



BLUE RIVER BOARD OF TRUSTEES AUGUST 2023

August 15, 2023 at 5:00 PM
0110 Whispering Pines Circle, Blue River, CO

AGENDA

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

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.

5:00 PM REGULAR MEETING

I. EXECUTIVE SESSION

I. CALL TO ORDER, ROLL CALL

II. APPROVAL OF CONSENT AGENDA

[A.](#) Minutes for July 25, 2023

[B.](#) Approval of Bills-\$42,850.04

III. COMMUNICATIONS TO TRUSTEES

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

[C.](#) Written Public Comments

IV. NEW BUSINESS

V. REPORTS

D. Mayor

[E.](#) Trustees

i. Citizen Advisory Committee -Trustee Finley

Resident Grant Program

ii. Open Space and Trails Committee -Trustee Dixon

Trails Tour Part 2-Sunday, August 20th, 9:30 a.m.-11 a.m.

iii. Planning and Zoning - Trustee Hopkins

iv. Transit Authority - Trustee Pilling

v. Wildfire Council - Trustee Slaughter

vi. Roads- Trustee Fossett

F. Attorney

G. Staff Reports

VI. ADJOURN

NEXT MEETING -

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



BOARD OF TRUSTEES JULY 2023

July 25, 2023 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.

5:00 PM Regular Meeting

I. CALL TO ORDER, ROLL CALL

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

Roll Call

PRESENT

Mayor Toby Babich

Trustee Joel Dixon

Trustee Kelly Finley

Trustee Mark Fossett

Trustee Ted Pilling

Trustee Ted Slaughter

Excused

Trustee Noah Hopkins

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

II. EXECUTIVE SESSION

A. Executive Session 5:00 p.m.

Motion made by Trustee Finley, Seconded by Trustee Fossett to enter into executive session for the following reasons at 5:06 p.m. Pursuant to **CRS 24-6-402(4)(b) and (e)** to receive legal advice and to instruct negotiators concerning a potential land acquisition; pursuant to **CRS 24-6-402(4)(b)** for the purpose of receiving legal advice concerning the laws governing the ownership, control, and use of real property for right-of-way; pursuant to **CRS 24-6-402(4)(b)** to receive legal advice on the processing of a House Bill 1041 Application received by the Town from the Colorado Department of Transportation. Voting Yea: Mayor Babich, Trustee Dixon, Trustee Finley, Trustee Fossett, Trustee Pilling, Trustee Slaughter

Fossett moved and Pilling seconded to adjourn the executive sessions with no action taken at 6:58p.m.

III. APPROVAL OF CONSENT AGENDA

Motion made by Trustee Finley, Seconded by Trustee Dixon to approve the consent agenda. Voting Yea: Mayor Babich, Trustee Dixon, Trustee Finley, Trustee Fossett, Trustee Pilling, Trustee Slaughter

B. Minutes for June 20, 2023

C. Approval of Bills-\$179,521.45

IV. COMMUNICATIONS TO TRUSTEES

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

Manager Eddy noted communications received via email from Paul Semmer and Clint Siddons this morning in addition to communications received at 4:30 p.m. this afternoon.

Mayor Babich noted deadlines for written comments to be provided in the packet. Communications are due the second Tuesday of the month.

Eric Hann-Whispering Pines-asked about the status of the town and the dark skies discussion. It was noted this would be discussed later in the meeting.

V. NEW BUSINESS

D. 911 Communications Center IGA Approval for Mayor Signature.

Manager Eddy reviewed the recent changes with the 911 Communications Center. With these changes a new IGA has been developed over the last several months to reflect the new agreement among the jurisdictions, county and 911 Center. She noted the agreement has been approved today by the County and will be approved by the remaining entities by the end of the week. A resolution for approval is on the agenda.

E. Dark Skies Survey & Report-Citizen Advisory Committee

Manager Eddy reviewed the staff report from the Citizen Advisory. Members of Citizen Advisory were present to answer questions.

Communication was received from Martie Semmer on the recommendation in addition Committee Members provided additional comments.

Manager Eddy read communication from Steve Kucera.

Charlie Brittz Citizen Advisory Chair spoke on behalf of the committee and reason for recommendation. Jodie Wiley, Committee member echoed comments from the Committee.

Trustee Finley noted that the committee had conducted a thorough review and due diligence. She noted that the committee is not against dark skies and the concept but is not in favor of mandates and enforcement piece.

