



BLUE RIVER BOARD OF TRUSTEES MEETING

MARCH 2025

Tuesday, March 18, 2025

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.

CALL TO ORDER, ROLL CALL

WORK SESSION

- I. Work Session to Review Construction Management Guidelines

APPROVAL OF CONSENT AGENDA

- II. Minutes February 18, 2025 & March 11, 2025
- III. Approval of Bills February 18-March 13, 2025: \$38,319.07

COMMUNICATIONS TO TRUSTEES

Citizen Comments (Non-Agenda Items Only- 5-minute limit please). Any non-agenda item written communications have been distributed separately to the Board of Trustees. Citizens will have the opportunity to provide public comments during public hearings on ordinances brought before the Board of Trustees.

NEW BUSINESS

- IV. Planning & Zoning Commission Vacancy
- V. Approval to Utilized Conservation Trust Funds for Construction of a Trail Bridge.

ORDINANCE CONSIDERATION FOR APPROVAL

- VI. Ordinance 2025-04 Section 2-6-10 Planning & Zoning Purpose

RESOLUTIONS

- VII.** Resolution 2025-07 Approving an Intergovernmental Agreement for Countywide Tuition Assistance

CONTINUING BUSINESS

REPORTS

- VIII.** Mayor & Trustee Reports
- IX.** Attorney Report
- X.** Staff Reports

OTHER MATTERS BROUGHT BEFORE THE TRUSTEES

EXECUTIVE SESSION

ADJOURN

Construction Rules and Regulations

A. Purpose

In order to ensure that any Construction Activity (as such term is defined below) conducted within the Town is done in the most sensitive manner possible and to minimize impacts to guests and Owners, the following Construction Regulations shall be enforced during the construction period. This document shall be known as the "**Construction Rules and Regulations**" and may be referred to herein as the "Regulations." These Regulations supplement the Design Guidelines, which are incorporated herein by reference. The Town has the power to amend these Regulations from time to time, without notice. Each Owner shall ensure that all Construction Activity that is performed on their Construction Site shall be performed in accordance with the following requirements.

B. Access and Parking

Construction Vehicles shall gain access to Construction Sites only from existing roads adjacent to the Construction Sites. Prior to commencement of construction, the Owner of a Construction Site shall submit as an element of the Construction Management Plan, a parking plan that indicates how contractor and employee parking needs will be handled. Parking will not be allowed, at any time, on Town roads without prior approval from the Building Official. Special safety precautions are necessary for the road including, but not limited to, safety cones, barriers and flaggers. Each parking plan shall describe:

- a) How and where Construction and Delivery Vehicles will be parked at the Construction Site during the Construction Activity; and
- b) The maximum number of Construction and Delivery Vehicles that will be parked at or adjacent to the Construction Site at any one time.

C. Blasting

No blasting shall be performed on any Site without the Building Officials prior consent. Notification shall be provided a minimum of 24 hours in advance of any blasting operations, and in all cases blasting shall occur only between the hours of 9:00 AM and 5:00 PM. Blasting may be subject to certain restrictions, which shall be determined by the Building Official in its sole and absolute discretion and which may vary from Site to Site.

D. Erosion Control and Vegetation Protection

The Building Official shall not approve any proposed Construction Activity unless and until it has first approved an erosion control and soil stabilization plan as a part of the Construction Management Plan.

The Owner of the Construction Site is responsible for preparing and submitting such plans.

E. Construction Equipment and Material Storage

Each Owner or Owner's Representatives and their contractors shall ensure that all construction material is stored in a designated materials storage area. Such storage area shall be indicated on the Construction Management Plan described above, and shall be located to minimize the visual impact from adjacent properties and roadways.

F. Debris and Trash Removal

Owners, Owner's Representatives, and their contractors shall be responsible for assuring that

- at the end of each day, all trash and debris on the Construction Site is cleaned up and stored in proper **covered** containers or organized piles and not permitted to be blown about the Site or adjacent property, and
- at least once a week, all trash and debris are removed from the Construction Site to a proper dumpsite located off the Property.
- Due to the abundant wildlife within the Town, all food trash must either be removed from the site at the end of each work day or the General Contractor must arrange for bear-proof trash containers to be available on-site.

All trash and debris shall be kept off the road right of way and adjacent property at all times.

G. Construction Hours & Noise

Construction Activities shall be limited to the following hours of operation:

Monday through Friday: 7:30 AM – 6:00 PM

Saturday/Sunday: 9:00 AM – 5:00 PM

Entrance to work site for the purpose of set-up only, is permitted one half hour prior to hours of operation. (Monday through Friday 7:00 AM and SAT 8:30 AM). During the half-hour set-up, the operation of heavy equipment, compressors, impact tools, or any activity that creates noise that is audible to the occupants of an adjacent *lot* shall be prohibited.

At all times each Owner shall use reasonable efforts to minimize external noise resulting from Construction Activity.

H. Deliveries

Construction Vehicles must obey all posted speed limits and traffic regulations within the Town. During winter months, construction and delivery trucks must be capable of traveling mountain roads and be 4 wheel drives or equipped with chains.

I. Field Staking

All building footprints, setback lines, and driveways, storage and lay-down areas shall be staked in the field. A licensed Colorado land surveyor shall stake the building footprint and setback lines.

J. Fire Protection

At least one 10-pound ABC-rated dry chemical fire extinguisher shall be present and available in a conspicuous place on the Construction Site at all times. Fire protection is the Owner's responsibility, but the Town recommends that the Owner or Owner's Representative establish additional fire protection, the handling of combustible materials and suppression measures as part of an overall Site safety program.

K. Prohibited General Practices

All Owners will be absolutely responsible for the conduct and behavior of their Owner's

Representatives in the Town. The following practices are prohibited within the Town and will result in an automatic fine:

- a) Changing oil on any vehicle or equipment on the Construction Site;
- b) Allowing concrete suppliers and contractors to clean their equipment on any Town of Blue River lot, roadway, right-of-way, ditch, easement, or other property;
- c) Removing any rocks, plant material, topsoil, or similar items from any property of others within Town;
- d) Using disposal methods or units other than those approved by the Town;
- e) Careless disposition of cigarettes and other flammable materials;
- f) Careless treatment or removal of any native plant materials;
- g) Disruptive activity including, but not limited to, public drinking, public nuisances, and disturbing the peace;
- h) Working before or after the scheduled construction hours without prior permission;
- i) Driving trucks with uncovered loads the in the Town.

