal Code.

Section 3. Amendment of Section 6-1-70(a). Section 6-1-70(a) of the Municipal Code of the Town of Blue River titled “*Application for new short-term rental license*” is hereby amended by the addition of a new subsection (a)(12) to read in full as follows:

- (12) Such other information determined necessary by the Town Manager to evaluate the compliance of the applicant, licensed premises, or proposed short-term rental property or management with the requirements of the Municipal Code.

Section 4. Amendment of Section 6-1-110(3). Subsection (3) of Section 6-1-110 of the Municipal Code of the Town of Blue River titled “*Operating standards and requirements*” is hereby amended to read in full as follows:

- (3) Advertising requirements. Advertising to the public for a licensed short-term rental by any means or method, including hosting platforms, shall include: (1) reference to the Town-issued license number; (2) the maximum occupancy limitation imposed for the short-term rental by the Town pursuant to subsection (1) above; and (3) the maximum off-street parking limitation imposed for the short-term rental by the Town pursuant to

subsection (2) above. It shall be deemed a flagrant disregard of the standards of operation to advertise that the short-term rental is available for a greater occupancy or greater parking than that established by the Town for the property.

A hosting platform shall prominently display the short-term rental license number, the maximum occupancy, and any Town established parking limitation in any website listing for a short-term rental unit located in the Town. A hosting platform shall remove any listing for a short-term rental from its platform(s) after notification by the Town that the license number associated with the short-term rental is invalid, expired, has been revoked, or that the Town has a prohibition of short-term rentals that applies to the listing. A hosting platform shall remove any listing located in the Town without a short-term rental license number.

The Town will provide notice of a violation of this section to the contact designated by the hosting platform. If the hosting platform fails to provide a contact for this purpose, the Town may provide notification through any publicly available contact information for the hosting platform. The notice will include the listing URL, the address of the short-term rental, and the reason for the requested removal. The hosting platform shall remove the listing within seven (7) days of receiving the notice.

Any person who violates this subsection (3) may be penalized in accordance with the provision set forth in Section 1-4-20 of this Code. Each calendar day that a violation exists shall be a separate offense and violation of this Article.

Section 5. Severability. Should any one or more sections or provisions of this Ordinance or of the Code provisions enacted hereby be judicially determined invalid or unenforceable, such judgment shall not affect, impair, or invalidate the remaining provisions of this Ordinance or of such Code provision, the intention being that the various sections and provisions are severable.

Section 6. Repeal. Any and all Ordinances or Codes or parts thereof in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed; provided, however, that the repeal of any such Ordinance or Code or part thereof shall not revive any other section or part of any Ordinance or Code provision heretofore repealed or superseded.

Section 7. Minor Revision or Correction Authorized. The Town Manager, in consultation with the Town Attorney, is authorized to make minor revisions or corrections to the

codified version of the provisions of this Ordinance provided that such revisions or corrections are grammatical, typographical, or non-substantive and do not alter or change the meaning and intent of this Ordinance.

Section 8. Safety Clause. The Board of Trustees finds, determines, and declares that this Ordinance is promulgated pursuant to the Town’s authority and under the general police power of the Town of Blue River, that it is promulgated for the health, safety, and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Board of Trustees further determines that this Ordinance bears a rational relation to the proper legislative objective sought to be obtained.

Section 9. Effective Date. The provisions of this Ordinance shall become effective thirty (30) days after publication following the final passage.

INTRODUCED, READ, PASSED, ADOPTED, AND ORDERED PUBLISHED at a regular meeting of the Board of Trustees of the Town of Blue River, Colorado, held on the 19th day of November, 2024.

Nick Decicco, Mayor

ATTEST:

Town Clerk

Published in the Summit County Journal _____ 2024.

TOWN OF BLUE RIVER, COLORADO

RESOLUTION 2024-10

A RESOLUTION APPROVING A PURCHASE AND SALE AGREEMENT AND AN INTERGOVERNMENTAL AGREEMENT CONCERNING LOT 416, THE CORONET SUBDIVISION (ADDRESSED AS 0119 BONANZA TRAIL)

WHEREAS, the Town of Blue River (the “Town”) is a statutory town duly organized and existing under Colorado law; and

WHEREAS, the Town is authorized pursuant to state law to acquire land and to enter into agreements concerning the use of property; and

WHEREAS, the Town was offered the opportunity to purchase property within the Town of Blue River to advance the Town’s long-range goal of completing a trail system available for the residents of the Town and to the general public; and

WHEREAS, the Board of Trustees has reviewed the proposed purchase agreement which would convey a 100% interest in Lot 416 of The Coronet Subdivision (addressed as 0119 Bonanza Trail) from Summit County and the Town of Breckenridge (Sellers) to the Town of Blue River (Purchaser) subject to an intergovernmental agreement (IGA) concerning the use of the property in perpetuity for a public trail and for retention of the lot for open space subject to the conditions of the IGA.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF BLUE RIVER, THAT,

1. The Board of Trustee approves the attached “Purchase and Sale Agreement” and “Intergovernmental Agreement” for Lot 416, The Coronet Subdivision.
2. The Board of Trustees authorizes the Town Manager to execute the Purchase and Sale Agreement and the Intergovernmental Agreement on behalf of the Town subject to any necessary corrections of errors, spelling, or grammar which does not alter or affect the purchase price of the property or the obligations of the Town following purchase.
3. This Resolution shall be effective immediately upon approval.

ADOPTED by the Board of Trustees on the 19th day of November, 2024

Mayor

ATTEST:

Deputy Town Clerk

**INTERGOVERNMENTAL AGREEMENT
LOT 416, CORONET SUBDIVISION OPEN SPACE PROPERTY**

This INTERGOVERNMENTAL AGREEMENT (the "Agreement") is entered into this ____ day of _____, 2024, by and between the Board of County Commissioners of Summit County, Colorado (the "County") and the Town of Breckenridge ("Town of Breckenridge," and together with the County, the "Grantors" or "Grantor"), a municipal corporation of the state of Colorado, and the Town of Blue River ("Blue River" or "Town of Blue River"), a municipal corporation of the state of Colorado, referred to collectively as "the Parties".

WITNESSETH:

WHEREAS, on August 22, 2024, Grantors purchased certain real property located in the County of Summit, State of Colorado more particularly described in **Exhibit A** attached hereto and incorporated herein (the "Property") for the purchase price of \$437,500 (the "Original Purchase Price"); and

WHEREAS, the Parties desire to obtain lands within Summit County, such as the Property, to preserve as open space and to promote recreational purposes consistent with the open space character of such lands; and

WHEREAS, the Town of Blue River desires to collaborate with Grantors on the trail connection and conservation of the Property by purchasing the Property for seventy percent (70%) of the Original Purchase Price, which equates to \$306,250.00 (the "Purchase Price"); and

WHEREAS, Grantors have agreed to sell the Property to the Town of Blue River for the Purchase Price, which is less than the Original Purchase Price, such discount evidencing Grantors' commitment to contribute thirty percent (30%) of the Original Purchase Price towards the Town of Blue River's acquisition of the Property (the "Contribution"); and

WHEREAS, the Parties desire to enter into this Agreement for the purpose of, among other things, documenting the Contribution and detailing the use and management of the Property; and

NOW, THEREFORE, in consideration of the above premises and terms and conditions contained herein, the Parties agree as follows:

1. Grantors will sell the Property to the Town of Blue River for the Purchase Price to facilitate the Town of Blue River retaining the Property as open space. The sale does not entitle the Grantors to any ownership or interest in the Property, except as to such rights as provided in this Agreement.

2. In exchange for the Contribution the Town of Blue River agrees to the following:

(a) Use of the Property: Except as otherwise provided in this Agreement, the Property shall remain undeveloped as open space and be used solely for those permitted

uses set forth on **Exhibit B** attached hereto and incorporated by this reference, such permitted uses meaning the commonly accepted definition for such terms.

(b) Trail: The purpose of the sale to the Town of Blue River is to assist the Town of Blue River in retaining the Property for open space and constructing a north-south trail (the "Trail"), with the goal of perfecting public access along the "Wakefield/Blue River Trail." The Trail shall be non-motorized and multi-use allowing **General Public access, as defined below**. The Parties agree to collaborate on the construction, design, signage, and maintenance of the Trail including, if necessary, bridge construction across Pennsylvania Creek for the Trail on the Property or an adjacent property (the "Work"). The Town of Blue River agrees that it will not perform any Work without the prior express written approval of the Grantors. The Parties agree to pay their Proportionate Share, as defined below, of the actual costs incurred for the Work, provided, however, nothing in this Agreement shall be interpreted as requiring the Grantors to assume sole responsibility for the Work or payment of the costs related thereto. The term "Proportionate Share" shall mean the following:

<u>Party</u>	<u>Proportionate Share</u>
Town of Blue River	70%
Town of Breckenridge	15%
County	15%

(c) **General Public Access**: The Trail will be dedicated for use by the General Public in perpetuity and remain open to the General Public subject to temporary closure for public safety or maintenance. For the purposes of this Agreement the term "General Public" means and refers to all residents and visitors of Summit County.

Commented [RW1]: Added for consistency with the words used in (b) above.

(d) Forest Health / Weed Management: The Parties agree to collaborate on weed management and forest health projects on the Property ("Weed Management"). The Parties agree to pay their Proportionate Share of the actual costs incurred for Weed Management, provided, however, nothing in this Agreement shall be interpreted as requiring the Grantors to assume sole responsibility for Weed Management or payment of the costs related thereto.

3. Closing; PSA: Closing will occur at Land Title Guarantee Company in Breckenridge at a mutually agreed upon date. Grantors will split closing costs 50/50 with the Town of Blue River. Town of Blue River will be responsible for the cost of title insurance. In connection with this Agreement, the Parties will execute a Purchase and Sale Agreement mutually agreeable to the Parties to facilitate the Grantors sale of the Property to the Town of Blue River.

4. The Town of Blue River agrees that if the Property is not open for open space or recreational purposes for any reason, and if such closure is not cured within thirty (30) days after written notice thereof is given by either of the Grantors, or if such default shall be of the nature

that it cannot be cured completely within such thirty (30) day period and the Town of Blue River has not promptly commenced work within such thirty (30) day period to cure the closure or has not thereafter proceeded with reasonable diligence and in good faith to remedy such closure, Grantors may remedy such closure by any means necessary or, alternatively, may demand that the Town of Blue River reimburse the Contribution to the Grantor. Such reimbursement shall include interest calculated at a rate equal to the overall percentage increase in the Denver Average Consumer Price Index, as determined by the United States Bureau of Labor Statistics, from the date of this Agreement to the date of default pursuant to this paragraph 4. In no event shall the refund be less than the amount of the Contribution. Refund shall be made by the Town of Blue River within thirty (30) days after a written request is made by either Grantor.

5. In the event the Town of Blue River desires to sell the Property, or any portion thereof, the Town of Blue River shall first send a written offer to the Grantors (each an "Offer"). The Offer shall state a specified price and all terms and conditions of the proposed sale. If the Grantors, either jointly or separately, desire to accept the subject Offer, then the Grantors shall, within 30 days from receipt thereof, send their acceptance in writing to the Town of Blue River. If the Grantors do not accept the subject Offer, then for a period of one year from the date of mailing of the subject Offer, the Town of Blue River shall be free to sell the Property, or any portion thereof, offered to the Grantor at a price not less than that contained in the subject Offer subject to the provisions of this Agreement.

6. Subject to paragraph 5 above, in the event the Town of Blue River trades or conveys the Property, or any portion thereof, to any other person or entity, a trail easement shall be recorded on the Property prior to conveyance. Said easement shall be a minimum of 20' from centerline of the Trail, as possible, granting non-motorized access to the General Public, to the satisfaction of the Grantors. The cost of the survey work for the easement will be incurred by the Town of Blue River.

7. Subject to paragraph 5 above, in the event the Town of Blue River trades or conveys the Property, or any portion thereof, to any other person or entity, and such person or entity agrees to continue to be bound by and to use the Property in accordance with Paragraph 2 above, then the Grantors understand that they will not be reimbursed any portion of the Contribution. Notwithstanding paragraph 6 above, if such person or entity does not agree to be bound by and to use the remainder of the Property as open space in accordance with Paragraph 2 above, then the Town of Blue River shall reimburse the Contribution to the Grantor, together with interest calculated as provided in paragraph 4 above, within thirty (30) days after a written request for a refund is made by either Grantor.