Mayor Babich noted the work conducted by the committee.

Trustee Finley suggested a question that should have been included would be "do you want this to be enforced." This may have had a different result.

Trustee Dixon asked about what the \$250 application fee involves. Manager Eddy explained the process and that it would mean the town is ready to become a dark sky community. There was discussion about the confusion around the application and process.

Trustee Pilling asked about the 62% stating to consider pursuing the designation versus what the committee is recommending. Discussion that the comments didn't reflect that sentiment and the enforcement question wasn't asked. Trustee Finley noted that the enforcement is required. Trustee Pilling noted Timber Creek Estates has in their covenants with penalties for dark skies in the subdivision. He stated the HOA did have an incentive program to encourage compliance.

It was noted that in addition to enforcement, there is a requirement of annual reporting, compliance and an additional committee to submit reports.

Mayor Babich remarked residents are in favor of wanting to have dark skies but not enforcement. He noted that the education and incentive programs to build compliance seems reasonable.

Trustee Slaughter noted in agreement with recommendations with maybe reviewing the current ordinance to see if it needs anything else.

Trustee Finley noted a desire by the committee to develop a meaningful incentive program.

It was recommended to have the committee review the current ordinance.

Motion made by Trustee Finley, Seconded by Trustee Dixon to approve the Citizen Advisory Committee recommendation and the development of an incentive program. Voting Yea: Mayor Babich, Trustee Dixon, Trustee Finley, Trustee Pilling, Trustee Slaughter. Motion passed unanimously.

F. Discussion of Trail Signage within the Town

Mayor Babich noted memo included in the packet. He noted reason for the signs being installed and emails circulating spurring the conversation. He stated there is a need to adopt a policy for signage either based on the advisory document or with additional input to guide staff in the future. He remarked on trails throughout the area there is various signage based on

location. The one in the plan is consistent within the Town of Breckenridge and the County. He noted the language for signs in the plan.

Discussion and clarification on the Open Space & Trails Plan is an advisory document to guide decisions around trails, signage, and open space for consideration by the Trustees.

Trustee Dixon stated a recommendation to follow the plan as outlined. He noted a need for a policy in place to be consistent. He feels the posts should be 6x6 versus the 8x8 installed and that the signs are too large. The goal is not advertisement but for local use. Trustee Finley agreed.

Trustee Slaughter noted he is against all signage for the trails while understanding the need for respecting private property. He questions need and has a concern for the committee and trails in town.

Trustee Dixon noted the committee is awaiting the digital plan so it can conduct an open house and promote to the public. He feels any signage now is premature. He would be in favor of a policy to have signage as it shows in the plan.

Mayor Babich remarked that a need to address resident concerns for signage are considered when obtaining an easement and a need for flexibility. He would support the consistent signage with a caveat for special circumstances. Special circumstances should be reviewed by the Town Attorney and Town Manager for recommendations.

Consensus that the sign in the plan would be the preferred type with exceptions. Mayor Babich directed the Town Attorney and Town Manager to develop a policy and resolution for the Trustees to consider.

G. Discussion of a road maintenance policy.

Mayor Babich reviewed current conversations around requests and demands from individual owners and the need to develop a policy.

The recommendation for process and policy was reviewed. It was recommended to add a form to the website for requests and follow up. Decision to formalize the process and develop a webpage to bring back to the Trustees for adoption.

VI. RESOLUTIONS

H. Resolution 2023-02 A RESOLUTION RATIFYING AUTHORIZED CHANGES TO THE BLUE RIVER LAND USE CODE AS APPROVED JUNE 20,2023

Motion made by Trustee Slaughter, Seconded by Trustee Pilling to approve Resolution 2023-02 A Resolution Ratifying Authorized Changes to the Blue River Land Use Code as Approved June 20, 2023. Voting Yea: Mayor Babich, Trustee Dixon, Trustee Finley, Trustee Pilling, Trustee Slaughter. Motion passed unanimously.

I. RESOLUTION 2023-03 A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT (IGA) REGARDING THE OPERATION, ADMINISTRATION, AND FINANCIAL SUPPORT OF THE SUMMIT COUNTY COMMUNICATIONS CENTER

Motion made by Trustee Finley, Seconded by Trustee Pilling to approve Resolution 2023-03 A Resolution Approving An Intergovernmental Agreement (IGA) Regarding the Operation, Administration, and Financial Support of the Summit County Communications. Voting Yea: Mayor Babich, Trustee Dixon, Trustee Finley, Trustee Pilling, Trustee Slaughter. Motion passed unanimously.