L. Roadway Maintenance

Owners and their contractors and sub-contractors shall keep all Town roads and road rights-of-way free and clear of all materials, rubbish, and debris resulting from Owner's Construction Activity and shall repair and revegetate any damage to roads, road rights-of-way, landscaping, and other streetscape improvements within the Town caused by Construction Vehicles used in connection with Owner's Construction Activity. No road cuts, deletions, or additions shall be made without a permit from the Town Road Manager. Contractors must keep the Site driveway and all adjacent roads clean from dust, dirt, mud, and debris at all times. If a contractor fails to keep roads clean and if the Town must arrange for cleaning, the cost of cleaning will be billed to the Owner, care of the contractor, at a rate then set by the Town.

M. Sanitary Facilities

On-Site, enclosed, chemical toilets must be available at all times when Construction Activity is taking place on a Construction Site. Chemical toilets shall be screened from view and shall be located so as to minimize any adverse impacts on adjacent lots. In no instance shall chemical toilets be placed within any road right-of-way or on the road.

N. Signage

REQUIRED SITE SIGNAGE

One temporary construction sign not to exceed 20 square feet overall, prepared by a professional sign maker, shall be located within the Site boundary and shall be easily visible from the adjacent roadway or entry to the Site. The sign must conform generally to the layout shown below with only the name, address and telephone number of the developer, architect, contractor, project name, logo and location. All information listed must be shown in uniform type style and color.

PROJECT LOGO AND/OR NAME Building Permit # Developer/Owner: [Name and Phone #]
--

O. Propane Heater Policy

The following procedures and guidelines must be followed when using propane heaters:

- Heater, tank and line shall be inspected prior to each use for leaks, improper fittings or faulty igniters. Faulty heaters shall be turned in to the construction trailer for repair
- Heaters shall be placed on a level noncombustible surface. If used on a wood subfloor the heater shall be placed on a minimum 4'x4' piece of fire rated drywall or concrete board.
- The heater hose shall be extended straight out from the heater to the propane tank maintaining maximum distance from tank to heater.
- The heater shall be placed in the center of the room. If you are unable to place the heater in the center of the room with the hose fully extended from heater to tank then the room is too small.
- Do not use heaters in hallways, closets, bathrooms, under stairs or in crawl spaces.
- Propane heaters shall not be left running overnight or unattended without prior written approval from the Project Builder. The DRB Administrator or Public Safety Department must be notified of any propane heaters that will run overnight.
- Subcontractors who need the use of propane heaters must contact the Project Builder.
- Propane heaters and tanks shall be stored no closer than 15' to roads or traffic areas.

Construction Rules and Regulations

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limited to, safety cones, barriers and flaggers. Each parking plan shall describe:

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about the Site or adjacent property, and

- ~~at least once a week, a~~ All trash and debris are removed from the Construction Site to a proper dumpsite located off the Property EVERY Friday;

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and suppression measures as part of an overall Site safety program.

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- d) Using disposal methods or units other than those approved by the Town;
- e) Careless disposition of cigarettes and other flammable materials;
- ~~f) Careless treatment or removal of any native plant materials;~~
- g) Disruptive activity including, but not limited to, public drinking, public nuisances, and disturbing the peace;
- h) Working before or after the scheduled construction hours without prior permission;
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REQUIRED SITE SIGNAGE

Site Address must be posted and visible.

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of the developer, architect, contractor, project name, logo and location. All information listed must be shown in uniform type style and color.

PROJECT LOGO AND/OR NAME
Building Permit #
Developer/Owner: [Name and Phone #]
Architect: [Name]
Contractor: [Name]

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- The heater shall be placed in the center of the room. If you are unable to place the heater in the center of the room with the hose fully extended from heater to tank then the room is too small.
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- Propane heaters and tanks shall be stored no closer than 15' to roads or traffic areas.



Town of Blue River Memorandum

TO: Mayor Decicco & Members of the Board of Trustees

FROM: Town Manager Michelle Eddy

DATE: March 14, 2025

SUBJECT: **Code Violation & Fines**

Mayor & Trustees

The following is a staff recommendation for code violation process and fines. Fines will be applied to all code violations except parking.

1. Where a code violation is found and documented, the following step process shall be applied:
 - a. **First violation:** Code Violation Warning Letter emailed and mailed certified.
 - b. **Second violation:** Code Violation Letter emailed and mailed certified along with a **\$100 fine**.
 - c. **Third violation:** Code Violation Letter emailed and mailed certified along with a **\$250 fine**.
 - d. **Fourth violation:** Code Violation Letter emailed and mailed certified along with a **\$500 fine**.
 - e. **Fifth and all subsequent violations:** Code Violation Letter emailed and mailed certified along with a **\$2,700 fine**.



BLUE RIVER BOARD OF TRUSTEES MEETING FEBRUARY

Tuesday, February 18, 2025

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>

Public comment is only taken in person and during designated public comment periods.

CALL TO ORDER, ROLL CALL

The Mayor called the meeting to order at 5:00 PM PM.

PRESENT: Mayor Nick Decicco

Trustee Jonathon Heckman

Trustee Ted Slaughter

Trustee Barrie Stimson

Trustee Ben Stuckey

Trustee Jodie Willey

EXCUSED: Trustee Noah Hopkins was excused

ALSO PRESENT: Town Manager Michelle Eddy; Town Attorney Bob Widner; Deputy Clerk John DeBee; Code Ambassador Ryan Cyphert.

WORK SESSION

I. Review Town Code for Street Numbers; Construction/Commercial Vehicles; Trash Cans

Review of the code violations and discussion of the codes as they exist.

Street addresses:

Discussion to provide letters informing them of the code without issuing violations.

Discussion that the reflective should be required for safety purposes. Discussion to include information in the newsletter and targeted letters.

Construction Vehicles:

Discussion of a challenge as there are many in town with construction businesses.

Discussion to adjust the ordinance to fit the Town's need. Discussion to keep the ordinance simple. Discussion to not issue a violation. Discussion that the code should be adjusted to reflect five vehicles of any type so it may be enforced. Discussion to adjust-code to disallow broken down cars, semi-tractor trails, heavy equipment. The staff will draft an ordinance for review next month.

Bear Resistant Trash Cans:

Discussion to address the code language around the requirement of a bear resistant can. Continue education and enforcement as violations arise. Discussion that enforcement is more seasonally.

APPROVAL OF CONSENT AGENDA

Decicco moved and Heckman seconded to approve the consent agenda. Motion passed unanimously.

II. Minutes of the Previous Board Meeting

III. Approval of Bills

COMMUNICATIONS TO TRUSTEES

Citizens are welcome to provide in person comments on non-agenda items. Comments are limited to 5-minutes per speaker. Written communications for any non-agenda items have been distributed separately to the Board of Trustees.

Paul Semmer-Blue Grouse Trail: Commented on ordinance 2025-02 on the road easement and where the right-of-way exists.

Dan Cleary-Rustic Terrace: Commented on the bear resistant containers discussion. He commented on the moratorium set to expire in April. He commented on the Manager's Report concerning Xcel. He commented on the town asserting its right for the prescriptive easements.