8. Subject to paragraph 5 above, in the event that the Town of Blue River trades or sells the Property, or any portion thereof, to another person or entity, the Grantors will not be limited in their use of any real property received in the trade by any language contained in this Agreement.

9. This Agreement shall be binding upon and inure to the benefit of the Parties, their successors and assigns. No third party beneficiaries are created or intended to be created by this Agreement whatsoever.

10. The County will cause an executed copy of this Agreement to be recorded in the Summit County Clerk and Recorder's Office.

11. This Agreement may be modified or amended only by a duly authorized written instrument executed by the parties hereto.

[Signature Pages Follow]

IN WITNESS WHEREFORE, this Agreement is entered into the day and year first above written.

BOARD OF COUNTY COMMISSIONERS OF
SUMMIT COUNTY, COLORADO

Tamara Pogue, Chair

ATTEST:

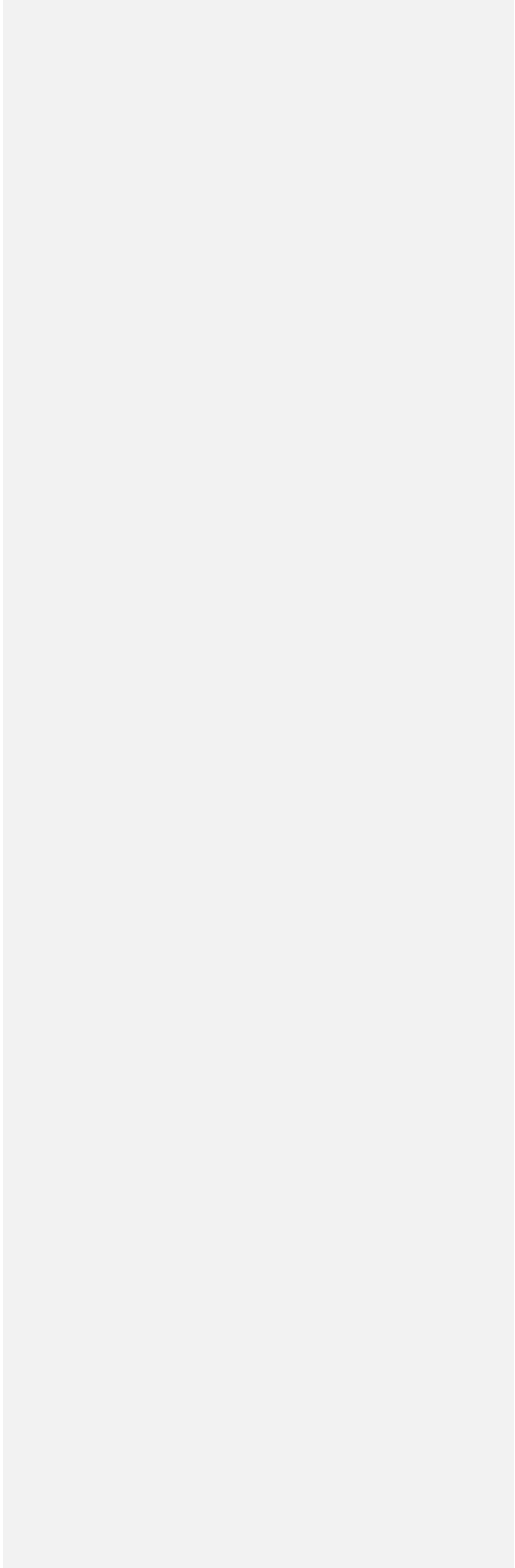
Taryn Power, Clerk and Recorder

TOWN OF BLUE RIVER

Nicholas Decicco, Mayor

ATTEST:

Michelle Eddy, Town Clerk



TOWN OF BRECKENRIDGE

Kelly Owens, Mayor

ATTEST:

Helen Cospolich, Town Clerk

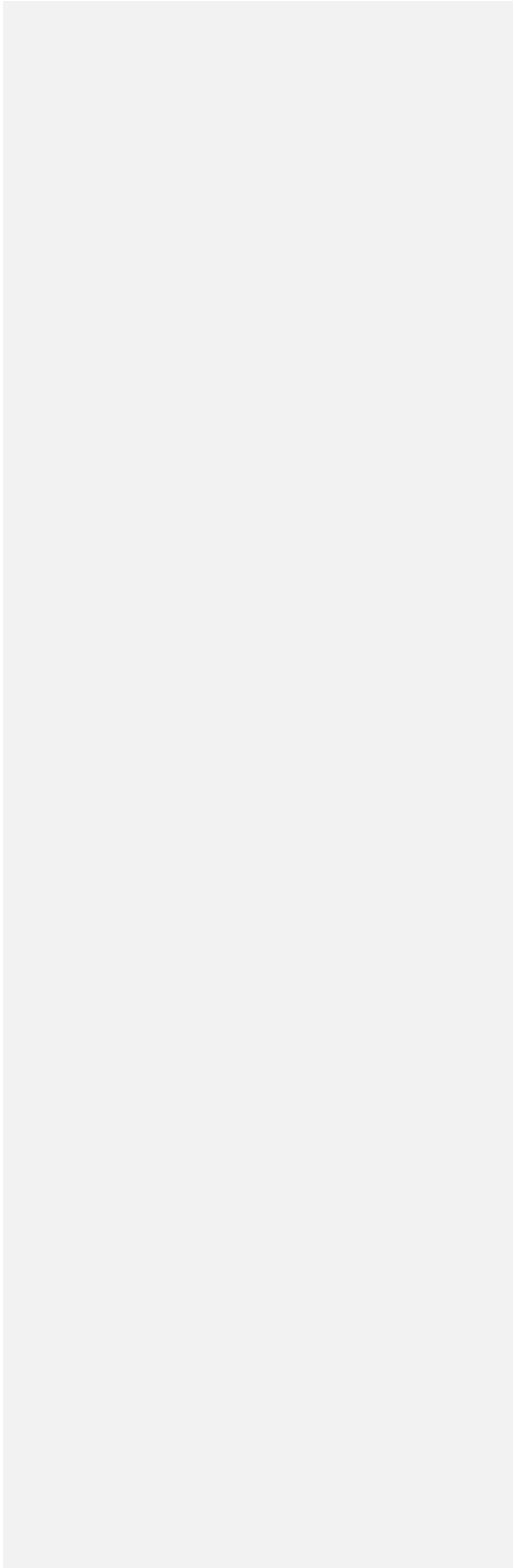


EXHIBIT A

Lot 416, Coronet Subdivision – Blue River Estates, Inc., according to the plat filed July 27, 1965 under Reception No. 102530, County of Summit, State of Colorado

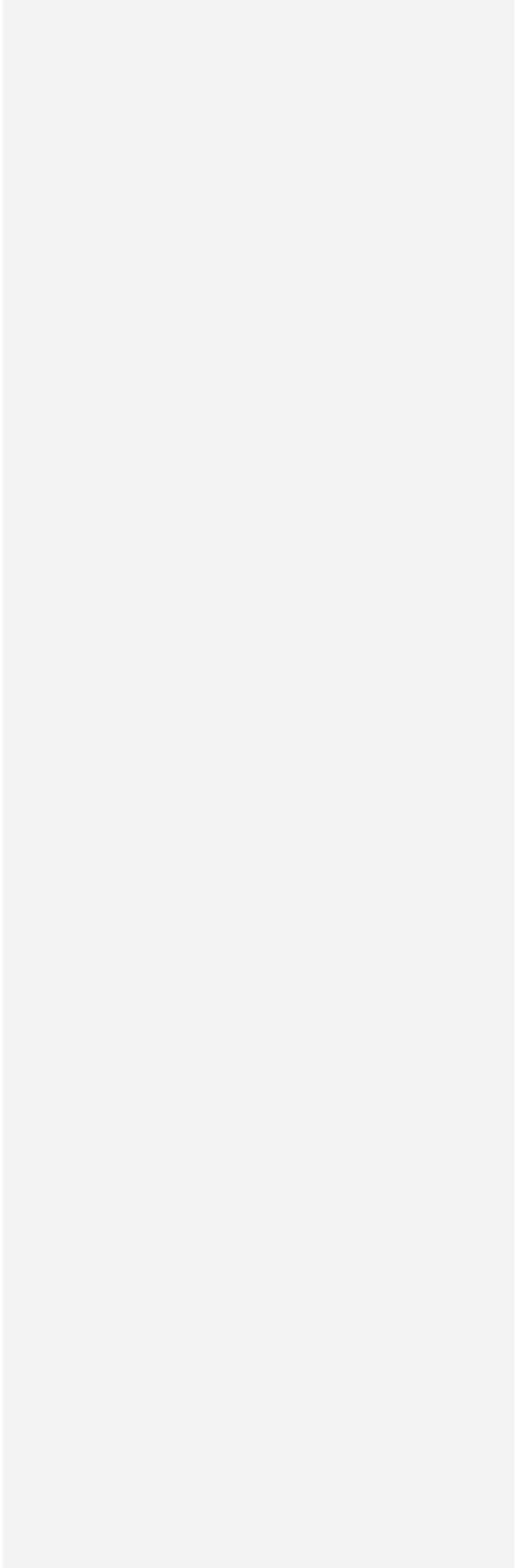


EXHIBIT B: USES PERMITTED

- Open Space
- Open Space Accessory Uses such as Trails, Signs, Trailheads, Trailhead Parking, Trail Portals
- Wildfire Mitigation and Forest Health Management
- Restoration & Stabilization of Historic Structures Existing On-Site
- Mine Reclamation and Clean-Up

**PURCHASE AND SALE AGREEMENT
LOT 416, CORONET SUBDIVISION – OPEN SPACE PROPERTY**

THIS PURCHASE AND SALE AGREEMENT (“**Agreement**”), dated _____, 2024, is by and between the Board of County Commissioners of Summit County, Colorado (the “**County**”) and the Town of Breckenridge (“**Breckenridge**” or “**Town of Breckenridge**”), a municipal corporation of the state of Colorado, collectively “**Seller**” or “**Sellers**” and the Town of Blue River (“**Blue River**” or “**Town of Blue River**”, the “**Purchaser**”), a municipal corporation of the state of Colorado, referred to collectively as “**the Parties**”.

RECITALS

WHEREAS, the Sellers are the owners of the following real property:

Lot 416, The Coronet Subdivision – Blue River Estates, Inc., Town of Blue River, According to the plat recorded July 27, 1965 under Reception No. 102530, County of Summit, State of Colorado.

(the “**Property**”); and

WHEREAS, Purchaser desires to acquire the Property from Seller, and Seller agrees to sell the Property to Purchaser, all as more fully set forth hereafter, and;

WHEREAS, the parties have entered into an Intergovernmental Agreement concerning, among other things, the use and management of the Property as open space; and

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **Purchase and Sale.** Seller agrees to sell to Purchaser, and Purchaser agrees to buy from Seller, an undivided 100% interest in the Property for the total purchase price of three hundred six thousand two hundred fifty dollars (\$306,250.00) (the “**Purchase Price**”). Upon payment of the Purchase Price at Closing, Seller shall provide Purchaser with a special warranty deed conveying an undivided 100% interest in the Property. The form of the deed shall be reasonably acceptable to Seller’s and Purchaser’s attorneys.
2. **Closing.** Closing shall occur on December 12, 2024 at the Breckenridge, Colorado office of Land Title Guarantee Company (“**LTGC**”), or at such other date and location as mutually agreed by the Parties.
3. **Condition of Property.** The Property shall be delivered in the condition existing as of the date of this Agreement and Seller makes no warranties regarding such condition.
4. **Title Insurance.** Purchaser shall obtain, at its cost, any title insurance insuring the real property interest to be acquired by Purchaser pursuant to this Agreement.

Commented [JF1]: Does this date work for everyone?

5. Severability. In case one or more of the provisions contained in this Agreement, or any application hereof, shall be invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions contained in this Agreement and the application thereof shall not in any way be affected or impaired thereby.