VII. REPORTS

J. Mayor

No report.

K. Trustees

- i. Citizen Advisory Committee -Trustee Finley
- ii. Open Space and Trails Committee - Trustee Dixon
- iii. Planning and Zoning - Trustee Hopkins
- iv. Transit Authority - Trustee Pilling
- v. Wildfire Council - Trustee Slaughter
- vi. CDOT - Trustee Fossett

Trustees

- i. **Citizen Advisory Committee** -Trustee Finley nothing additional.

ii. **Open Space and Trails Committee** - Trustee Dixon

Thanked for the discussion on the signage. The committee has not had a meeting since March awaiting the digital trail map. He noted there was a field trip with members and a few Trustees. Mayor asked to have a doodle to be sent out for a second Saturday/Sunday in August (12/13th or 19th/20th) for another tour.

iii. **Planning and Zoning** - Trustee Hopkins

Trustee Hopkins was not present. Manager Eddy noted they reviewed and approved one new construction, one addition and a change order project. The August meeting has been cancelled due to no applications.

iv. **Transit Authority** - Trustee Pilling

Trustee Pilling reported the annual retreat is tomorrow and one item of discussion will be micro transit study.

v. **Wildfire Council** - Trustee Slaughter

Trustee Slaughter reported the Blue River East project will be hand cut and piled and not removed. Manager Eddy noted there will be work done at the Spruce Creek Trail Head.

vi. **CDOT** - Trustee Fossett-no report.

L. Attorney

No report.

M. Staff Reports

VIII. ADJOURN

Motion made by Trustee Finley, Seconded by Trustee Dixon to adjourn the meeting at 8:50 p.m.

Voting Yea: Mayor Babich, Trustee Dixon, Trustee Finley, Trustee Pilling, Trustee

Slaughter. Motion passed unanimously.

Next Meeting- August 15, 2023

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.

A/P Aging Summary

As of August 2, 2023

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
A-Peak	2,080.00					\$2,080.00
Beetle Kill Tree Guys Inc	7,800.00					\$7,800.00
Brina Babich	1,500.00					\$1,500.00
Fresh & Clean Ltd.	35.00					\$35.00
G &G Services	14,795.86					\$14,795.86
Galls, LLC	188.99					\$188.99
Marchetti & Weaver, LLC	521.25					\$521.25
NEO Fiber	8,549.80					\$8,549.80
Northwest Colorado Auto and Truck Parts	70.98					\$70.98
TOTAL	\$35,541.88	\$0.00	\$0.00	\$0.00	\$0.00	\$35,541.88

Town of Blue River

Section II, Item B.

A/P Aging Summary

As of August 10, 2023

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
Breckenridge Building Center	4.58					\$4.58
G &G Services	2,817.21					\$2,817.21
Galls, LLC	283.48					\$283.48
Widner Juran LLP	4,202.89					\$4,202.89
TOTAL	\$7,308.16	\$0.00	\$0.00	\$0.00	\$0.00	\$7,308.16

Michelle,

First, can you tell my how to sign up for TextMyGov?

I just read the August Newsletter. Specifically, it looks like road maintenance has concluded for the year. Considering that the road is free of snow and exposed dry dirt from June until October, this is disappointing. The magnesium chloride on Spruce Creek Rd. usually lasts for around 2 to 3 months without heavy rain. As I recall in years past the road used to get two treatments of magnesium chloride.

This is a serious issue as the dust plums that are created from all of the vehicular traffic going primarily to Mohawk Lakes Trail Head is out of control and unhealthy.

If we are lucky, we get rain which keeps the dust down.

The mag chloride on Spruce Creek Rd. needs to start in June not the current schedule, which is well into July. Plowing the road early to take out the wash boards and not immediately treating with mag chloride only exacerbates the dust problem by plowing up the mag chloride that is still remaining. Grading the road lasts for about 5 days before it is right back to the wash boards. I would suggest you not plow at all until you are ready to apply mag chloride.

I like the job the new grading contractor is doing. I am not sure what the new treatment is called that was applied this year but it was great, while it lasted. Unfortunately, with all of the rain it is now pretty much completely gone and we are starting to get the dust cloud as cars drive by our home.

The once a year mag chloride program works for the majority of the roads in Blue River. I know this because Gold Nugget and Crown Drive are dust free for the entire summer. It makes sense since they do not get the same amount of traffic as Spruce Creek Rd.