APPEAL HEARING

Short-term Rental License Denial Appeal Hearing for 375 Wilderness

IV. Appeal of short-term rental license denial for 375 Wilderness

Mayor Decicco opened the appeal hearing for 375 Wilderness at 5:35 p.m.

Mayor Decicco read an introduction of the hearing describing the process. Mayor

Decicco noted the Town Manager and Ms. Jeffords were present.

Trustee Slaughter recused himself from the hearing due to a potential conflict acting as a judge.

Manager Eddy presented testimony as it pertains to the denial of a short-term rental license. The information presented was included in the Trustees' packet.

Ms. Jeffords read her letter included in the Trustees' packet.

Trustee Stimson asked about bookings in the future. Manager Eddy noted the bookings have been allowed to remain until the hearing date. If the license is not renewed any future bookings will need to be canceled. Ms. Jeffords asked about flexibility. Attorney Widner noted that the bookings would need to be canceled.

Trustee Stimson asked about the one night exception where the violations occurred. Ms. Jeffords explained the situation.

Public comment was closed at 6:06 p.m. and opened for the Trustees deliberation.

Trustee Stimson commented on Blue River's regulations addressing Ms. Jeffords noting short-term rentals are a privilege. He noted he has reviewed the regulations and process and feels it's very fair. He noted he feels the Town Manager followed and enforced the process properly. He noted he struggles with allowing a second chance with conditions. Clarification was provided on the violations being reviewed. Attorney Widner provided direction on what is to be considered.

Trustee Willey noted the Town Manager did properly enforce the rules as written and it is the homeowners responsibility. She noted support in revocation of the license.

Mayor Decicco remarked the Town Manager properly upheld the Town Code and supported revocation of the license.

Trustee Heckman remarked the evidence was clear and support the Town Manager's decision of revocation.

Trustee Stuckey echoed everyone's comments and feels the Town Manager followed the correct procedure.

Trustee Willey moved and seconded by Mayor Decicco that the Board find that the Town Manager's decision not to renew the short-term rental license for 375 Wilderness Drive was reasonable and was based on sufficient evidence presented. Motion passed unanimously.

Meeting recessed at 6:21 p.m.

NEW BUSINESS

V. Presentation by Red, White & Blue Fire District

The meeting resumed at 6:29 p.m

Jay Nelson, Chief Operating Officer and Fire Marshal, and Drew Hoehn, Fire and EMS Chief for Red, White and Blue Fire District presented information on a ballot question they anticipate putting on their May 2025 election. They provided a handout concerning the proposed tax question. They noted that new bills passed by the state limit their ability to operate at the level they have without an increase in funding. In May, they will be asking taxpayers for a mill levy tax increase.

VI. Spruce Creek Road Capital Project-Muller Engineering

Jeff Wulliman, Muller Engineering presented the timeline and estimated cost for the Spruce Creek Road project. It is hoped that with timing being earlier, the Town will be able to obtain bids for the project for work in summer 2025.

Discussion that there has been a lot of work and time invested in getting to this point.

Trustee Willey moved and Trustee Slaughter seconded to approve moving forward with obtaining bids for the project.

VII. Appointment of Planning & Zoning Vacancy

Discussion of both applicants for the position.

Trustee Slaughter moved and Trustee Stimson seconded to appoint Dan Cleary to the Planning & Zoning Commission. Motion passed unanimously.

ORDINANCE CONSIDERATION FOR APPROVAL

The public is invited to provide comments on Ordinances introduced to the Board of Trustees.

Public comments may be provided in person or may be submitted in writing by the second Tuesday of the month by 5:00 p.m. Speakers are limited to no more than 5 minutes per speaker and only during the public hearing portion of the discussion.

VIII. Ordinance 2025-02 Measurement of Setback Road From Town Road Easement

Mayor Decicco opened public comment at 6:51 p.m.

Paul Semmer, Blue Grouse Trail remarked on the prescriptive right-of-way asking for a process to identify.

Dan Cleary, Rustic Terrace remarked on the river, pedestrian and trail easements to

remain as worded. He remarked on the assertion that the town is claiming the prescriptive rights to the roads.

Public comments were closed at 6:59 p.m.

Discussion by the Trustees on the ordinance and feeling this ordinance addresses challenges with the roads and building within Town. Discussion that there are pros and cons to the ordinance. Attorney Widner explained the ordinance, what it does and how it will work moving forward. Attorney Widner reviewed what is included in the prescriptive easement and clarified how the measurements would work.

Trustee Willey moved and Trustee Stimson seconded to approve Ordinance 2025-02 Measurement of Setback Road from Town Road Easement. Motion passed unanimously.

IX. Ordinance 2025-03 Revision Shed Allowances

Mayor Decicco opened public comment at 7:20 p.m.

Dan Cleary, Rustic Terrace-Commented on the ordinance concerning reviews and design standards. Attorney Widner provided clarifications of items.

Mayor Decicco closed public comment at 7:25 p.m.

Trustee Stimson moved and Mayor Decicco seconded to approve Ordinance 2025-03 Revision Shed Allowances. Motion passed with Trustees Heckman and Slaughter voting nay.

RESOLUTIONS

X. Resolution 2025-04 Resolution Approving Lease Purchase of Dodge Durangos

Trustee Heckman moved and Trustee Willey seconded to approve Resolution 2025-04 Resolution Approving Lease Purchase of Dodge Durangos. Motion passed unanimously.

XI. Resolution 2025-05 Adoption of the Board Code of Conduct

Mayor Decicco moved and Trustee Heckman seconded to approve Resolution 2025-05 Adoption of the Board Code of Conduct. Motion passed unanimously.

XII. Resolution 2025-06 Adoption of Bob's Rules

Attorney Widner reviewed the contents and procedures.

Trustee Stimson moved and Mayor Decicco seconded to approve Resolution 2025-06 Adoption of Bob's Rules. Motion passed unanimously.

CONTINUING BUSINESS

REPORTS

XIII. Mayor & Trustee Reports

Trustee Slaughter reported the Wildfire Council will meet on Thursday.

XIV. Attorney Report

Attorney Widner had no report.

XV. Staff Reports

Manager Eddy presented information on the IGA and cost share for the hiring of consultants and attorneys for issue with Xcel PUC request. Discussion of what the

maximum amount of involvement. Discussion to join in at a maximum of \$6,000 or 3%. Mayor Decicco moved and Trustee Heckman seconded to approve the Town Manager to sign the IGA and participate at no more than \$6,000. Motion passed unanimously. Manager Eddy presented request to sign IGA for IMTPR (Intermountain Transportation Regional Authority.) Trustee Stimson moved and Mayor Decicco seconded to approve the Town Manager signing the IGA for the IMTPR. Motion passed unanimously.