6. Subsequent Modification; Assignment. No subsequent modification of any of the terms of this Agreement shall be valid, binding upon the Parties, or enforceable unless made in writing and signed by the Parties. This Agreement shall not be assignable by Purchaser without Seller's prior written consent.

7. Governmental Immunity Act. The Parties understand and agree that the Seller and the Purchaser are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as from time to time amended, or any other law, protection or limitation otherwise available to the parties and to their respective officers, agents, fiduciaries, representatives and employees.

8. Effective Date. This Agreement is effective the date first written above.

[Signature Pages Follow]

SELLERS
Board of County Commissioners of Summit County, Colorado

By: _____
David Rossi, County Manager

STATE OF COLORADO)
)
County of Summit)

The foregoing instrument was acknowledged before me this _____ day of _____, 2024, David Rossi, as County Manager of Summit County, Colorado.

My commission expires _____, _____. Witness my hand and official seal.

Notary Public

Town of Breckenridge

By: _____
Shannon Haynes, Town Manager

STATE OF COLORADO)
)
County of Summit)

The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by Shannon Haynes, as Town Manager of the Town of Breckenridge.

My commission expires _____, _____. Witness my hand and official seal.

Notary Public

PURCHASER: Town of Blue River, Colorado

By: _____
Michelle Eddy, Town Administrator

Commented [JF2]: Michelle, will you sign this agreement?
Update accordingly if not.

STATE OF COLORADO)
) ss.
County of Summit)

The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by Michelle Eddy as Town Administrator of the Town of Blue River, Colorado.

My commission expires _____, 20 _____. Witness my hand and official seal.

Notary Public

**INTERGOVERNMENTAL AGREEMENT
LOT 416, CORONET SUBDIVISION OPEN SPACE PROPERTY**

This INTERGOVERNMENTAL AGREEMENT (the "Agreement") is entered into this ____ day of _____, 2024, by and between the Board of County Commissioners of Summit County, Colorado (the "County") and the Town of Breckenridge ("Town of Breckenridge," and together with the County, the "Grantors" or "Grantor"), a municipal corporation of the state of Colorado, and the Town of Blue River ("Blue River" or "Town of Blue River"), a municipal corporation of the state of Colorado, referred to collectively as "the Parties".

WITNESSETH:

WHEREAS, on August 22, 2024, Grantors purchased certain real property located in the County of Summit, State of Colorado more particularly described in Exhibit A attached hereto and incorporated herein (the "Property") for the purchase price of \$437,500 (the "Original Purchase Price"); and

WHEREAS, the Parties desire to obtain lands within Summit County, such as the Property, to preserve as open space and to promote recreational purposes consistent with the open space character of such lands; and

WHEREAS, the Town of Blue River desires to collaborate with Grantors on the trail connection and conservation of the Property by purchasing the Property for seventy percent (70%) of the Original Purchase Price, which equates to \$306,250.00 (the "Purchase Price"); and

WHEREAS, Grantors have agreed to sell the Property to the Town of Blue River for the Purchase Price, which is less than the Original Purchase Price, such discount evidencing Grantors' commitment to contribute thirty percent (30%) of the Original Purchase Price towards the Town of Blue River's acquisition of the Property (the "Contribution"); and

WHEREAS, the Parties desire to enter into this Agreement for the purpose of, among other things, documenting the Contribution and detailing the use and management of the Property; and

NOW, THEREFORE, in consideration of the above premises and terms and conditions contained herein, the Parties agree as follows:

1. Grantors will sell the Property to the Town of Blue River for the Purchase Price to facilitate the Town of Blue River retaining the Property as open space. The sale does not entitle the Grantors to any ownership or interest in the Property, except as to such rights as provided in this Agreement.
2. In exchange for the Contribution the Town of Blue River agrees to the following:
 - (a) Use of the Property: Except as otherwise provided in this Agreement, the Property shall remain undeveloped as open space and be used solely for those permitted

uses set forth on **Exhibit B** attached hereto and incorporated by this reference, such permitted uses meaning the commonly accepted definition for such terms.

(b) Trail: The purpose of the sale to the Town of Blue River is to assist the Town of Blue River in retaining the Property for open space and constructing a north-south trail (the "Trail"), with the goal of perfecting public access along the "Wakefield/Blue River Trail." The Trail shall be non-motorized and multi-use allowing General Public access, as defined below. The Parties agree to collaborate on the construction, design, signage, and maintenance of the Trail including, if necessary, bridge construction across Pennsylvania Creek for the Trail on the Property or an adjacent property, and wayfinding signage routing the General Public through residential sections where necessary and mutually agreed upon (the "Work"). The Town of Blue River agrees that it will not perform any Work without the prior express written approval of the Grantors. The Parties agree to pay their Proportionate Share, as defined below, of the actual costs incurred for the Work, provided, however, nothing in this Agreement shall be interpreted as requiring the Grantors to assume sole responsibility for the Work or payment of the costs related thereto. The term "Proportionate Share" shall mean the following:

<u>Party</u>	<u>Proportionate Share</u>
Town of Blue River	70%
Town of Breckenridge	15%
County	15%

(c) General Public Access: The Trail will be dedicated for use by the General Public in perpetuity and remain open to the General Public subject to temporary closure for public safety or maintenance. For the purposes of this Agreement the term "General Public" means and refers to all residents and visitors of Summit County.

(d) Forest Health / Weed Management: The Parties agree to collaborate on weed management and forest health projects on the Property ("Weed Management"). The Parties agree to pay their Proportionate Share of the actual costs incurred for Weed Management, provided, however, nothing in this Agreement shall be interpreted as requiring the Grantors to assume sole responsibility for Weed Management or payment of the costs related thereto.

3. Closing; PSA: Closing will occur at Land Title Guarantee Company in Breckenridge at a mutually agreed upon date. Grantors will split closing costs 50/50 with the Town of Blue River. Town of Blue River will be responsible for the cost of title insurance. In connection with this Agreement, the Parties will execute a Purchase and Sale Agreement mutually agreeable to the Parties to facilitate the Grantors' sale of the Property to the Town of Blue River.

4. The Town of Blue River agrees that if the Property is not open for open space or recreational purposes by the General Public for any reason, and if such closure is not cured within thirty (30) days after written notice thereof is given by either of the Grantors, or if such default shall be of the nature that it cannot be cured completely within such thirty (30) day period and the Town of Blue River has not promptly commenced work within such thirty (30) day period to cure the closure or has not thereafter proceeded with reasonable diligence and in good faith to remedy such closure, Grantors may remedy such closure by any means necessary or, alternatively, may demand that the Town of Blue River reimburse the Contribution to the Grantor. Such reimbursement shall include interest calculated at a rate equal to the overall percentage increase in the Denver Average Consumer Price Index, as determined by the United States Bureau of Labor Statistics, from the date of this Agreement to the date of default pursuant to this paragraph 4. In no event shall the refund be less than the amount of the Contribution. Refund shall be made by the Town of Blue River within thirty (30) days after a written request is made by either Grantor.

5. In the event the Town of Blue River desires to sell the Property, or any portion thereof, the Town of Blue River shall first send a written offer to the Grantors (each an "Offer"). The Offer shall state a specified price and all terms and conditions of the proposed sale. If the Grantors, either jointly or separately, desire to accept the subject Offer, then the Grantors shall, within 30 days from receipt thereof, send their acceptance in writing to the Town of Blue River. If the Grantors do not accept the subject Offer, then for a period of one year from the date of mailing of the subject Offer, the Town of Blue River shall be free to sell the Property, or any portion thereof, offered to the Grantor at a price not less than that contained in the subject Offer subject to the provisions of this Agreement.

6. Subject to paragraph 5 above, in the event the Town of Blue River sells, trades or otherwise conveys the Property, or any portion thereof, to any other person or entity, a trail easement shall be recorded on the Property prior to conveyance. Said easement shall be a minimum of 20' from centerline of the Trail, as possible, granting non-motorized access to the General Public, to the satisfaction of the Grantors. The cost of the survey work for the easement will be incurred by the Town of Blue River.

7. Subject to paragraph 5 above, in the event the Town of Blue River sells, trades or otherwise conveys the Property, or any portion thereof, to any other person or entity, and such person or entity agrees to continue to be bound by and to use the Property in accordance with Paragraph 2 above, then the Grantors understand that they will not be reimbursed any portion of the Contribution. Notwithstanding paragraph 6 above, if such person or entity does not agree to be bound by and to use the remainder of the Property as open space in accordance with Paragraph 2 above, then the Town of Blue River shall reimburse the Contribution to the Grantor, together with interest calculated as provided in paragraph 4 above, within thirty (30) days after a written request for a refund is made by either Grantor.

8. Subject to paragraph 5 above, in the event that the Town of Blue River sells, trades or otherwise conveys the Property, or any portion thereof, to another person or entity, and receives real property in exchange for the Property, the Grantors will not be limited in their use of any real property received in the trade by any language contained in this Agreement.

9. This Agreement shall be binding upon and inure to the benefit of the Parties, their successors and assigns. No third party beneficiaries are created or intended to be created by this Agreement whatsoever.

10. The County will cause an executed copy of this Agreement to be recorded in the Summit County Clerk and Recorder's Office.

11. This Agreement may be modified or amended only by a duly authorized written instrument executed by the parties hereto.

[Signature Pages Follow]

IN WITNESS WHEREFORE, this Agreement is entered into the day and year first above written.

BOARD OF COUNTY COMMISSIONERS OF
SUMMIT COUNTY, COLORADO

Tamara Pogue, Chair

ATTEST:

Taryn Power, Clerk and Recorder

TOWN OF BLUE RIVER

Nicholas Decicco, Mayor

ATTEST:

Michelle Eddy, Town Clerk

TOWN OF BRECKENRIDGE

Kelly Owens, Mayor

ATTEST:

Helen Cospolich, Town Clerk

EXHIBIT A

Lot 416, Coronet Subdivision – Blue River Estates, Inc., according to the plat filed July 27, 1965 under Reception No. 102530, County of Summit, State of Colorado

EXHIBIT B: USES PERMITTED

Open Space
Open Space Accessory Uses such as Trails, Signs, Trailheads, Trailhead Parking, Trail Portals
Wildfire Mitigation and Forest Health Management
Restoration & Stabilization of Historic Structures Existing On-Site
Mine Reclamation and Clean-Up

RESOLUTION NO. 2024-11
RESOLUTION TO ADOPT BUDGET

(Pursuant to 29-1-108, C.R.S.)

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET FOR THE TOWN OF BLUE RIVER, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2025, AND ENDING ON THE LAST DAY OF DECEMBER, 2025.

WHEREAS, the Board of Trustees of the Town of Blue River has appointed Michelle Eddy, to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, Michelle Eddy, Town Manager, has submitted a proposed budget to this governing body on October 15, 2024, for its consideration, and;

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 19, 2024, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget, and;

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues or planned to be expended from reserves/fund balances so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE Board of Trustees of the Town of Blue River, Colorado:

Section 1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Town of Blue River for the year stated above.

Section 2. That the budget hereby approved and adopted shall be signed by the Mayor and made a part of the public records of the Town.

ADOPTED, this 19th day of November, A.D., 2024

Nicholas Decicco, Mayor

- Nicholas Decicco, Mayor-
- Jonathon Heckman, Trustee-
- Noah Hopkins, Trustee-
- Ted Slaughter, Trustee-
- Barrie Stimpson, Trustee-
- Jodie Willie, Trustee-

RESOLUTION NO. 2024-12
RESOLUTION TO APPROPRIATE SUMS OF MONEY

(Pursuant to Section 29-1-108, C.R.S.)

A RESOLUTION APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS AND SPENDING AGENCIES, IN THE AMOUNT AND FOR THE PURPOSE AS SET FORTH BELOW, FOR THE TOWN OF BLUE RIVER, COLORADO, FOR THE 2025 BUDGET YEAR.