Spruce Creek Road is unique and requires more maintenance than the other roads, it is just a fact. It is very disappointing that the Town continues to act interested, spend money on engineering reports and surveys and ultimately does nothing to help with the actual problem. In fact, if I am correct, the Town has done the opposite by going from two applications of mag chloride per year to only once a year.

The Town needs to start taking this problem seriously. When is it going to happen? What is the problem? Road maintenance is not rocket science. Roads should be the number one priority. That is why the Town of Blue River Government was originally started. I don't believe it is about money because I see the Town spending money on other programs and projects that I consider much lesser priorities. So, I am left to assume that Road maintenance is not the number one priority for the Town.

Please share this letter with the Trustees and enter into the Public Comments for the August Agenda.

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Barrie Stimson I Broker Associate

M: 970.390.2560 I O: 970.453.0550

101 S. Main St.- P.O. Box 2619, Breckenridge, CO 80424

Michelle Eddy

From: Michelle Eddy
Sent: Wednesday, August 9, 2023 1:25 PM
To: Barrie Stimson
Subject: RE: Spruce Creek Road Maintenance
Attachments: Blue River-combo- flyer (3).pdf

Barrie
 Thank you for your email. I will include this with the Trustees packet along with this response. Please note the following per your comments.

1. TextMyGov is on the website with a phone number to text for information as well as a "Learn More" tab to be directed to an informational page. Attached is the flyer that is included in the newsletter to sign up.
2. Grading began mid-June with only a slight delay due to the rainy weather and continued through mid-July. The schedule is not any different than years past which has also included a spot grading at the end of April/ beginning of May.
3. While the June/July grading is the major grading for the season, there will be, as in years past, a minor regrade and winter prep in September. It is at this time that we will ensure the roads are ready for winter and all culverts are clear.
4. Mag-chloride as well as the earth bind product were applied to Spruce Creek Road in an effort to see if it reduces the amount of wear/tear on the road in the summer. It's been over a month since that was applied. I drove both Crown and Spruce Creek today and I will say Spruce Creek is in the best shape I've ever seen and is driving nicely. Again, in September, any issues needing to be addressed including additional applications of mag or earth bind, will be and this is the same schedule that has been in place for the last several years.
5. Our engineers are continuing to work on a more permanent solution for this road and the Town is committed to its continued improvement.

Thank you again for your comments and concerns. If you have additional issues on the road, our new road maintenance request form will be live within the next week. Please feel free to fill out the forms and we will address them as best we can in a timely manner.

Have a great day!

Michelle Eddy, MMC/CPM
 Town Manager/Clerk
 970-547-0545 ext. 1/ Cell: 970-406-2430
<https://townofblueriver.colorado.gov>

CONFIDENTIALITY NOTICE- OFFICIAL GOVERNMENT BUSINESS:

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From: Barrie Stimson <barrie@go2breck.com>
Sent: Wednesday, August 9, 2023 9:16 AM
To: Michelle Eddy <michelle@townofblueriver.org>
Subject: Spruce Creek Road Maintenance



Name	
Blue River Address	
Mailing Address	
Phone:	
Email:	

Program Applying For:

- Bear Resistant Trash Can
- Wildfire Grant Program
- Night Sky Lighting

Please see requirements each program below.

Bear Resistant Trash Can

Each home is eligible for one grant of **\$150** for purchase of a bear resistant trash can. Please attach a photo of the purchased receptacle and a copy of your receipt of purchase. Trash cans must be stored next to the home, in a shed or garage and may not be left curbside except for trash collection day.

Wildfire Grant Program

Grants will be awarded on a sliding scale depending on project, cost and impact up to \$1,000.

Eligible Projects *Grant award does not include permitting nor fees*

- Defensible building materials “hardening” of the home.
 - Drip line around the entire structure.
 - Firewise landscaping within 30’.
 - Minimum of 6” of noncombustible siding where the home hits the ground or any other horizontal surface like decks or walkways.
 - Zone 1 and/or 2 defensible space.

Provide a description of work to be performed below: (additional information may be requested):

Natural Night Sky Lighting

Grants are for any new projects to encourage adaptation of lighting to night sky friendly lighting.

Examples and links provided at [Resident Grant Program | Town of Blue River \(colorado.gov\)](#)

Eligible grants:

- Light Bulb Exchange
- Reimbursement for purchases of light timers, shields or new lighting up to 50% maximum of \$150.