OTHER BUSINESS

Trustee Slaughter asked for an agenda item for a raise for the Board of Trustees for future boards.

Trustee Stimson commented on parcel above Fredonia Gulch is for sale and might be of interest to the Town of Blue River. It was asked to have this on the March agenda.

EXECUTIVE SESSION

ADJOURN

NEXT MEETING -

Mayor Decicco moved and Trustee Heckman seconded to adjourn the meeting at 7:51 p.m.

Respectfully Submitted
Michelle Eddy, MMC
Town Clerk



BLUE RIVER BOARD OF TRUSTEES MEETING FEBRUARY

Tuesday, March 11, 2025

5:00 PM

0110 Whispering Pines Circle, Blue River, CO

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PRESENT: Mayor Nick Decicco

Trustee Jonathon Heckman

Trustee Noah Hopkins

Trustee Barrie Stimson

Trustee Ben Stuckey

Trustee Jodie Willey

EXCUSED: Trustee Ted Slaughter

ALSO PRESENT: Town Manager Michelle Eddy; Attorney Bob Widner attended via Zoom.

Building Official Kyle Parag; Members of the Planning & Zoning Commission: Travis Beck; Dan Cleary; Gordon Manin.

WORK SESSION

This Work Session is to discuss

A. Review Upcoming Building Code Changes-15 minutes

Building Official Kyle Parag presented information on upcoming changes to the building code that will need to be adopted by the town. A review of three proposed amendments was discussed. Suggestion to adopt a recommendation but not a requirement of a snow shed barrier and to add it for the residential side under zoning and design. Discussion to leave the current loft code as is and adopt the radon code. Snow loads will list both ground and roof.

B. Review of Roles for Planning & Zoning/Board of Trustees-10 minutes

Attorney Widner reviewed the roles and duties of the Planning & Zoning Commission and the Board of Trustees.

C. Discussion of Proposed new Zone District-15 minutes

Attorney Widner presented a draft new zone district explaining the purpose and process. The ordinance will be reviewed by the Planning & Zoning Commission April 1, 2025 for a recommendation and then by the Trustees April 15, 2025. Discussion that this zone district would be a tool for future use. Discussion of options to be included such as RC-10 acre; RC-5 acre.

OTHER BUSINESS

Executive Session

D. Executive Session pursuant to C.R.S Section 24-6-402 (4) (b) for the purpose of receiving legal advice concerning the statutory process for annexation, annexation law and practice, and a inquiry regarding a proposed annexation and an Executive Session pursuant to C.R.S Section 24-6-402 (4) (e) for the purpose of discussing a matter subject to negotiations and determining negotiation strategy related to a proposal for a chain station.

Trustee Willey moved to adjourn hold an executive session pursuant to C.R.S Section 24-6-402 (4) (b) for the purpose of receiving legal advice concerning the statutory process for annexation, annexation law and practice, and a inquiry regarding a proposed annexation and an Executive Session pursuant to C.R.S Section 24-6-402 (4) (e) for the purpose of discussing a matter subject to negotiations and determining negotiation strategy related to a proposal for a chain station at 6:20 p.m. Trustee Hopkins seconded. Motion passed unanimously.

Trustee Stimson left the executive session at 6:41 p.m.

Trustee Heckman moved and seconded by Trustee Stuckey to adjourn out executive session with no action taken at 7:01 p.m. Motion passed unanimously.

Discussion about using conservation trust funds to rebuild the bridge on the Bonanza parcel with the Town of Breckenridge and Summit County.

Trustee Heckman moved and Trustee Hopkins second to adjourn at 7:07 p.m. Motion passed unanimously.

Respectfully Submitted:

Michelle Eddy, MMC
Town Clerk

Bill Payment List

Town of Blue River

February 18-March 13, 2025

DATE	NUM	VENDOR	AMOUNT
1072 Bill.com Money Out Clearing			
02/21/2025		Common Spirit	-\$155.80
02/21/2025		The Town of Breckenridge	-\$5,000.00
03/04/2025		Stephen Schiell	-\$150.00
03/04/2025		Charles Abbott Associates	-\$818.25
03/04/2025		Marchetti & Weaver, LLC	-\$2,870.80
03/11/2025		Widner Juran LLP	-\$8,572.50
03/11/2025		Treetop Child Advocacy Center	-\$10,000.00
03/11/2025		Amazon Capital Services	-\$24.49
03/11/2025		Blue River Watershed Group	-\$1,000.00
03/11/2025		Fresh & Clean Ltd.	-\$30.00
03/11/2025		Pine Cove Consulting, LLC	-\$1,944.85
03/11/2025		Colorado Association of Ski Towns	-\$1,584.00
03/11/2025		Stoplix, LLC	-\$200.00
03/11/2025		LaserGraphics	-\$1,139.00
03/11/2025		Charles Abbott Associates	-\$1,489.88
03/12/2025		Muller Engineering Co	-\$3,339.50
Total for 1072 Bill.com Money Out Clearing			-\$38,319.07
10010 Operating - Alpine Bank			
02/21/2025	6589	Republic First National Corporation	-\$299.00
Total for 10010 Operating - Alpine Bank			-\$299.00
TOTAL			-\$38,618.07

2025-03-10

To whom it may concern,

I am writing to express my interest in serving on the Planning and Zoning Commission for the Town of Blue River.

I am interested in serving on the Planning and Zoning Commission because I value and appreciate the unique character of Blue River. My goal is to help preserve the original vision of the town: a small mountain community with tastefully constructed homes. I want to ensure the land use codes are followed with proper oversight and enforcement.

I believe it is very important that Blue River properly manage growth and building. As we approach build out, we are going to see an increase of older builds getting expanded or torn down to construct newer and larger homes. Specifically, ensuring that new construction meets the land use codes, is compliant with zoning restrictions, and maintains the character of the town. It is crucial that we are diligent in managing these changes.

I have lived in the Upper Blue valley for over 25 years and owned my house in Blue River since 2007. I currently work for Turner Morris Commercial Roofing managing their metal shop, Buffalo Mountain Metals. My experience here has provided me with an understanding of residential and commercial construction. I believe my knowledge, experience and dedication to the Town of Blue River will be an asset to the Planning and Zoning Commission.

Kristofer Carlsted

6652 Hwy 9

Blue River, CO 80424

970-406-2054

kcarlsted@gmail.com

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: February 28, 2025
SUBJECT: **Ordinance 2025-04** - Amendments to Municipal Code for Consistency with LUC

Amendments are recommended to several sections of the Municipal Code. These amendments can be considered housekeeping measures that do not change the *status quo* of the relative authority or duties of the Board of Trustees or the Planning & Zoning Commission. The changes are needed to bring the Municipal Code into consistency with the Land Use Code and the Town-adopted Building Codes.