WHEREAS, the Board of Trustees has adopted the annual budget in accordance with the Local Government Budget Law, on November 19, 2024, and;

WHEREAS, the Board of Trustees has made provision therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget, and;

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues and reserves or fund balances provided in the budget to and for the purposes described below, thereby establishing a limitation on expenditures for the operations of the Town of Blue River.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF BLUE RIVER, COLORADO:

Section 1. That the following sums are hereby appropriated from the revenue of each fund to each fund, for purposes stated:

GENERAL FUND:	
Operating Expenses	\$ 2,326,529.04
Reserves	<u>\$ 800,000.00</u>
TOTAL GENERAL FUND	\$ 3,126,529.04
AMERICAN RESCUE PLAN FUND	
Expenses	<u>\$ 176,500.00</u>
TOTAL AMERICAN RESCUE PLAN FUND	\$ 176,500.00
BROADBAND FUND	
Expenses	<u>\$ 200,000.00</u>
TOTAL BROADBAND FUND	\$ 200,000.00
CAPITAL FUND	
Expenses	<u>\$ 1,116,000.00</u>
TOTAL CAPITAL FUND	\$ 1,116,000.00
CONSERVATION TRUST FUND	
Expenses	<u>\$ 20,000.00</u>
TOTAL CONSERVATION TRUST FUND	\$ 20,000.00

ADOPTED THIS 19th day of November, A.D. 2024.



Toby Babich, Mayor

RESOLUTION NO. 2024-13
RESOLUTION TO SET MILL LEVIES
(Pursuant to 39-5-128, C.R.S. and 39-1-111, C.R.S.)

A RESOLUTION LEVYING PROPERTY TAXES TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE TOWN OF BLUE RIVER, COLORADO, FOR THE 2025 BUDGET YEAR.

WHEREAS, the Board of Trustees of the Town of Blue River, has adopted the 2025 annual budget in accordance with the Local Government Budget Law, on November 19, 2024 and;

WHEREAS, the 2024 certified net total taxable valuation for assessment for the Town of Blue River as certified by the Summit County Assessor(s) is \$91,248,090; and

WHEREAS, the amount of money necessary to balance the 2025 Town budget for general operating and capital purposes from property tax revenue is **\$ 870,812.00**, which amount reflects the Town’s compliance with the Annual Levy Law, codified at C.R.S. Section 29-1-301 et seq.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF BLUE RIVER, COLORADO:

Section 1. That for the purpose of meeting all general operating and capital expenses of the Town of Blue River during the 2025 budget year, there is hereby levied a tax of **9.5400** mills upon each dollar of the total valuation for assessment of all taxable property within the Town of Blue River for the year 2025, which reflects a 2.7500 mandatory temporary mill levy reduction from the Town’s voter authorized mill levy of 12.290 mills for the purpose of complying with the Annual levy Law. .

Section 3. That the Town Manager is hereby authorized and directed to certify to the County Commissioners of Summit County, Colorado, the mill levy for the Town of Blue River as hereinabove determined and set, but as may be recalculated as needed upon receipt of the final (December) certification of valuation from the county assessor in order to comply with any applicable revenue and other budgetary limits.

ADOPTED this 19th day of November, A.D.2024.

Nicholas Decicco, Mayor

RESOLUTION NO. 2024-14

A RESOLUTION DESIGNATING ANY UNSPENT REVENUES AVAILABLE ON DECEMBER 31, 2024 AS NON-EMERGENCY RESERVE INCREASES.

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF BLUE RIVER, COLORADO:

The Board of Trustees of the Town of Blue River, Colorado, hereby determines and declares that any and all year end balances shall be considered a non-emergency “reserve increase” and therefore a part of 2024 fiscal year spending: within the meaning of Article X, Section 20(2)(e) of the Colorado Constitution.

INTRODUCED, READ, APPROVED AND ADOPTED BY A MAJORITY OF THE BOARD OF TRUSTEES OF THE TOWN OF BLUE RIVER, COLORADO ON THIS 19th DAY OF NOVEMBER, 2024.

TOWN OF BLUE RIVER

Nicholas Decicco, Mayor



Blue River Staff Report
November 2024

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

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



Special Election

- Ben Stuckey and Kristopher Carsted will appear on the ballot for the special election to be held via mail ballot December 17, 2024. Ballots will be mailed no later than November 29th.
- It should be noted that at this time, the December Board of Trustees meeting will be cancelled due to the election.

Transit-From Deputy Clerk John DeBee

- Operations
 - Winter schedule will run from November 17 – April 19
 - All winter shifts (65) to be staffed once 4 drivers complete training.
 - 4 electric vehicles have been received and all staff has started training.
 - Security on the buses and at the Transit centers is still a priority.
- Planning
 - Evaluating the addition of a stop at Northstar Village entrance
 - A survey was sent to Northstar residents with 79% of responders in favor and all wanting the service to go to Breck versus Alma/Fairplay.
- Pilot Micro Transit Program
 - Program is close to all redlines being agreed upon.
 - Optimistic start date would be in mid-January 2025.
 - Initial target areas are Swan Mountain Village and Dillon Valley.

Upper Blue Planning Commission-Dan Cleary

- During the 10/24 UBPC there was a public hearing for PLN23-075: Class 5 - A request for a Preliminary Rezoning from RME to PUD. The planning commission recommended denial of the application. We also had a work session to discuss Phase IV of the Countywide Comprehensive Plan. The focus was on reviewing the draft plan. Our focus was on the Upper Blue, and there is some mention of Blue River which is designated "Mountain Village". It's my understanding that this plan revision will not address any changes to the Joint Upper Blue Master Plan at this time. Simon Corson with the planning department (Simon.Corson@summitcountyco.gov) asked if Blue River would like to comment. Document is included in this report.

Code Violations logged into Citizen Serve YTD for 2024: 40

- Advertising Violations: 16
- Dog Violation: 5
- Snow Removal Violation: 1
- Construction Site: 1
- Trash: 9
- Fire Pit: 3
- Other: 5

Code Complaint Calls to Dispatch

October Total Code Calls-13

Violations attributable to STR: 6

Complaint	Subdivision	Action
Unauthorized Use	Tarn	Warning
Unauthorized Use	Tarn	Warning
Parking	Blue Rock Springs	Warning
Uncontrolled Animal	Blue Rock Springs	Citation
Noise, Trash, Parking	Wilderness	Warning
Parking	Timber Creek Estates	Warning
Fire Ban	Timber Creek Estates	Citation
Trash	Sherwood Forest	Warning
Trash	Mountain View	Warning
Trash	Sunnyslope	Warning
Trash	Leap Year	Warning
Trash	DOT Condo	Warning
Uncontrolled Animal	96 Sub	Warning

Town Statistics

Facebook Page Likes
Town-1,300
Police Department-917
Instagram-1,257 followers
Twitter (X)-85 followers
Threads-213
Residents on Email List-1,026
Blue River News-1,205
TextMyGov-143

Business Licenses-262

Lodging Registrations Issued-225

Municipal Court October

Total tickets written for September Court: 8
Total on the October Docket: 4
Total October Failure to appear(s): 2
Total October OJW(s): 1

Building Statistics

September 2024
Permits Issued: 24
YTD: 171
Inspections: 69
New Construction 2024: 5

**Certificates of Occupancy New
Construction 2024:1**

Tarn Permits

YTD September 30, 2024
Resident Permits: 207
Boat Permits: 213



End of Month Report: October 2024
Chief David Close

Calls for Service

Total number of a calls: 177

Top 10 calls as follows:

Traffic Stops	93
Code Enforcement	13
Road Hazard	8
Motorist Assist	7
Suspicious Person/Vehicle	6
Other Agency Back Up	5
Welfare Check	5
Extra Watch Request	5
Animal Complaint	4
Reckless Driver	3

Summary: October was the first month in several months without a reported motor vehicle crash with driving conditions being relatively favorable. Towards the end of October, the department got involved in one of its most extensive cases in recent history. This case is currently still under investigation; involves collaboration with over 7 agencies, 3 Counties, a mass of collected evidence, 19 known victims, and pending multiple felony and misdemeanor charges. Items recovered thus far include illegal controlled substances, firearms, a stolen vehicle, personal identifying information, and financial transaction devices.

Arrests: 9 = 6 misdemeanor, 3 felony
Motor Vehicle Crash: 0
DUI: 1

Citations Issued

Municipal = 17
County = 10

Current Administrative Focus

- Town Ambassador – The department is conducting an analysis of strengths and weakness in current code enforcement system to create an efficient program.
- Investigations – The department is assisting several other law enforcement agencies with ongoing investigations outside our jurisdiction.

Financial Summary Report

Prepared by: Michelle Eddy, Town Manager
Month Ending October 31, 2024

Revenues/Expenditures:

Revenues are ahead of budget for the by 21.88%. Sales tax, lodging tax, building and franchise fees are all tracking ahead of budget. Expenses are tracking ahead of budget by 12.33% primarily due to increased sign expense, surveys for land acquisition and refunds for payments received but not owed.

Reserve Accounts *As of 10/31/24

Unrestricted	
Reserve accounts Alpine Bank:	\$1,466,728.54
Colorado Trust Assigned to Capital:	\$3,552,941.10
Colorado Trust Assigned to Broadband:	\$212,883.64
CSAFE:	\$100.00
Illiquid Trust Funds:	\$1,187.42
Total Unrestricted	\$5,233,840.70
Restricted	
American Rescue Plan Funds:	\$197,149.40
Conservation Trust:	\$157,807.98
Total Reserves Restricted	\$354,957.38

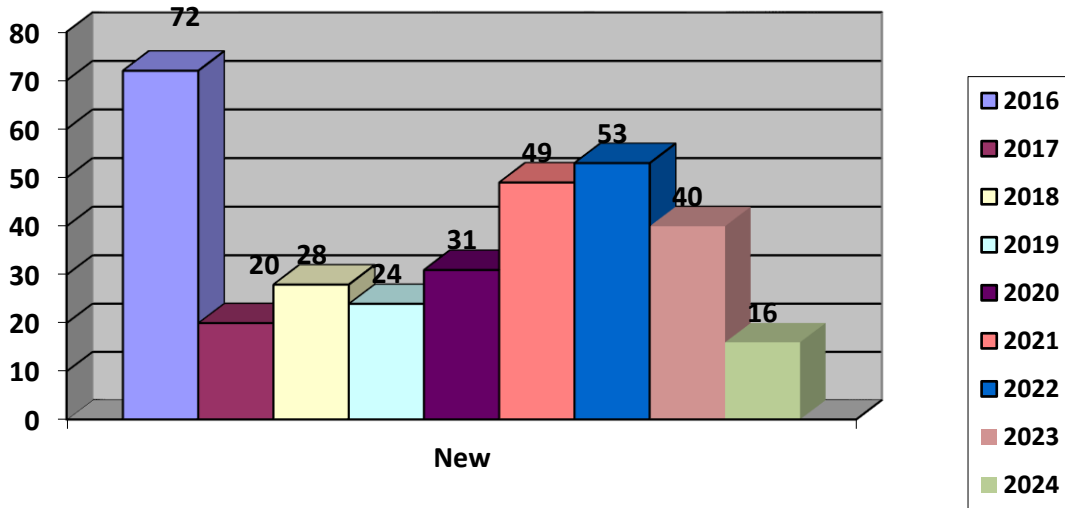


Town of Blue River

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

Statistics

Total Issued Licenses as of 10/31/2024: 225-28%



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	\$996,818.50	\$303,230.72
2024	\$899,545.12	\$332,710.17

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	# STR	%STR **	% Build Out	% Full-Time Res.
96 Sub	9	27%	90%	30%
97 Sub	12	29%	84%	37%
Aspen View	7	44%	80%	13%
Blue Rock Springs	13	24%	93%	46%
Bryce Estates	1	25%	57%	0%
Clyde Lode	0	0%	50%	0%
Coronet	10	32%	78%	35%
Crown	24	35%	93%	28%
DOT Condo	5	14%	100%	31%
DOT Placer	0	0%	50%	100%
Golden Crown	3	60%	63%	20%
Lakeshore	13	33%	93%	23%
Leap Year	8	38%	91%	43%
Louise Placer	2	29%	70%	14%
McCullough Gulch	1	33%	43%	67%
Meiser	2	100%	100%	0%
Misc Sec TR7-77 Land	0	0%	22%	40%
Mountain View	13	30%	96%	34%
New Eldorado Sub	4	50%	73%	38%
New Eldorado Townhomes	1	11%	100%	56%
Pennsylvania Canyon	0	0%	100	0%
Pomeroy	0	0%	0%	0%
Rivershore	0	0%	63%	0%
Royal	16	24%	94%	31%
Sherwood Forest	20	26%	94%	23%
Silverheels	1	25%	67%	29%
Spillway	3	15%	90%	25%
Spruce Valley Ranch	0	0%	68%	20%
Sunnyslope	13	43%	86%	33%
Timber Creek Estates	30	42%	89%	7%
Wilderness	14	25%	96%	33%



PLANNING DEPARTMENT
970.668.4200 0037 Peak One Dr. PO Box 5660
www.SummitCountyCO.gov Frisco, CO 80443

TO: Upper Blue Planning Commission (UBPC)
FROM: Simon Corson, Senior Planner
SUBJECT: Blueprint Summit: Comprehensive Plan Update
DATE: Prepared for October 24, 2024 Work Session

SUMMARY OF REQUEST:

Staff and the consultant team have been diligently working on the fourth phase of the Countywide Comprehensive Plan update process. The Planning Department in collaboration with the consulting firm, Logan Simpson held a workshop with all Basin Planning Commissioners on May 9th where the Commissioners participated in a priority analysis exercise, informed the draft future land use maps, and helped define metrics of success for the Plan. Logan Simpson will provide a PowerPoint Presentation to the Upper Blue Planning Commission (UBPC) on October 24th to ask for feedback on the organization and content of the draft Land Use Chapter for the Upper Blue Basin (Attachment A).

