



## Agenda

Regular Meeting of the Board of Trustees  
0110 Whispering Pines Circle, Blue River, CO  
March 15, 2022

5:00 p.m.-Work Session/6:00 p.m. Regular Meeting

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

Please note that seating at Town Hall is limited.

### 5:00 p.m. WORK SESSION-Short-term Rental Survey Review and Discussion

*\*\*Please note this work session will be to review data received from a survey conducted by the Citizen Advisory Committee and having a discussion of the information presented. There will not be any decisions made on short-term rentals in Blue River at this meeting.\*\**

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

#### I. CALL TO ORDER, ROLL CALL

#### II. APPROVAL OF CONSENT AGENDA

- Minutes, February 21, 2022
- Approval of Bills

#### III. COMMUNICATIONS TO TRUSTEES

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

#### III. NEW BUSINESS

- Resolution 2022-02 A Resolution of Thanks For the Services of Dan Cleary As Trustee of The Town of Blue River.
- Resolution 2022-03 A Resolution of Thanks For the Services of Ken Robertson As Trustee of The Town of Blue River.
- Trails Plan Next Steps

#### V. REPORTS

- Mayor
- Trustees
  - Citizen Advisory Committee-Trustee Finley
  - Open Space & Trails Committee-Trustee Dixon
  - Planning & Zoning-Trustee Robertson
  - Transit Authority-Trustee Pilling
  - Wildfire Council-Trustee Dixon
  - CDOT-Trustee Fossett
  - Upper Blue Planning Commission-Trustee Cleary
- Attorney's Report

#### VI. OTHER BUSINESS

### Next Meeting, Tuesday, April 19, 2022

*Reports from the Town Administrator, 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

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## Citizen Advisory Committee & Staff Short-term Rental Survey & Recommendations

March 9, 2022

Submitted By: Blue River Citizen Advisory Committee & Town Manager  
Michelle Eddy

Due to the pending election, it is recognized this information is for discussion purposes and any further actions and discussions will be conducted after the April 2022 Election. The information below is a summary and suggested recommendations for discussion by the Board of Trustees. The full survey and responses are available on the website and attached separately.

### **Recommendations:**

The Citizen Advisory Committee recommends the Board of Trustees monitor how the surrounding communities handle the changes and design final decisions. It is recommended to spend more time to evaluate the data before any decisions are made. The Committee would like additional time to review the comments.

- Recommendation to increase short-term/lodging license fees to the following:
  - \$500/year
  - It is recommended that this be the flat fee and there be no reduction for renewals.
  - It is further recommended that the fee be applied regardless of when the license is pulled and is renewable on by January 1<sup>st</sup> each year upon submission of a successful renewal application.
- Recommendation for licenses to be voided or denied renewal:  
*\*\*These recommendations are above and beyond the current regulations\*\**
  - Failure to submit lodging taxes to both the State of Colorado (8.875%) AND the Town of Blue River (3.4%). It is the homeowner's responsibility to remit the taxes properly. There is no agreement with Airbnb nor VRBO to remit the 3.4% on their behalf.
  - Failure to rent and utilize the license for a period of less 5 days/year.
    - It is recommended that a license not be renewed for a period of one (1) year for not being utilized or in violation of remittance of lodging taxes.



# Town of Blue River

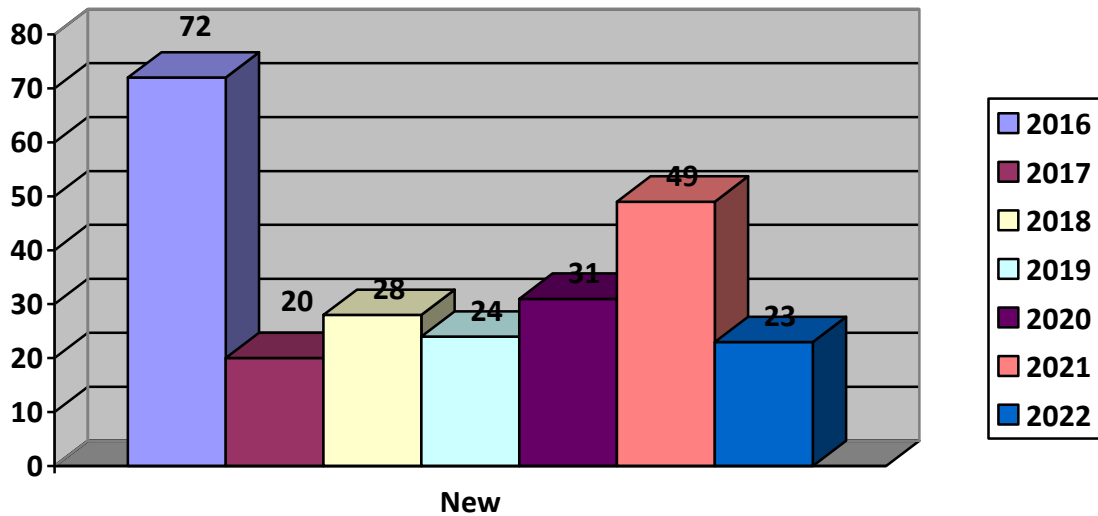
**Staff Report**  
**Short-term Rental Update**  
**March 9, 2022**  
**Submitted By: Michelle Eddy, Town Manager**