Background & Explanation:

The Board of Trustees adopted the Land Use Code (LUC) in June of 2023. The LUC recognized the Planning & Zoning Commission's (P&Z) important duties and responsibilities for ensuring that certain types of new development complied with the LUC. The 2023 LUC also assigned certain responsibilities and duties to the P&Z as well as to the Board of Trustees.

The Municipal Code includes sections that were adopted prior to the 2003 LUC. These sections (Sections 2-6-10, 2-6-80, 2-2-130, and 2-6-100) require amendments to ensure consistency with the LUC by deleting some provisions, and condensing some of the language of these sections for the following reasons:

- A. Board of Adjustment. The 2023 LUC did not delegate authority to the P&Z to act as a Board of Adjustment (or "BOA") to consider or approve zoning variances. Under the LUC, the Board of Trustees serves as the BOA and the *quasi-judicial* hearing body for zoning variances and any other appeals of decisions under the LUC. So, references in Sections 2-6-10 and 2-6-80 that identify the P&Z as serving in the capacity of a BOA are inconsistent with the LUC. Additionally, a new section of the Municipal Code (2-2-140) is recommended to expressly recognize the LUC's appointment of the BOT to serve as the BOA and to bring consistency between the LUC and Chapter 2, Article II of the Municipal Code.
- B. The various Town-adopted Building Codes and Chapter 18 of the Municipal Code do not delegate, (and have never delegated) authority to the P&Z to act as the Board of Appeal or Board of Review¹. So, the reference in Section 2-6-80 - which provides that the P&Z will exercise such authority when "*contemplated for required by any Town-adopted building code or safety code*" - is meaningless and unnecessary.

¹ A "Board or *Appeals*," or in some communities, called a "Board of Review") is a specialized review board comprised of one or more individuals with technical knowledge of building construction and safety standards and the requirements and purposes of the various Building Codes. The BOA hears appeals of the Chief Building Official's ("CBO") decisions regarding the application of the various Building Codes. There is no need for a Board of Appeals/Board of Review in Blue River because appeals of decisions made by the CBO are exceedingly rare (if ever), and the Board of Trustees can appoint an appropriate BOA/BOR at the time an appeal is filed - if there is ever an appeal filed.

Other changes are also made to the proposed Ordinance 2025-04 to Sections 2-6-10, 6-2-80, and 2-2-130 as necessary to bring consistency between the LUC and the Municipal Code.

A redlined/strikeover version of the code provisions that are changed is attached as an addendum to this Staff Report.

If you have questions or concerns in advance of the March 18, 2025, meeting, please contact either Michelle Eddy or me at any time.

ADDENDUM TO STAFF REPORT

Sec. 2-6-10. Establishment and Purpose.

- (a) There is hereby established a Planning and Zoning Commission for the Town in accordance with Article 23, Title 31, C.R.S.
- (b) The purpose of the Planning and Zoning Commission are as follows is to perform the duties and responsibilities specified in:
 - (1) Article VI of Chapter 2 of the Blue River Municipal Code; and
 - (2) The Blue River Land Use Code (Chapters 16A, 16B, 16C, and 17 of the Municipal Code, as the Land Use Code may be amended.
 - ~~(1) To serve as the municipal planning commission in accordance with Article 23, Title 31, C.R.S.~~
 - ~~(2) To serve as the municipal zoning commission in accordance with Section 31-23-306, C.R.S.~~
 - ~~(3) To serve as a board of adjustment in accordance with Section 31-23-307, C.R.S.~~
 - ~~(4) To serve as the board of appeal or board of review as may be contemplated or required by any Town adopted building or safety code.~~

Sec. 2-6-80. Duties of the Commission.

The Planning and Zoning Commission shall have the following duties in addition to or as necessary to implement Section 2-6-10:

- (1) To make and recommend to the Board of Trustees plans for the physical development of the Town, including any areas outside its boundaries, which in the Commission's judgment relate to the planning and zoning of the Town, with such plans being subject to the approval of the Board of Trustees.
~~To make and recommend to the Board of Trustees plans for the physical development of the Town, including any areas outside its boundaries, subject to the approval of the legislative or governing body having jurisdiction thereof, which in the Commission's judgment relate to the planning of the Town.~~
- (2) To make recommendations to the Board of Trustees or to make final decisions on matters delegated to the Planning and Zoning Commission by the Blue River Land Use Code.
~~To make recommendations to the Board of Trustees or to render final decisions on such matters delegated to the Planning and Zoning Commission by Chapters 16 (Zoning), 17 (Subdivision), and 18 (Building Code) of this Municipal Code.~~
- (3) To review and recommend to the Board of Trustees any desirable or necessary amendments to Chapters 16, 17, and 18 of this Municipal Code.
the Blue River Land Use Code.

- ~~(4) To hear and decide appeals from and review any order of any administrative official charged with the enforcement of the Town's zoning or subdivision regulations as such authority may be delegated to the Commission by the Municipal Code and Section 31-23-307, C.R.S.~~
 - ~~(5) To hear and decide appeals from decisions of the Building Official pursuant to Chapter 18 of this Municipal Code.~~
 - ~~(5)(6) To consider any other matters pertaining to the Commission as specially provided by law, resolution, or ordinance and to act in an advisory capacity to the Board of Trustees when requested.~~
~~To consider any other matters pertaining to the Commission as provided by law, resolution or ordinance, to act in an advisory capacity to the Board of Trustees when so requested, and to perform all other powers and duties authorized and required by ordinance or state law.~~
-

Sec. 2-2-130. Boards and Commissions.

The Board of Trustees shall create and appoint members to such boards and commissions as may now or hereafter exist, including but not limited to the following:

- ~~(1) Board of Zoning Adjustment;~~
 - ~~(1)(2) Planning and Zoning Commission; and~~
 - ~~(2)(3) Upper Blue River Regional Planning Commission.~~
-

Sec. 2-6-100. Reserved. ~~Effective date of Planning and Zoning Commission decision.~~

- ~~(a) Recommendations and advisory decisions. Recommendations or advisory decisions of the Planning and Zoning Commission that are subject to later consideration or review and a final decision by the Board of Trustees in accordance with the Municipal Code shall be effective at the time of the recommendation or decision.~~
 - ~~(b) Final decisions. Decisions of the Planning and Zoning Commission concerning an application for development or improvement of property which decision is final, of the Land Development Code, and subject to appeal to the Board of Trustees in accordance with the Municipal Code shall be deemed effective six (6) days following the date of the decision provided that no appeal is submitted pursuant to Section 2-6-110. During such six-day period, no building or other permit or authorization concerning the development or improvements that are the subject of the Commission's decision shall be issued by the Town and, if issued in error, shall not be effective and may be revoked.~~
 - ~~(c) Zoning variances. Decisions of the Planning and Zoning Commission concerning an application for variance as provided by Article 11 of Chapter 16 (zoning variances) shall be effective immediately upon execution of a Commission Resolution granting or denying the variance and shall not be subject to an appeal as provided by Section 2-6-110. Appeals of a zoning variance decision shall be available in accordance with state law.~~
-

Sec. 2-2-140. Board to Serve as Board of Adjustment.