BACKGROUND OF REQUEST:

Last updated in 2009, the Comprehensive Plan and Basin Master Plans (the Plans) represent the long-range vision for how the County would like to grow and develop over time. The Plans are policy documents that guide development review decisions regarding land use, physical growth, environmental protection, open space, recreational trails, housing, and economic development.

In 2022, Summit County contracted with professional planning consulting firm Logan Simpson to assist the County in the update and streamlining of the Countywide Comprehensive Plan and Basin Master Plans.

Over the course of this project, Logan Simpson will collect and analyze all the public feedback received from the questionnaires, community events, focus groups, and stakeholder interviews. This functionality will allow the engagement strategies to be adjusted during the process to ensure that diverse and representative public feedback is being received from all four distinct Basins.

RECOMMENDATION:

Staff recommends that the Upper Blue Planning Commission consider Logan Simpson’s PowerPoint Presentation and Draft Land Use Chapter for the Upper Blue Basin of the Countywide Comprehensive Plan and provide feedback on the organization and content of the draft plan.

ATTACHMENT:

- A. Countywide Comprehensive Plan Draft Land Use Chapter – Upper Blue Basin

UPPER BLUE PLANNING COMMISSION

Feedback from the Upper Blue Focus Groups

The feedback from the focus groups earlier this summer highlighted several key concerns for the Upper Blue River area. These included the significant impact of transportation and truck traffic on road infrastructure, the need for improved access to services, and better trail connectivity to Breckenridge. Participants also emphasized the importance of increasing bus route services and maintaining the unique community character. Additionally, there was a strong focus on enhancing access to recreational activities and trails. The focus groups highlighted concerns regarding infrastructure constraints when considering the addition of workforce housing as properties adjacent to the Town face significant challenges due to capacity issues and the presence of wetlands that restrict development to areas along SH 9.

The focus groups conducted in the Breckenridge area emphasized the importance of trail and recreational access, highlighting two notable trails in particular, Georgia Pass and Boreas Pass. Participants acknowledged that downtown Breckenridge features higher density development compared to most of Summit County, necessitating solutions that align Town and County goals for public transportation. The focus group felt that affordable and workforce housing development is the most appropriate land use for surrounding County land, while encouraging commercial growth to remain within the Town of Breckenridge. The groups advocated for coordination with the Town of Breckenridge to ensure compatibility between land use goals and addressing shared challenges, making alignment between County and Town land use planning key to tackling common issues such as transportation and connectivity, infrastructure capacity, and the preservation of the area's unique character while promoting sustainable growth.

Integration into the Land Use Chapter

The new Blueprint Summit County Plan highlights nine key areas to show the unique considerations of geography and community identity throughout the County. Each of these areas includes an introduction and summary section describing the area, and a section on unique considerations. These unique considerations have come from public input, focus group comments and relevant plans such as the Joint Upper Blue Master Plan.

This chapter is a first draft for the Blueprint Summit plan, providing an example of how elements of the Basin Master Plan and other relevant plans have been integrated into the Countywide Plan and how key areas throughout the County will be highlighted for their unique characteristics. The Countywide Land Use Goals and Policies will apply to all key areas and will be the lens through which staff review development proposals. Only in cases where key areas require specific goals and policies that are not applicable Countywide, will goals and policies be located in the key area sections.

Draft Plan Review

The following chapter is a combination of key areas that fall within the Upper Blue Basin. Each key area contains specific considerations and for the purpose of the Planning Commission review,

identifies goals and policies that are accounted for in the County-wide Land Use Chapter and specifically apply to the key areas within the basin.

This chapter highlights the key areas of Breckenridge and Blue River. Please review the following text and the goals and policies associated with both areas and make note of any additional context or considerations needed to capture their unique considerations in the countywide plan.

Each key area section includes:

- **Map of Key Area:** The map represents the future land use designations within the key area. Each key area is made up of different land uses based on key considerations, community feedback, environmental constraints, and historical trends.
- **Introduction/Summary:** The introduction provides an overview of the area and what makes it unique.
- **Key Considerations:** Each area has considerations that shape land use, goals, and policies. This section explains the key considerations for each key area.
- **Key Area-Specific Goals and Policies:** Due to the unique factors of each key area, the County recognizes that there may be Goals and Policies that are specific only to the area. This section recognizes unique Goals and Policies if applicable (be mindful that not all key areas have area specific Goals and Policies).
 - **Key Area-Specific Actions:** Specific actions are identified to ensure that the plan is implemented. These preliminary actions are what the County will use to make Blueprint Summit a reality. Please provide feedback on these actions! Are there actions that are missing?

DRAFT BLUEPRINT SUMMIT LAND USE CHAPTER

Land Use Authority: (Include as a callout)

C.R.S. § 30-28-106: It is the duty of a county planning commission to make and adopt a master plan for the physical development of the unincorporated territory of the county, subject to the approval of the county commission having jurisdiction thereof.

Introduction/Importance

Looking to the future, it is important to the community that Summit County prioritizes intentional development, focused on providing more affordable housing, strengthening community connection, and enhancing community services, all while safeguarding recreation areas, open spaces, and natural resources. This future includes thoughtful development strategies and countywide policies that support balanced growth, preservation of view corridors, and areas to support sustainability efforts. To enhance land use efficiency, future growth should be evaluated based on availability of existing utility connections and capacity, as well as the feasibility of increasing the service volume of utilities. Growth will involve efforts to develop efficiencies across jurisdictional boundaries, providing seamless services, trails, and transportation networks connecting County land to towns.

The Blueprint for Summit County's future upholds a vision for thoughtful and intentional growth, aiming to "Prioritize thoughtful development and concentrated growth areas to maintain the unique character of each part of our mountain community."

The community envisions a unified approach to visioning and governance, where Summit County and its incorporated communities work together towards common goals through interagency collaboration and partnerships. Sustained and meaningful public engagement is key to creating resilient, sustainable, and equitable future land use decisions.

Key Considerations:

Utilities and Infrastructure: Growth continues to occur within incorporated communities, with Silverthorne and Breckenridge seeing the highest levels of development since the last comprehensive plan update in 2009. Future development should continue to focus on efficient and cost-effective development within areas that have established services or where expansion is feasible. This strategy supports the creation of sustainable communities easily accessible by transit, trails, and essential services, while preserving the County's environmental and recreational quality. Concentrating growth in these areas aligns with the County's long-term goals, ensuring that development is both responsible and resilient.

Build-Out: Residential development has impacted the amount of developable land remaining across the County. Incorporated areas average 91% build-out and the unincorporated County averages a 77% build-out, with an overall build-out average of 83% (Summary of Residential Build Out, 2022). Areas of change and redevelopment in the future should focus on enhancing and strengthening existing neighborhoods to achieve community goals.

Industrial Preservation: The County has a limited amount of industrial land that continues to see redevelopment pressure as housing increasingly becomes a priority. It is a priority for Summit County to preserve existing industrial land wherever possible to not lose this vital economic resource. Industrial areas provide essential services, local employment, and support various sectors, reducing the need for imports and long-distance transportation. This local production capability strengthens the community's resilience against economic fluctuations and supply chain disruptions.

Concentrated Development: As the County continues to grow, the demand for additional services, housing, and transportation connections will become increasingly important. Prioritizing concentrated development in the future should allow the County to enhance access to essential services in closer proximity to where people live. Concentrated and mixed-use development areas foster a sense of community by encouraging social interactions and creating more dynamic public spaces. This approach is essential for addressing affordability concerns by promoting diverse housing options and reducing infrastructure costs while preserving essential natural resources.

Constraints: Summit County's unique high-elevation, mountainous environment creates considerable constraints to development, limiting where and how the County can grow. Focusing growth in areas with fewer environmental constraints helps protect the County's natural beauty and protects sensitive areas like viewsheds, wildlife habitat, and wetlands. Steering development away from risk zones, such as steep slopes and landslide areas, also helps protect residents over the long-term.

TDRS: Summit County utilizes a TDR program designed to protect open spaces, rural lands, and environmentally sensitive areas by transferring development potential from "sending areas" to more suitable "receiving areas." The program allows landowners in designated sending areas to sell their development rights to developers or landowners in areas more suitable for increased development, who can then use these rights to increase the density or intensity of development beyond what is normally permitted by zoning regulations.

Sending areas are typically located in areas the county wants to preserve, such as open space, wildlife habitat, or lands with high scenic value. Once development rights are transferred from a sending area, the land is preserved permanently through conservation easements. Receiving areas are generally closer to existing infrastructure, services, and urbanized areas, where higher-density development is more appropriate and sustainable. Continuing the TDR program into the future, helps concentrate development in appropriate areas of the county that supports the county's environmental and conservation goals while allowing density in key areas that can support critical County needs like community services and housing.

Relationship to Cross-Cutting Themes

Resilient land use for Summit County involves creating land use patterns that support long-term community well-being and environmental health. Allowing the community to proactively plan for natural disasters, climate change, and economic shifts. This includes incorporating strategies for risk mitigation, such as building in areas less prone to flooding or wildfires, designing infrastructure to withstand extreme weather, and ensuring diverse land uses that contribute to economic and social resilience. By prioritizing adaptability and sustainability, resilient land use growth helps communities thrive despite uncertainties. Viewing land use decisions through a lens of resiliency enhances the County's ability to respond to future challenges.

Sustainable land use for Summit County involves using land efficiently to minimize environmental impact, such as preserving natural habitats, reducing pollution, and managing resources responsibly. Sustainable land use also incorporates thoughtful infrastructure and utility considerations, ensuring that development supports efficient and lasting systems for transportation, water supply, waste management, and energy. This approach includes designing infrastructure that reduces energy consumption, supports renewable resources, and accommodates future growth without compromising the needs of the environment or Summit County community. By integrating these principles, sustainable land use aims to create balanced, thriving communities that are adaptable and supportive of long-term quality of life.

Equitable land use for Summit County facilitates access to amenities like parks, housing, and transportation, ensuring that future land use decisions do not disproportionately disadvantage marginalized or underserved groups. Equitable future land use also involves inclusive participation opportunities that consider the needs and circumstances of diverse community members.

Relevant Plans

The Summit County Comprehensive Plan integrates content from the 2009 Basin Plans as well as subbasin and neighborhood plans such as the Heeney and Bills Ranch Plans. By incorporating these documents, the comprehensive plan elevates key goals and principles that are important across the county, promoting a cohesive vision while simplifying the review process. This ensures that local values are maintained and reflected in policies that align with countywide priorities. Key Goals and Policies from the referenced plans have been integrated into the key area sections.