Please provide pictures of lighting installed and copy of any receipts.

Signed: _____ **Date:** _____

Email application to the Town of Blue River, info@townofblueriver.org. For questions, please call (970) 547-0545.



Blue River Staff Report
August 2023

Town of Blue River 0110 Whispering Pines Circle Blue River, CO 80424	970-547-0545 michelle@townofblueriver.org https://townofblueriver.colorado.gov
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Communications & Happenings

- **Community Events Calendar**
 - The Community Events Calendar is on the home page of the town website: <https://townofblueriver.colorado.gov>.
- **Upper Blue Planning Commission-From Representative Dan Cleary**
- **Wildfire Mitigation Projects**
 - A meeting is being established for some time in September on site to answer questions about the Blue River East project. This will be to discuss timeline, and work being conducted.
 - A webinar and in person meeting is being developed for the 2024 proposed right-of-way mitigation grant project.
 - More information will be provided soon when dates are firmed up for both of these sessions.
- **Digital Trail Map**
 - Muller Engineering is continuing work on the digital map which should be available for review by the beginning of September.
- **Broadband**
 - The Town received one response to the invitation to negotiate. It has been decided to move forward with grant applications to the Colorado Broadband Office, Department of Local Affairs as well as for congressional funding. Additional partnerships are being sought from the County and Breckenridge as well as additional outreach to the internet service providers.

Town Statistics

Facebook Page Likes
Town-1,300
Police Department-900
Instagram-1,220 followers
Twitter-75 followers
Residents on Email List-990
Blue River News-1,163
TextMyGov-14

Business Licenses-263

Lodging Registrations-212

Municipal Court August 2023

Total tickets written for July Court: 10
Total on the August Docket: 1
Total August Failure to appear(s): 0
Total August OJW(s): 0

Building Statistics

July 2023

Permits Issued: 50

YTD: 127

Inspections: 57

New Construction 2023: 0

Certificates of Occupancy 2023: 2



End of Month Report: July 2023

Calls for Service

Total number of a calls: 206 Top
10 calls as follows:

Traffic Stop	108
Area Patrol	35
Motorist Assists	8
Other Agency Backup	8
Parking Violations	4
Animal Complaints	4
Medical	4
Reckless Drivers	3
Suspicious Person	2
Code Enforcement	2

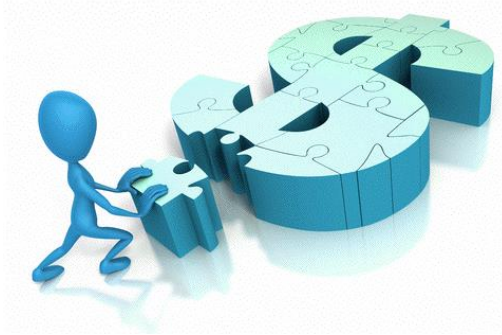
Summary: Traffic enforcement and area patrol remain a priority for the department. Extra attention was focused on side roads like Spruce Creek Rd. and Indiana Creek Rd.

Arrests: DUI = 2, misdemeanor = 1, and a misdemeanor warrant = 1.

Current Administrative Focus

- Staffing – A new officer has been appointed. This brings the department to full staffing.
- New Patrol Vehicle– Is in-service.
- Older Patrol Vehicle – Arrangements are being made to upgrade existing vehicle to improve its capabilities to operational standards.
- Speed Trailer – Trailer has been placed on Spruce Creek Rd to help manage safer operation of vehicles on this road. Extra patrols are also being conducted.

Report prepared by:
Chief, David Close



Financial Summary Report

Prepared by: Michelle Eddy, Town Manager
Month Ending July 31, 2023

Revenues/Expenditures:

Revenues are tracking ahead of budget by 16.26%. Sales tax is tracking ahead of budget. Building is doing better than expected with many small permits. Other income including interest on investments are ahead of budget. Court is currently tracking behind budget but is picking up momentum as we become fully staffed again. Expenditures are above budget by 3.56%. Utilities continue to increase in expense primarily at Town Hall. Auto repairs are exceeding budget due to unforeseen repairs on the 2015 sedans. The Town is sitting in a good position and staying on track with planned revenues and expenditures.