There is hereby established a Board of Adjustment pursuant to Section 31-23-307, C.R.S. The Board of Trustees hereby appoints itself to serve as the Board of Adjustment. The Board of Adjustment shall consist of seven (7) members. The term of a member of the Board of Adjustment shall be concurrent with the member's term as an elected or appointed member of the Board of Trustees. Upon election or appointment of a member to the Board of Trustees, such member shall be automatically appointed to serve as a member of the Board of Adjustment without need for special appointment or action by the Board of Trustees. The Board of Adjustment shall perform the duties and responsibilities provided by Part 3, Article 23, Title 31, C.R.S., the Blue River Municipal Code, including the Blue River Land Use Code.

TOWN OF BLUE RIVER, COLORADO

ORDINANCE NO. 2025-04

**AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF
BLUE RIVER, COLORADO, AMENDING SECTIONS 2-6-10, 2-6-80, 2-6-100,
2-2-130, AND ADDING A NEW SECTION 2-2-140, OF THE BLUE RIVER
MUNICIPAL CODE CONCERNING THE PLANNING AND ZONING
COMMISSION AND BOARD OF ADJUSTMENT**

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”) is authorized by Article 23 of Title 31 of the Colorado Revised Statutes to establish and to provide for the purposes and duties of a planning and zoning commission; and

WHEREAS, in 2023, the Board adopted the Blue River Land Use Code (the LUC), a part of the Municipal Code, which provided for certain duties and responsibilities of the Planning and Zoning Commission; and

WHEREAS, with the adoption of the LUC, sections of Article VI of Chapter 2 of the Municipal Code require amendment to ensure consistency between the Municipal Code and the LUC.

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

Section 1. **Amendment of Section 2-6-10.** Section 2-6-10 of the Municipal Code of the Town of Blue River titled “*Establishment and purposes*” is amended to read in full as follows:

Sec. 2-6-10. Establishment and Purpose.

- (a) There is hereby established a Planning and Zoning Commission for the Town in accordance with Article 23, Title 31, C.R.S.
- (b) The purpose of the Planning and Zoning Commission is to perform the duties and responsibilities specified in:
 - (1) Article VI of Chapter 2 of the Blue River Municipal Code; and
 - (2) The Blue River Land Use Code (Chapters 16A, 16B, 16C, and 17 of the Municipal Code, as the Land Use Code may be amended.

Section 2. Amendment of Section 2-6-80. Section 2-6-80 of the Municipal Code of the Town of Blue River titled “*Duties of the Commission*” is amended to read as follows:

Sec. 2-6-80. Duties of the Commission.

The Planning and Zoning Commission shall have the following duties in addition to or as necessary to implement Section 2-6-10:

- (1) To make and recommend to the Board of Trustees plans for the physical development of the Town, including any areas outside its boundaries, which in the Commission's judgment relate to the planning and zoning of the Town, with such plans being subject to the approval of the Board of Trustees.
- (2) To make recommendations to the Board of Trustees or to make final decisions on matters delegated to the Planning and Zoning Commission by the Blue River Land Use Code.
- (3) To review and recommend to the Board of Trustees any desirable or necessary amendments to the Blue River Land Use Code.
- (4) To consider any other matters pertaining to the Commission as specially provided by law, resolution, or ordinance and to act in an advisory capacity to the Board of Trustees when requested.

Section 3. Amendment of Section 2-6-100 by Deleting Subsection (c). Section 2-6-100 of the Municipal Code of the Town of Blue River titled “*Effective Date of Planning and Zoning Commission decision,*” is amended by deleting Subsection (c). The remainder of Section 2-6-100 (i.e. subsections (a) and (b)) remain unchanged.

Section 4. Amendment of Section 2-2-130 by Deleting Subsection (3). Section 2-2-130 of the Municipal Code of the Town of Blue River titled “Boards and commissions,” is amended by deleting Subsection (3). The remainder of Section 2-2-130 (i.e. subsections (1) and (2)) remain unchanged.

Section 5. Amendment to Add a New Section 2-2-140. Article II of Chapter 2 of the Municipal Code, titled “*Mayor and Board of Trustees,*” is amended by the addition of a new Section 2-2-140 to read in full as follows:

Sec. 2-2-140. Board to Serve as Board of Adjustment.

There is hereby established a Board of Adjustment pursuant to Section 31-23-307, C.R.S. The Board of Trustees hereby appoints itself to serve as the Board of Adjustment. The Board of Adjustment shall consist of seven (7) members. The

term of a member of the Board of Adjustment shall be concurrent with the member's term as an elected or appointed member of the Board of Trustees. Upon election or appointment of a member to the Board of Trustees, such member shall be automatically appointed to serve as a member of the Board of Adjustment without need for special appointment or action by the Board of Trustees. The Board of Adjustment shall perform the duties and responsibilities provided by Part 3, Article 23, Title 31, C.R.S., the Blue River Municipal Code, including the Blue River Land Use Code.

Section 6. **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 7. **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 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. **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 _____ day of _____, 2025.

Mayor

ATTEST:

Town Clerk

Published in the Summit County Journal _____, 20__.

TOWN OF BLUE RIVER, COLORADO

RESOLUTION 2025-07

**A RESOLUTION APPROVING AN INTERGOVERNMENTAL
AGREEMENT FOR SUMMIT COUNTY CHILD CARE TUITION
ASSISTANCE WITH SUMMIT COUNTY, BRECKENRIDGE, FRISCO,
SILVERTHORNE, DILLON, KEYSTONE, AND THE COUNTY SUMMIT
COUNTY CHILD CARE RESOURCE & REFERRAL AGENCY, INC. dba
EARLY CHILDHOOD OPTIONS**

WHEREAS, the Town of Blue River is asked to participate in an Intergovernmental Agreement (IGA) for the purpose of continuing a Child Care Tuition Assistance program involving Summit County, and the municipalities of Summit County (the “Program”); and

WHEREAS, the recital provisions of the attached IGA are incorporated into this Resolution as support for the Program and the Town’s participation in the Program.

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

1. The Board of Trustees hereby approves the attached Intergovernmental Agreement (IGA) for a County-wide Child Care Tuition Assistance Program in a form substantially similar to that presented.
2. To finalize the IGA for execution by the Town, the Town Manager is authorized, in consultation with the Town Attorney, to approve modifications of the IGA provided that any modification does not increase the monetary obligation of the Town or substantially increase the duties or obligations of the Town in performance of the IGA.
3. This Resolution shall be effective immediately upon approval.