Countywide Goals and Policies

The following countywide goals and policies establish a framework to guide future development throughout the County.

Goal 1. Manage growth to align development with community values and preserve community identity.

To achieve this goal, we will...

- Policy 1. Prioritize development in areas with existing infrastructure and utilities, or areas where efficient extension of services can be provided.
- Policy 2. Discourage development in areas with visual importance or within critical wildlife movement corridors to protect the natural environment and preserve scenic views.
- Policy 3. Encourage infill development and the redevelopment of underutilized properties to optimize the use of infrastructure and services.
- Policy 4. Maintain and enhance buffers surrounding wilderness areas to protect wetlands, wildlife corridors, and recreational opportunities.
- Policy 5. Encourage subdivisions and site designs to preserve the natural landscape through clustered development, maximum building sizes, and minimum open space standards.

Goal 2. Provide effective and sustainable services and facilities for current and future development.

To achieve this goal, we will...

- Policy 1. Focus development in areas with access to sufficient emergency and social services, including law enforcement, fire protection, schools, and healthcare.
- Policy 2. Encourage multi-purpose use of public lands and facilities to maximize community benefit.
- Policy 3. Support expansion and enhancement of communication infrastructure, in a way that respects visual and environmental impacts.

Goal 3. Enhance the quality, desirability, and integrity of existing neighborhoods.

To achieve this goal, we will...

- Policy 1. Encourage mixed-use development where appropriate to create more dynamic public spaces and enhance access to essential services.
- Policy 2. Create opportunities for placemaking that reinforce neighborhood character and improve safety and accessibility for people with disabilities, the elderly, and families with young children.
- Policy 3. Integrate trails and open spaces into neighborhood planning to support recreation and multimodal transportation options.
- Policy 4. Promote development supporting healthy, active lifestyles, and fostering unique and diverse communities.
- Policy 5. Screen development in impactful viewsheds where possible.

GOAL 4. Provide safer and more resilient infrastructure, development patterns, and County operations.

- Policy 1. Consider development constraints when evaluating future land use plans to ensure proposed uses can be implemented without negative environmental impacts.
- Policy 2. Educate residents on the associated risks and costs of living in high-risk areas and facilitate informed decision-making when future development within high-risk areas is proposed for consideration.
- Policy 3. Integrate cultural resource preservation into growth management efforts, ensuring that development respects and incorporates the community's historical and cultural assets.
- Policy 4. Preserve existing industrial land to provide a balanced mix of land uses and maintain local access to essential services, jobs, and goods.

GOAL 5. Strengthen local and regional collaboration to address shared challenges and maximize efficiencies.

- Policy 1. Partner with neighboring jurisdictions and state and federal agencies to develop common goals related to growth and future development.
- Policy 2. Collaborate with neighboring jurisdictions to plan, fund, and implement joint infrastructure projects that benefit multiple communities.
- Policy 3. Create formal partnerships with towns, neighboring counties, and regional entities to coordinate land use planning efforts and address regional challenges.
- Policy 4. Work closely with utility providers, emergency services, and other key service providers to ensure coordinated and efficient delivery of services across municipal boundaries.
- Policy 5. Coordinate with neighboring jurisdictions, service providers, and special districts to assess capacity for future needs.

GOAL 6. Promote development practices that facilitate long-term sustainability, and balance resource allocation.

- Policy 1. Incentivize sustainable building and site design practices that reduce environmental impact and support long-term community resilience.
- Policy 2. Coordinate the location of infrastructure and communication facilities such as utility corridors and cellular communication towers, to support joint use where possible.
- Policy 3. Reduce end-user water consumption through efficient water use practices, conservation measures, and the adoption of water-saving technologies.
- Policy 4. Strengthen climate-resilient development policies to reduce greenhouse gas (GHG) emissions and increase resilience to climate risks.

Goal 7. Protect and enhance ecological corridors to ensure that wildlife can safely move between habitats.

- Policy 1. Integrate wildlife crossings into transportation planning along key roadways to reduce vehicle-wildlife collisions and improve road safety for drivers.
- Policy 2. Promote the use of wildlife-friendly infrastructure, such as underpasses, overpasses, and fencing, to facilitate safe passage for wildlife across roads and developed areas.

Policy 3. Conduct regular monitoring and assessments of ecological corridors to evaluate their effectiveness and implement adaptive management strategies to address emerging challenges.

Goal 8. Ensure the long-term health and sustainability of waterbodies and waterways throughout the County.

Policy 1. Encourage management of outflow from Dillon and Green Mountain Reservoirs in a manner which reduces short-term fluctuations in streamflow.

Policy 2. Maintain healthy water table levels throughout the County.

Policy 3. Address user conflict issues, maintenance, or needed improvements to campground support facilities, financial stability, forest service requirements, and resource damage.

Environmental Stewardship

ES Goal 1: Reduce the impacts of development on the natural environment

ES Policy 1.1. Limit the disturbance envelope of new development to 5% of development area to minimize environmental impact and preserve natural landscapes.

ES Policy 1.2 Limit setbacks from main roads to avoid long driveways to reduce unnecessary land disturbance and improve accessibility.

ES Policy 1.3 Limit light pollution from developed areas to help keep skies dark and protect nighttime ecosystems.

ES Policy 1.4 Avoid development in areas that provide significant ecosystem services, such as riparian areas, water bodies, and wetlands, to preserve critical environmental functions and biodiversity.

ES Policy 1.5. Maintain and update County standards to meet or exceed state and federal environmental protections to ensure the highest level of environmental care and regulatory compliance.

ES Policy 1.6. Ensure a sufficient buffer between development and riparian areas to protect water quality and support healthy ecosystems.

ES Goal 2. Improve equitable and inclusive access to our natural environment.

ES Policy 2.1 Enhance ADA accessibility within appropriate open space areas to expand equitable recreational opportunities for residents and visitors of all abilities.

ES Policy 2.2. Create accessible neighborhood connections to the existing trail network.

ES Policy 2.3 Enhance inclusivity and cultural relevance of open spaces and trails through thoughtful acquisition, programming, and interpretive signage.

ES Goal 3. Improve the health of our natural environment.

ES Policy 3.1 Restore environmentally degraded areas improve ecosystem health and enhance biodiversity.

ES Policy 3.4 Design for wildlife permeability to ensure animals can move safely across landscapes without barriers.

ES Policy 3.5 Evaluate the impacts of development on wildlife and natural resources to make informed decisions that minimize harm to ecosystems.

ES Policy 3.6 Protect/preserve wildlife habitat and corridors by prioritizing development that clusters development away from high quality habitat, avoids fragmenting contiguous habitat, and maintains or creates habitat corridors to support wildlife populations and ecosystem connectivity.

ES Goal 4. Reduce exposure and increase capacity to adapt to natural hazards and climate change impacts.

ES Policy 4.1. Limit development in areas with the highest-known hazard exposures, such as the wildland-urban interface, wildfire and flood-prone areas, to protect vulnerable populations, including those in affordable housing, from increased risks and potential disasters.

ES Polic 4.2 Design, maintain, and improve public infrastructure to be resilient and adaptable to future challenges and risks, climate change, and other natural and human-caused hazards.

ES Policy 4.4 Guide density toward areas with existing water and wastewater infrastructure, as well as sufficient water supply, treatment capacity, and wastewater treatment capacity to optimize resource use and ensure that new development is supported by adequate utilities and services.

ES Policy 4.5 Utilize the existing Transfer of Development Rights program to concentrate additional growth near existing infrastructure.

ES Goal 5. Reduce our reliance on natural resources.

ES Policy 5.1 Coordinate regional water planning efforts with water providers to enhance water conservation, water quality, and integrate water and land use decision-making to ensure effective management of water resources and sustainable development.

ES Policy 5.5 Promote water conservation through land use planning and design to integrate efficient water use into development projects and reduce overall water demand.

ES Goal 7. Protect and enhance ecological corridors to ensure that wildlife can safely move between habitats.

ES Policy 7.1 Integrate wildlife crossings into transportation planning along key roadways to reduce vehicle-wildlife collisions and improve road safety for drivers.

ES Policy 7.2 Promote the use of wildlife-friendly infrastructure, such as underpasses, overpasses, and fencing, to facilitate safe passage for wildlife across roads and developed areas.

ES Policy 7.3 Conduct regular monitoring and assessments of ecological corridors to evaluate their effectiveness and implement adaptive management strategies to address emerging challenges.

Housing

H Goal 1. Increase the supply of affordable housing in the County.

H Policy 1.1 Revise and streamline development standards, procedures, and fee structures to remove unnecessary barriers to the development of local resident housing.

H Policy 1.2 Incorporate ADUs into new large developments and provide incentives for smaller developments to diversify unit types.

H Policy 1.3 Leverage existing ADU stock plans and create stronger incentives for constructing accessory apartments (ADUs) to streamline approval processes.

H Policy 1.4 Ensure affordable units are distributed throughout projects and included in mixed-income developments with varied unit types and sizes to significantly increase affordable housing.

H Policy 1.5 Collaborate with local governments, businesses, nonprofits, and other stakeholders to leverage shared resources to implement strategies such as acquiring existing housing units through buy-down programs, converting them to affordable workforce housing, and exploring creative programs.

H Goal 2. Prioritize the development of new housing that meets the evolving needs of current and future residents.

H Policy 2.1 Evaluate and adapt strategies for each affordable workforce housing proposal to align with current market conditions while ensuring long-term affordability and benefit to the community.

H Policy 2.3 Incentivize the development of family-sized units and explore additional strategies identified by state housing authorities to enhance local housing affordability.

H Policy 2.4 Incentivize developments that prioritize long-term affordability.

H Goal 3. Expand land available for affordable housing.

H Policy 3.1 Expand the Land Banking Program to acquire and reserve land for affordable workforce housing.

H Policy 3.2 Collaborate with public entities, including exploring land trades with the US Forest Service, to develop criteria to prioritize acquisitions and development of banked land based on local housing needs and available funding.

H Policy 3.3 Collaborate with partner agencies, community-based organizations, and affordable housing developers to implement a Community Land Trust (CLT) Program, building on existing models if needed.

H Goal 4. Balance the housing needs of local residents with the demand for short-term accommodation.

H Policy 4.1 Prioritize the preservation, rehabilitation, and adaptive reuse of existing housing to meet the needs of the local workforce and long-term residents.

H Policy 4.2 Continue exploring programs that convert seasonal and short-term rental housing into year-round affordable rental units like the Lease to Locals program, hotel conversions, and master leasing properties to further expand affordable housing options.

H Goal 4.3 Expand existing programs that convert market-rate units into affordable housing, such as acquisition and buy-downs, to support efforts to prevent the displacement of local residents and employees.

H Goal 4.4 Explore additional strategies, including the rehabilitation of aging properties and the adaptive reuse of underutilized buildings, to maintain neighborhood diversity and long-term affordability using deed restrictions and other protective mechanisms.

H Policy 4.5 Mitigate the impact of short-term rentals (STRs), second homes, and underutilized or vacant units to ensure more housing stock is available for local residents.

H Goal 6: Advocate for housing policies that promote affordability, equity, and long-term housing stability.

H Policy 6.1 Enhance education, outreach, collaboration, and advocacy to ensure that both residents and the County are well-informed about housing programs, resources, and housing needs as conditions evolve.

H Goal 8 Integrate housing into the broader community support system to sustain the local workforce and preserve long-term community stability.

H Policy 8.1 Work with the Summit Combined Housing Authority (SCHA) to expand financial assistance programs for the repair, rehabilitation, weatherization, and maintenance of affordable workforce housing.

H Policy 8.2 Consider using tax credits, public-private partnerships, and revolving loan funds to support initiatives and ensure long-term housing stability for local workers.

H Policy 8.4 Regularly review and adjust funding strategies to ensure they remain effective and aligned with housing needs.

H Policy 8.5 Expand efforts to leverage financial resources through public/private/nonprofit partnerships, focusing on joint ventures that align with the County's affordable housing goals.

H Policy 8.6 Explore creative financing options and partnerships that maximize the impact of available resources.

H Policy 8.7 Commit to and maintain eligibility for funding under Article 32 of Title 29 (Proposition 123) to secure this essential funding for long-term housing initiatives.