Reserve Accounts *As of 7/31/2023

Unrestricted	
Reserve accounts Alpine Bank:	\$1,372,646.05
First Bank Money Market Checking:	\$4,987.64
First Bank Time Savings:	\$95,000.00
CD's Citywide Bank:	\$211,498.41
Colorado Trust:	\$926,689.70
CSAFE:	\$100.00
Illiquid Trust Funds:	\$1,187.42
Total Unrestricted	\$2,612,109.22
Restricted	
American Rescue Plan Funds:	\$232,430.77
Conservation Trust:	\$134,500.14
Total Reserves Restricted	\$366,930.91



Town of Blue River

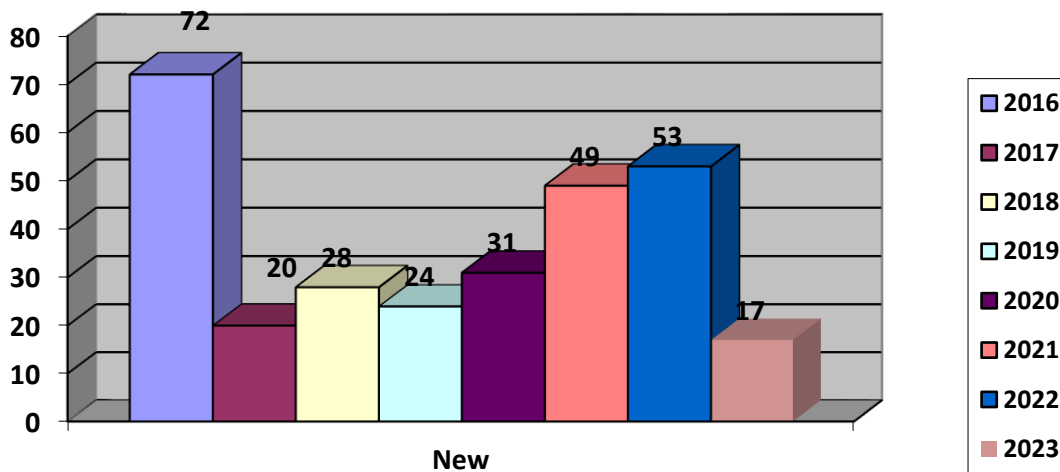
Staff Report
Short-term Rental Update
April 30, 2023
Submitted By: Michelle Eddy, Town Manager

Statistics

Issued by Year

2016	72	*Previous number included previous years prior to Town taking over program
2017	20	
2018	28	
2019	24	
2020	31	
2021	49	
2022	53	
2023	17	

Total Active Licenses as of 6/30/2023: 212



New (never rented before) Licenses by year:

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

License turnover (STR one owner to the next):

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

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	\$586,795.62	\$157,633.49

Percentage of STRs by Subdivision

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

Subdivision	Built Lot	# STR	%STR **	% Build Out	% Full-Time Res.
96 Sub	37	9	24%	90%	30%
97 Sub	41	10	22%	84%	41%
Aspen View	16	7	44%	80%	19%
Blue Rock Springs	50	13	24%	93%	44%
Bryce Estates	4	1	25%	57%	25%
Clyde Lode	1	0	0%	50%	0%
Coronet	31	10	32%	78%	32%
Crown	66	22	32%	92%	35%
DOT Condo	37	6	14%	100%	27%
DOT Placer	2	0	0%	50%	100%
Golden Crown	5	3	60%	63%	20%
Lakeshore	40	11	28%	93%	30%
Leap Year	21	8	38%	91%	52%
Louise Placer	8	3	38%	73%	13%
McCullough Gulch	3	1	33%	43%	33%
Misc Sec TR7-77 Land	5	0	0%	22%	40%
Mountain View	44	13	27%	96%	36%
New Eldorado Sub	8	4	50%	73%	63%
New Eldorado Townhomes	9	1	11%	100%	67%
Pennsylvania Canyon	2	0	0%	100	0%
Pomeroy	0	0	0%	0%	0%
Rivershore	5	0	0%	63%	20%
Royal	67	15	22%	94%	39%
Sherwood Forest	78	19	23%	90%	24%
Silverheels	4	1	25%	67%	25%
Spillway	19	2	11%	90%	26%
Spruce Valley Ranch	44	0	0%	68%	11%
Sunnyslope	30	12	40%	86%	47%
Timber Creek Estates	71	26	38%	89%	10%
Wilderness	55	15	25%	96%	38%

General Statistics

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

Code Violations 2015-2023

Total Violations:	285
Violations for STR’s while licensed as an STR:	125 (44%)
Percentage of Repeat Offenders:	1%

Before Photos









After Photos