ADOPTED at a regular meeting of the Board of Trustees on the ____ day of _____, 2025.

Mayor

ATTEST:

Town Clerk or Deputy

Exhibit C

Percentage Share and Jurisdiction Funding Obligations for the 2024-2025

	% Funding (23/24 Data)	Cost without Administration	Full Cost with Administration
Blue River	0.64%	\$ 13,963.34	\$ 14,598.04
Breckenridge	32.31%	\$ 704,930.58	\$ 736,972.88
Dillon	7.10%	\$ 154,905.82	\$ 161,947.00
Frisco	14.55%	\$ 317,447.85	\$ 331,877.30
Silverthorne	19.06%	\$ 415,845.77	\$ 434,747.85
SCG	23.33%	\$ 509,007.44	\$ 532,144.14
Keystone	3.02%	\$ 65,889.52	\$ 68,884.50
Total	100.01%	\$ 2,181,990.32	\$ 2,281,171.71



Blue River Manager Report

March 2025

Submitted by: Town Manager Michelle Eddy

Colorado Municipal League Update

- Registration is now open for the annual conference that will be held June 24-27th in Breckenridge. As of this report Mayor Decicco, Trustee Slaughter, Manager Eddy, Attorney Widner and Deputy Clerk DeBee have registered to attend.

Defensible Space & Right-of-Way Grants

- Applications are being accepted for the 2025 Defensible Space Grants. Applications are due by April 18th.
- The right-of-way grant work identified in 2024, will have work completed this summer. Anyone wishing to have trees within the right-of-way for hazard mitigation removed should contact Town Hall for a project review.

Blue River Watershed Group

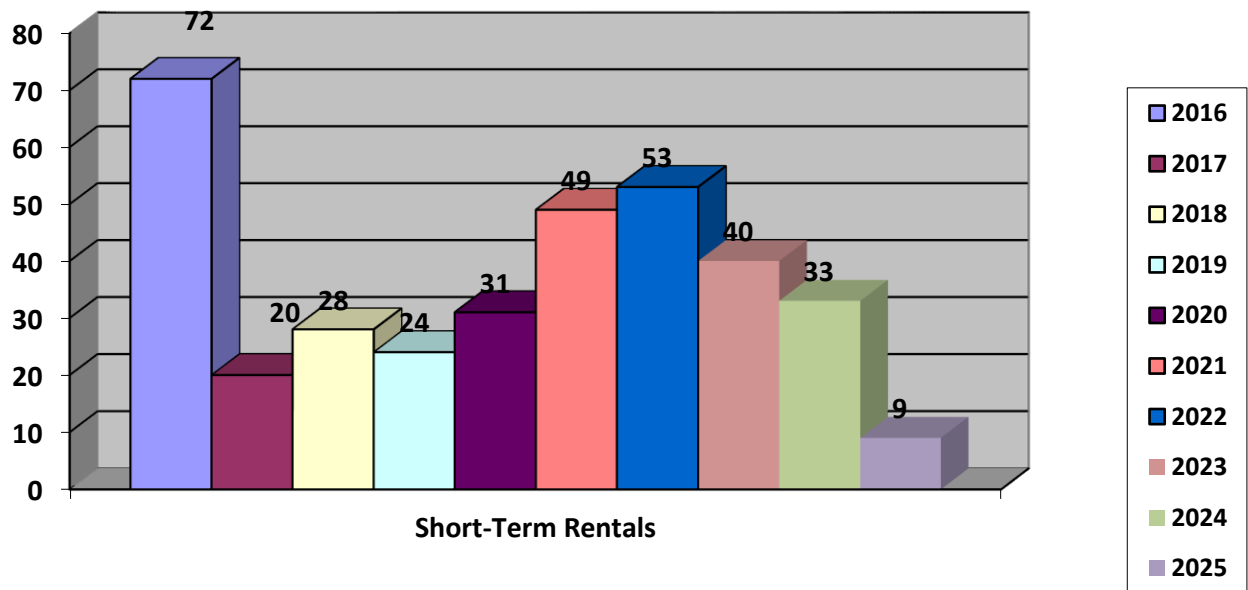
The Town is participating in the Blue River Watershed Group which is working to identify post fire hydraulic hazards. The group is currently obtaining all of the funding for the project and has started to identify some key area concerns.

Congressman Neguse Town Hall

Congressman Joe Neguse is hosting a Town Hall event Saturday, March 22nd, 10:00 a.m. at the Riverwalk Center. Everyone is encouraged to attend.

Countywide Evacuation Assessment Plan

The Town is participating in the Countywide Evacuation Assessment plan. Information on the work and a public survey is available here: [Summit County Comprehensive Emergency Evacuation Assessment](#)



Town Statistics

Facebook Page Likes
 Town-1,300
 Police Department-918
 Instagram-1,262 followers
 Threads-216
 Residents on Email List-1,030
 Blue River News-1,212
 TextMyGov-156
 Business Licenses-245
 Lodging Registrations Issued-220

Building Statistics-February 2025

Permits Issued: 7
 YTD Total: 11
 Inspections: 25
 YTD Total: 76
 New Construction: 0
 Certificate of Occupancy: 1

Financial Summary Report

Prepared by: Michelle Eddy, Town Manager

Month Ending February 28, 2025

Revenues are currently down 3.82% to budget primarily under the building department and general tax revenue. Expenses are slightly ahead by 1.71%

Reserve Accounts

Unrestricted

Reserve accounts Alpine Bank:	\$1,489,457.40
Colorado Trust Assigned to Capital:	\$3,203,460.76
Colorado Trust Assigned to Broadband:	\$216,153.35
CSAFE:	\$100.00
Illiquid Trust Funds:	\$1,187.42
Total Unrestricted	\$4,910,358.93