Transportation

T Goal 1. Promote Alternative Forms of Transportation to Connect Housing with Community Amenities and Employment Centers

T Policy 1.1 Construct additional trails and pathways to promote active transportation and connect residential areas with amenities and employment centers.

T Policy 1.2 Improve the on-street walking and bicycling network to enhance year-round safety, accessibility, and connectivity to homes, key destinations, and bus stops.

T Policy 1.3 Enhance safety measures along streets and pathways, including speed limits, separated pathways, and visibility around turns, to improve user experience and accommodate the growing presence of e-bikes.

T Policy 1.4 Identify areas where dedicated bus lanes on key roadways could improve transit efficiency.

T Policy 1.5 Reevaluate bus service timing to better accommodate school and work schedules.

T Policy 1.8 Where practical, connect open space areas together through a linked trail system.

T Goal 3: Support Electric Vehicle (EV) Adoption

T Policy 3.2 Fund EV infrastructure and support EV-friendly policies along regional corridors and at major destinations.

T Goal 4 Maintain and Improve Roadway Infrastructure

T Policy 4.1 Identify areas in need of additional local roadway connections to improve access while prioritizing sustainable design principles and minimizing environmental impacts.

T Policy 4.2 Incorporate bilingual signage on roadways to support the non-English speaking community.

Community Connection

CC Goal 1. Ensure County facilities and services enhance access to essential and valued resources for all Summit County community members.

CC Policy 1.1 Enhance community gathering spaces and multi-generational amenities to provide additional resources for community members.

CC Policy 1.2 Enhance year-round recreational opportunities for community members.

CC Policy 1.3 Take a fiscally responsible approach to acquiring, developing, and maintaining parks, trails, open space, and other recreational facilities.

CC Policy 1.4 Encourage design of new developments, housing, and facilities to accommodate the needs of all users, including youth, aging, disabled, and special needs populations.

CC Goal 2 Celebrate diversity and strengthen community identity.

CC Policy 2.5 Ensure County facilities and services enhance access to essential and valued resources for all Summit County community members.

CC Goal 4. Utilize land use planning to support community services.

CC Policy 4.3 Where needed, expand existing public facility links such as trails, paths, open space, and streets to create connectivity between communities and neighborhoods.

CC Goal 5. Empower community members with knowledge and resources about the unique considerations of living in Summit County

CC Policy 5.1 Establish partnerships and emergency hubs to support the resilience of residents and visitors during and after extreme weather events and other natural hazards.

CC Policy 5.3 Educate landowners on the benefits of preserving historic resources to strengthen support for preservation.

Economy And Tourism

E Goal 1. Preserve a Mixture of Land Use Types to Support Diverse Industry

E Policy 1.2 Preserve existing light industrial areas via zoning regulations to provide spaces for future industrial uses.

FUTURE LAND USE MAP

The Future Land Use Map (FLUM) serves as a guide for planning growth and addressing needs in the County's unincorporated areas. Through defined future land use categories, the FLUM outlines the type and location of potential development and aligns with community values and long-term goals. While the FLUM itself is not regulatory, it provides the basis for future zoning changes and land use regulations in the County. The following future land use categories reflect one overarching vision for growth in the County and illustrate the intent behind the countywide goals in this chapter.

DRAFT

FUTURE LAND USE CATEGORIES

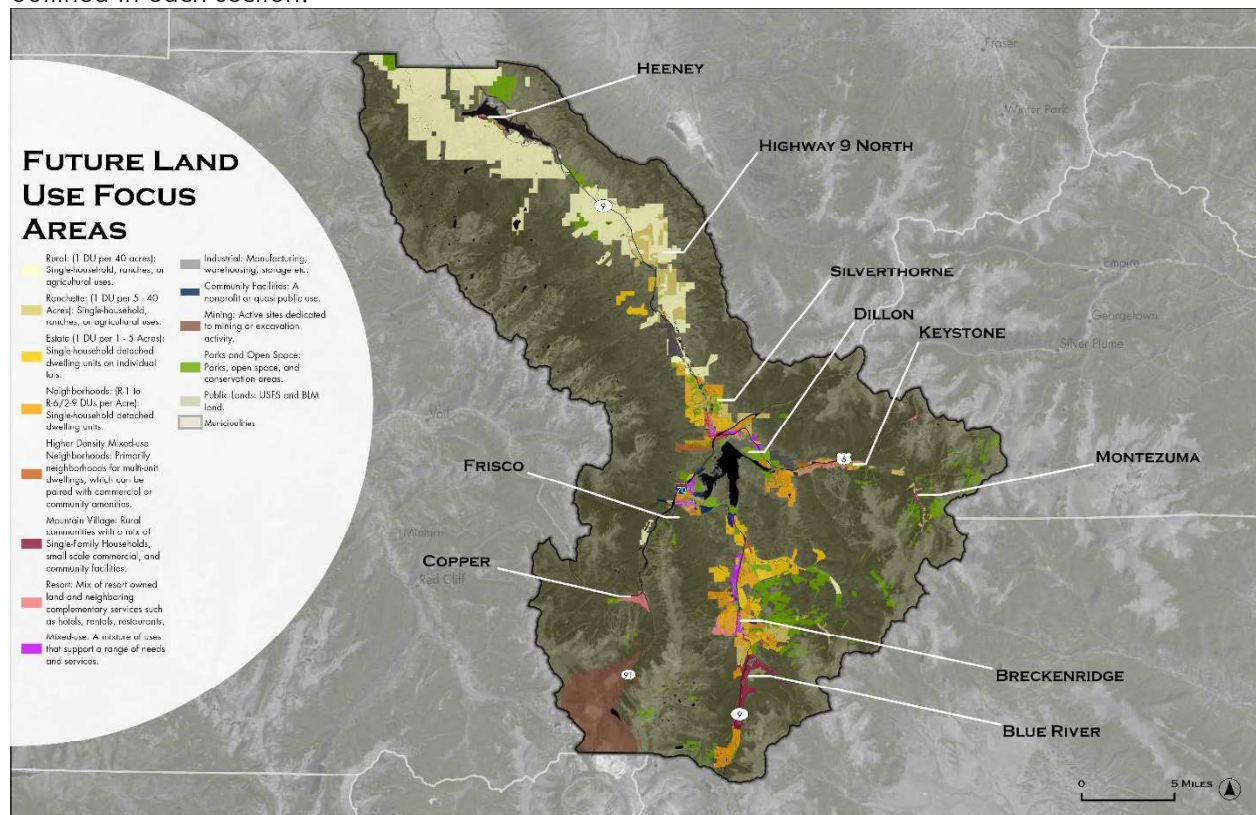
Rural (1 DU per 40 acres)	Single-household, ranches, or agricultural uses with densities of one dwelling unit (DU) per 40 acres. Land uses in this category minimize impacts on environmentally sensitive lands, which can also help preserve open space areas.
Ranchette (1 DU per 5 - 40 acres)	Single-household, ranches, or agricultural uses with densities of one DU per 5-40 acres. Minimizes impacts on environmentally sensitive lands, which can also help preserve open space areas.
Estate (1 DU per 1 - 5 acres)	Single-household detached dwelling units on individual lots ranging in densities from one DU per one to five acres. Minimizes impacts on environmentally sensitive lands, which can also help preserve open space areas.
Neighborhoods (R-1 to R-6/2-9 DUs per acre)	Single-household detached dwelling units on individual lots ranging in densities from two to nine dwelling units per acre.
Higher Density and Mixed-Use Neighborhoods (10+ DUs per acre)	Primarily neighborhoods for multi-unit dwellings that provide a mix of housing options and costs, which can be paired with commercial or community amenities, to promote a variety of higher density living options. In addition, Higher Density and Mixed-Use Neighborhoods can include townhomes, duplexes, small-scale commercial, parks, and open spaces.
Community Facilities	A nonprofit or quasi-public use, such as schools, churches, libraries, hospitals, and utility structures like substations and wastewater treatment plants. These areas could also contain workforce housing.
Open Space	Parks, public and private open space, greenways, recreation, and conservation areas.
Resort	This is a mix of resort-owned land and neighboring complementary services such as hotels, rentals, restaurants, employee housing, parking, and commercial.
Mixed-use	A mixture of retail, offices, light industrial, lodging, or other uses that promote multi-use buildings and corridors that support a range of needs and services. This area may also contain multi-unit residential dwellings.
Industrial	Sites with primary uses such as manufacturing, warehousing, storage, research facilities, auto-related services, or other supporting industrial-related services.
Mining	Active sites dedicated to mining or excavation activities.
Mountain Village	Rural communities with a mix of single-households, small-scale commercial, and community facilities.
Public Lands	US Forest Service (USFS) and bureau of Land Management (BLM) land.

{Placeholder for Countywide future land use map}

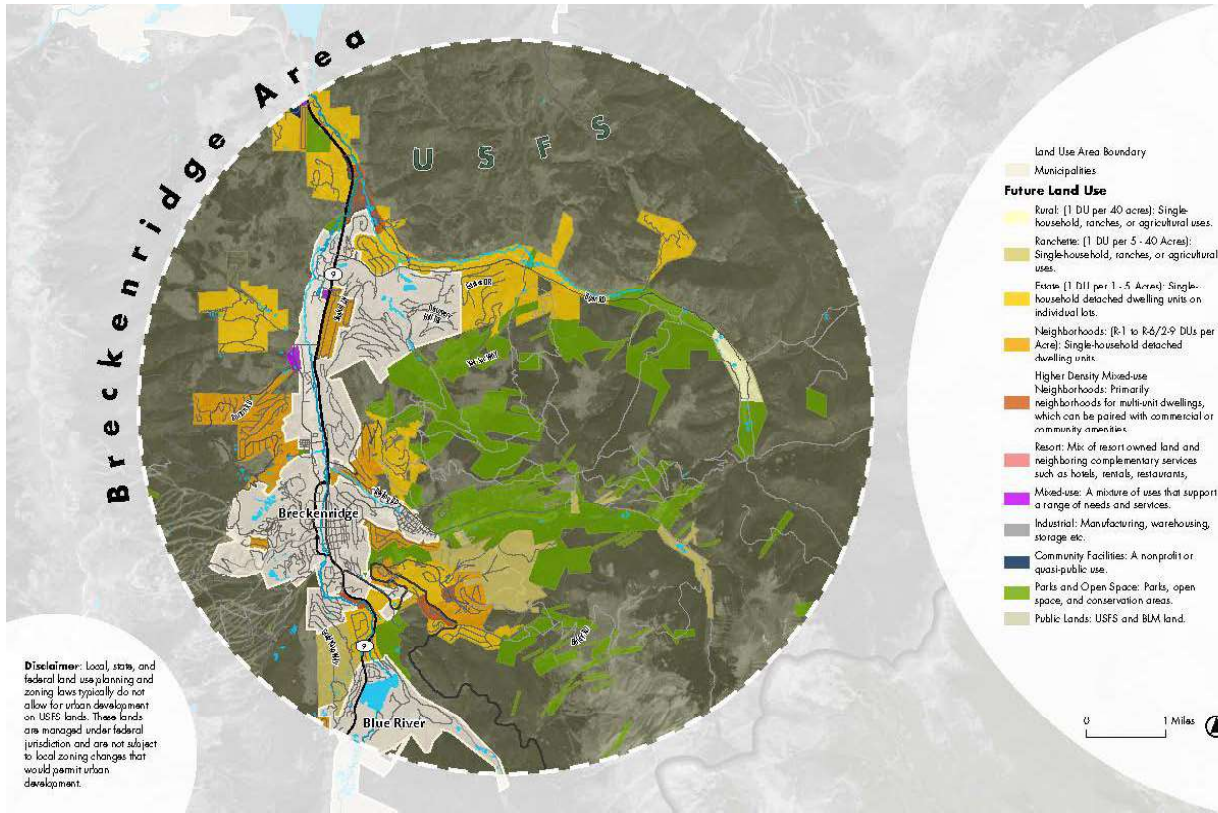
FUTURE LAND USE FOCUS AREAS

Neighborhood character varies significantly across the County, from the rural, agricultural, and recreation-oriented northern region near Green Mountain Reservoir to the high alpine southern portion near Blue River. The County is shifting from individual basin and sub-basin plans to the Focus Areas to adequately address the unique characteristics of these different regions and neighborhoods, the County has been divided into nine key areas. Each area has different distinct growth potential and important community character that requires consideration.

The following sections will highlight each key area individually, explaining what makes it special and what considerations may influence future development of the area. While each key area is ultimately guided by countywide goals and policies, in unique circumstances, a key area may have area-specific goals and policies that relate to its specific geography. These additional goals and policies have been outlined in each section.



BRECKENRIDGE AREA



Introduction/Summary

The Breckenridge area has a long history associated with recreation. Development at the heart of downtown Breckenridge contains higher concentrated densities than seen in most of the County. This development pattern has necessitated more urban-style solutions in terms of public transportation infrastructure like park-and-ride lots, and the Summit Stage stops. The transit system includes service to Boreas Pass and Park County. East of the Town boundaries, the density transitions from urban or suburban to rural development. The FLUM reflects these densities and designates lands beyond as open space.

Key Considerations

The Future Land Use Map (FLUM) designates residential development as the most appropriate use for the County land surrounding the Breckenridge area, while commercial growth is encouraged to remain within town boundaries. This approach acknowledges the unique factors influencing commercial development, such as traffic impacts, infrastructure availability, and compatibility with surrounding areas.

Future growth will be focused near the Town boundaries and gradually decrease further out, helping to preserve the character of the areas closer to forest land and natural open spaces as shown on the FLUM. This tiered approach helps to accomplish countywide housing and land use goals within areas

that can be serviced by infrastructure, while aligning with environmental stewardship goals of retaining wildlife corridors and protecting sensitive lands.

This key area is one of the few in Summit County that identifies locations where mixed-use development could be suitable, both west of SH 9 and adjacent to Breckenridge. The areas include one south of Stan Miller Drive and the other along Airport Road and Coyne Valley Road. The FLUM also indicates that the west and north parts of this area are most suitable for increased workforce and affordable housing development, particularly due to their proximity to Breckenridge. These areas are well-suited for workforce housing, helping to alleviate commuter traffic by providing homes for those working in the town.

Open space and recreation access are important to the area's character and the communities who live in this area. Preserving trail connections and ensuring access to open spaces remain high priorities, and these considerations should be incorporated into future site planning and development efforts.

As the area continues to grow within the town and surrounding county land, transportation infrastructure will play an increasingly important role. Microtransit systems, trails to support walkability and bikeability, and support for ridership on the Summit Stage bus routes will be an important part of reducing traffic congestion and providing community members access to amenities and services within Breckenridge. Expanding and improving these transportation options will help connect the area to the greater Summit County region, County services and Summit High School supporting the mobility needs of residents and workers.

Moving forward, close coordination with the Town of Breckenridge will be essential to ensure compatibility between land use goals and to address shared challenges. Aligning land use planning between the County and Town will be key to addressing common issues such as transportation, infrastructure capacity, and maintaining the unique character of the area, while promoting sustainable growth.

Area-Specific Goals and Policies

Goal 1. Increase the supply of workforce and affordable housing units in key neighborhoods.

Policy 1. Prioritize workforce and affordable housing development in areas identified in the FLUM, particularly the west and north parts of the Breckenridge area.

Policy 2. Ensure new residential developments are designed to support workforce housing needs and alleviate housing shortages for those working in Summit County.

Policy 3. Utilize the TDR program to mitigate growth impacts of new affordable housing within unincorporated County by allowing two units of workforce housing for one development right.

Policy 4. Maintain a cap on development density, targeting a realistic build-out of 14,000 residential units.

Policy 5. Partner with the Town of Breckenridge to implement a density transfer program that facilitates the transfer of its development rights to affordable workforce housing projects at a

ratio of 1:4 (one development right for every four affordable workforce housing units constructed).

Policy 6. As part of the Town of Breckenridge development review process and procedures, 25% of zoned density may be extinguished and considered an eligible public benefit (e.g., as part of a Development Agreement for large projects).

Goal 2. Support the development of alternative transportation systems to reduce traffic congestion and improve connectivity within the region.

Policy 1. Expand microtransit systems, pedestrian and bike trails, and public transportation options to promote walkability and reduce car dependency.

Policy 2. Work with the Summit Stage to evaluate bus routes and increase ridership to ensure access to services in Breckenridge, County Commons, Summit High School, and Frisco.

Policy 3. Prioritize the development of trails and transportation links that connect the Breckenridge area with adjacent communities and key services, such as the extension of the Recpath along SH 9.

Policy 4. Incorporate trail connectivity into future site planning and development, ensuring that residents have access to a variety of transportation options.

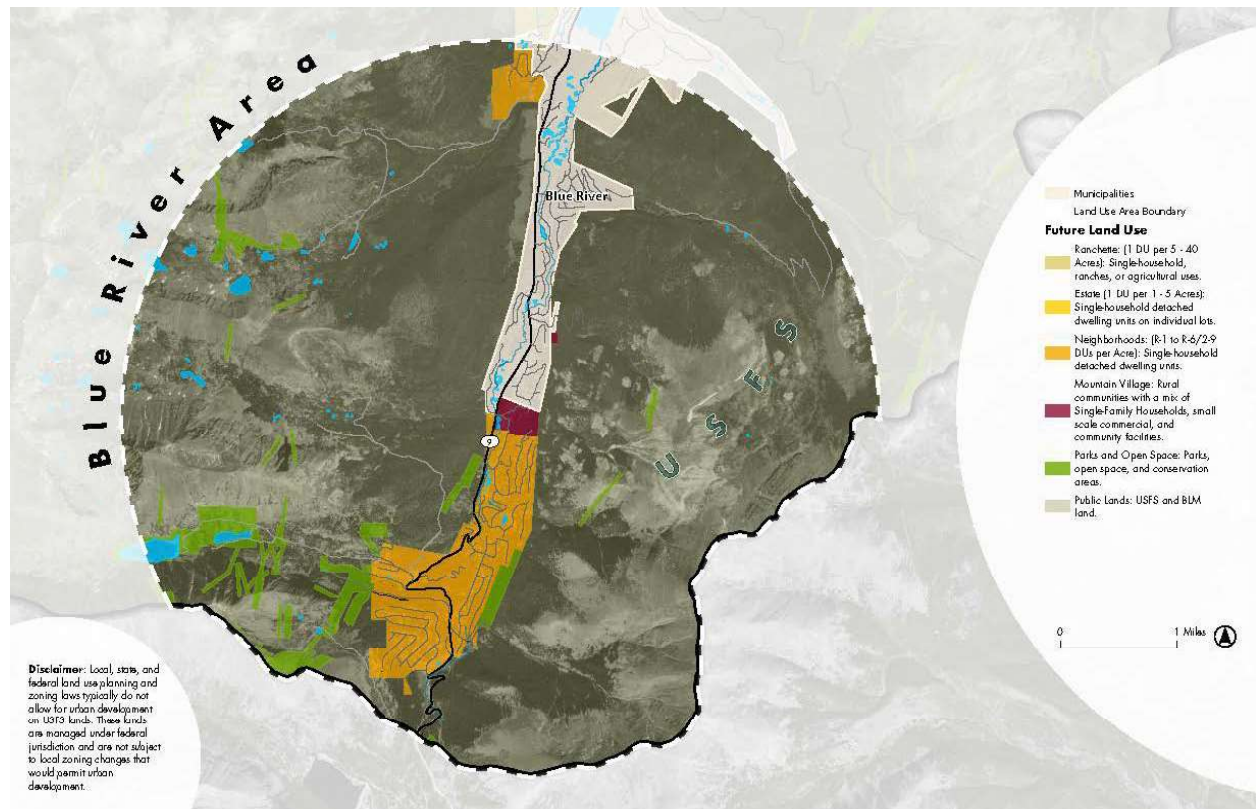
Goal 3. Ensure close coordination between Summit County and the Town of Breckenridge to achieve shared land use and infrastructure goals.

Policy 5. Align land use planning between the County and the Town of Breckenridge to address common issues such as transportation, infrastructure capacity, and housing needs.

Actions (to be included in the action table)

- o Incorporate collaborative hillside development standards and regulations within the county and Town of Breckenridge
- o Develop an alternative access road from Lakeview Meadows that connects with the high school road just west of the SH 9 and Swan Mountain Road intersection, thereby reducing direct traffic entrances and the need for additional traffic lights on SH 9.
- o Redirect traffic from Highlands Meadow, Farmer's Grove, and other areas along SH 9 in the Farmer's Korner area to the Swan Mountain intersection instead of allowing direct access to SH 9.
- o Re-route the northern portion of County Road 3.
- o Reduce grades on Moonstone Road.
- o Establish a park-and-ride facility on the property northwest of the intersection of Airport Road and Coyne Valley Placer Road.
- o Create a grade-separated Recpath or widen paved shoulders along SH 9 from the Town of Breckenridge to the Town of Blue River or Hoosier Pass.
- o Establish a non-motorized route to connect the Peak 7 neighborhood and Airport Road.

BLUE RIVER AREA



Introduction/Summary

County land just south of the Town of Blue River, is known for its scenic landscapes, outdoor recreation opportunities, and low-density residential development. This key area is predominantly characterized by natural and recreational land use, surrounded by protected forest lands and wilderness areas offering access to hiking, biking, and skiing trails. Residential areas are made up of scattered mountain cabins and vacation homes, typically on rugged, mountainous terrain with no more than two units per acre.

The communities here value their natural surroundings, placing importance on maintaining community character and small-town feel while balancing growth and development. Access to services is more limited in this area and residents rely on nearby Breckenridge for much of their shopping, dining, and amenities.

Key Considerations

Historically, the areas surrounding Blue River deviated slightly from the county-wide recommendations to reduce density, allowing for additional growth. However, properties within and adjacent to the town face significant constraints on further development due to infrastructure and capacity challenges. The presence of abundant wetlands limits development to areas along SH 9, and the region relies on groundwater, requiring private wells.

Given these limitations, the current Future Land Use Map (FLUM) guides small-scale commercial and mixed-use development, represented by the Mountain Village land use category, directly adjacent to the Town of Blue River. This aligns with existing local businesses, such as the "Lodge by the Blue" hotel, and can accommodate additional small-scale services. Future residential growth should remain limited to the densities outlined in the Neighborhood category.

Infrastructure improvements, including extending the Recpath along SH 9 to connect Breckenridge to Hoosier Pass, should be considered. Currently, the lack of amenities and services in the Blue River area means that residents must travel to Breckenridge for most needs. Additionally, the area serves as a heavy freight truck route, but the existing road infrastructure is strained by the volume and type of traffic passing through.

Area-Specific Goals and Policies

Goal 1. Enhance transportation infrastructure to improve safety, reduce congestion and enhancing mobility.

Policy 6. Collaborate with CDOT to assess and upgrade road infrastructure to accommodate existing freight truck traffic while ensuring the safety of local residents.

Policy 7. Advocate for improved public transportation services, such as the Summit Stage, to enhance connectivity between Blue River, Breckenridge, and surrounding areas.

Policy 8. Encourage the development of pedestrian and bike-friendly infrastructure to promote walkability and cycling as viable transportation options within the area.

Goal 2. Facilitate appropriate growth while addressing infrastructure and service limitations in the area.

Policy 9. Work to align County and Town of Blue River land use goals, emphasizing compatible development that supports both community needs and environmental stewardship.

Policy 10. Ensure consistency between The Town of Blue River's dark sky goals and county development.

Policy 11. Explore areas where additional workforce and affordable housing could be accommodated with adequate water and sewer infrastructure.

Actions (to be included in the action table)

- Expand recreational path along SH 9 to connect Blue River to Breckenridge
- Establishing a park-and-ride facility at Blue River Town Hall.
- Establish public transportation (e.g., Summit Stage) to service the Town of Blue River along the Highway 9 Corridor.
- Creating a grade-separated Recpath or widened paved shoulders along SH 9 from the Town of Breckenridge to the Town of Blue River or Hoosier Pass.
- In cooperation with the towns, secure legal access, and parking at trailheads for the following locations:
 - Pennsylvania Gulch (adjacent to Town of Blue River).