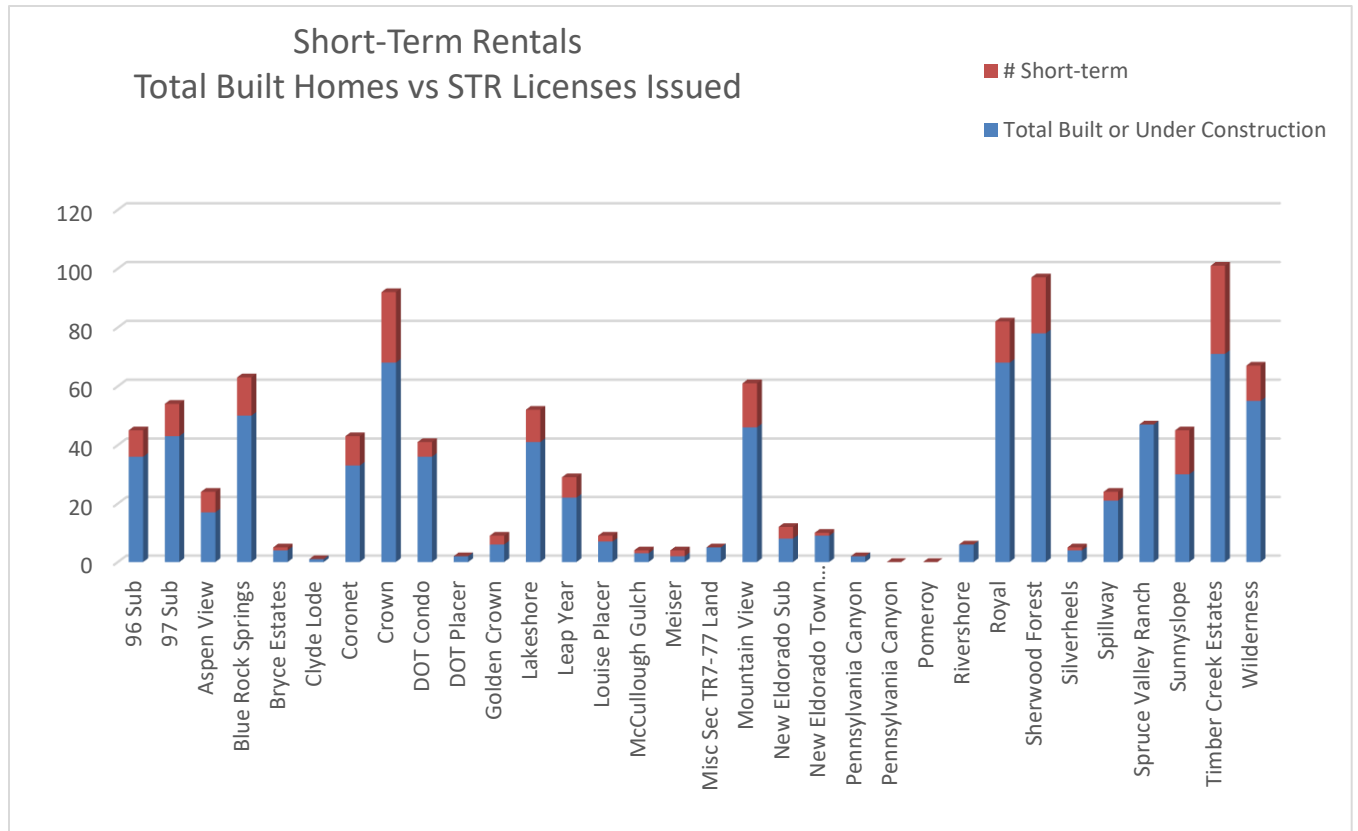
Restricted

American Rescue Plan Funds:	\$187,082.89
Conservation Trust:	\$162,807.81
Total Reserves Restricted	\$349,890.70

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	\$1,064,654.64	\$383,711.68
2025	\$145,993.36	\$36,719.57

Short-term Rental Locations





End of Month Report: February 2025

Calls for Service

Total number of a calls: 160

Top 10 calls as follows:

Traffic Stop	74
Motorist Assist	18
Code Enforcement	13
Backup another agency	9
Road Hazards	8
Motor Vehicle Accidents	5
Civil Standby	4
Reckless Drivers	3
Medicals	3
Drunk Drivers	2

Summary: Occasional warmer weather allowed for an increase in traffic enforcement along Hwy. 9. February marked the first motor vehicle crash on Hwy. 9 since November '24. An increase in Code Enforcement calls was primarily due to parking on town roads and snow.

Arrests: 5 = misdemeanor
Motor Vehicle Crash: 2
DUI: 1

Citations Issued

Municipal = 17
County = 6

Current Administrative Focus

- Recruitment – The department is currently looking to fill open vacancy with a high caliber individual.
- Patrol Vehicles – Two new patrol vehicles are almost complete with outfitting and ready to be shipped.
- Ski Traffic Congestion – Administration is looking into ways to reduce heavy morning traffic along Hwy. 9 traveling northbound into Breckenridge.

Report prepared by:
Chief, David Close



Town of Blue River

Memorandum

TO: Mayor Decicco & Members of the Board of Trustees

FROM: John DeBee

CC: Town Manager Michelle Eddy

DATE: 02/28/2025

SUBJECT: Summit County Transit Authority

Mayor & Trustees,

Staff attended the monthly Summit County Transit Authority meeting on February 26, 2025.

Meeting Summary:

- Financial
 - December, typically a significant collection month, showed 2024 sales tax collections designated for mass transit down 4.5% compared to 2023.
 - Grants for the new Transit facility are currently on pause.
- Operations
 - Ridership for residential and commuter routes are up. The Blue River/Park County commuter is up 9.2% over 2023. Breckenridge, Copper, Frisco and Keystone are down which seems to be directly related to snow/ski conditions.
 - There have been reported issues of drivers leaving the stop(s) prior to the designated time placing riders in a hardship. All issues have been followed up on including the review of bus cams. Many did not occur as reported and others involved “out-of-service” buses on maintenance and “training in-progress” runs.
- Planning
 - Discussion for the new Transit facility included:
 - The 3 level facility will be approximately 76,000 sq.ft. and located at the County Commons.
 - The facility will include a fleet charging infrastructure, office space for Summit Stage operations and 10 one bedroom employee housing units. A solar panel array will be installed on the rooftop. The projected completion date is July 2026.
- MicroTransit Program
 - The initial target area has been decided to be the Dillon/Silverthorne zone and will run for one year.
 - More details will be discussed at future meetings.



Town of Blue River Memorandum

TO: Mayor Decicco & Members of the Board of Trustees

FROM: Code Ambassador Ryan Cyphert

CC: Town Manager Michelle Eddy

DATE: March 9, 2025

SUBJECT: Code Enforcement February EOM

Mayor & Trustees

For the second month of the year ending February 28, 2025, there were a total number of 9 violations assessed and recorded.

Breakdown

Street parking	8	88.9%
Animal control	1	11.1%

Takeaways

The numbers for street parking, our biggest code complaint issue, continue to rise from 6 given last month to 8 this month. Many of the vehicles found to be in violation are witnessed by me on my daily rounds or by BRPD, not by community complaint. Not all instances/interactions were issued a violation if able to contact, inform and remedy immediately.

Animal control violations, although only one this month, are still tracking as the number two most prevalent code complaint.

As mentioned in my January EOM Report to the board, visible street numbering is still a pressing safety concern. I would still support my earlier statement that upwards of 40%+ of the homes in town could use better, more visible addressing. Many have addressing that is impossible to see or locate at night.

The height and amount of the growing snow piles makes it more difficult at this time of year to spot or see violations on my daily rounds but overall the town is usually quiet and compliant throughout the weekends.

I am also identifying and cataloging damaged, missing and broken street signage for spring repairs.