## 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 YTD	23	

Total Active Licenses as of 3/9/22: 183



**New (never rented before) Licenses by year:**

- 2017-20
- 2018-25
- 2019-20
- 2020-25
- 2021-43
- 2022-14

**License turnover (STR one owner to the next):**

- 2017-0
- 2018-3
- 2019-4
- 2020-6
- 2021-6
- 2022-7

**License Cancellations:**

- 2022-2

Total Housing Units Per 2020 Census:	761
Total Housing Units Occupied Full Time Per 2020 Census:	350
Percent Full Time Per Census:	46%
Percent Full Time Based on Address:	32%
Population per 2020 Census:	877
Build Out:	90%
Percentage of STR's in Blue River	24%*

*\*This is based on built lots and does not include vacant lots or lots owned by a municipality, HOA or special district\**

**Current Regulations**

Occupancy: 2 people per bedroom plus 2

Registration

New: \$200

Renewal: \$150

Taxes

Total: 12.275% (8.875% State of Colorado; 3.4% Town of Blue River Lodging Tax)

**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	\$113,489.49	\$87,666.16

## Percentage of STRs by Subdivision

Subdivision	Buildable Lots	# STR	%STR	% Build Out	% Full-Time Res.
96 Sub	41	7	19%	90%	30%
97 Sub	49	8	20%	82%	43%
Aspen View	20	5	31%	80%	19%
Blue Rock Springs	54	12	24%	93%	44%
Bryce Estates	7	0	0%	57%	25%
Clyde Lode	2	0	0%	50%	0%
Coronet	40	9	30%	75%	33%
Crown	72	19	29%	92%	35%
DOT Condo	37	5	14%	100%	27%
DOT Placer	4	0	0%	50%	100%
Golden Crown	8	1	20%	63%	20%
Lakeshore	43	9	23%	93%	30%
Leap Year	23	5	24%	91%	52%
Louise Placer	11	2	25%	73%	13%
McCullough Gulch	7	1	33%	43%	33%
Misc Sec TR7-77 Land	23	0	0%	22%	40%
Mountain View	46	12	27%	96%	36%
New Eldorado Sub	11	3	38%	73%	63%
New Eldorado Townhome	9	1	11%	100%	67%
Pennsylvania Canyon	2	0	0%	100	0%
Pennsylvania Canyon	1 open space	0	0%	0%	0%
Pomeroy	1	0	0%	0%	0%
Rivershore	8	0	0%	50%	25%
Royal	71	13	19%	94%	39%
Sherwood Forest	87	15	19%	90%	24%
Silverheels	6	1	25%	67%	25%
Spillway	21	3	16%	90%	26%
Spruce Valley Ranch	65	0	0%	68%	11%
Sunnyslope	35	12	40%	86%	47%
Timber Creek Estates	79	26	38%	87%	10%
Wilderness	57	14	25%	96%	38%

## General Statistics

- “Local” Breckenridge, Dillon, Frisco or Silverthorne addresses with STR License: 24 or 13%
- New Construction homes obtaining a STR License upon completion of home: 8 out of 43 new construction 2016-2021. (19%).
- 24 out of 57 home sales in 2021 obtained a STR License 42%.
- 27/183 are listed in a name of a Trust/LLC/Ltd. Partnership 15%
- Short-term Rental Licenses are issued to the entire home as ADU’s are not allowed.

## Code Violations 2015-Present (3/9/2022)

<b>Total Violations:</b>	<b>258</b>
Violations for STR's while licensed as an STR:	106 (41%)
<i>*2 out of 5 code violations 2/1/22-3/9/22 were for STRs*</i>	
Percentage of Repeat Offenders:	>1%

### Violations By Type Associated with STR in order of violation:

- Trash-majority
- Parking
- Occupancy Violation
- Noise
- Occupancy during Public Health Order

<b>2021 Code Violations:</b>	<b>27</b>
<b>2022 Code Violation through 1/31/22</b>	<b>10</b>
<b>Total Police Calls 2021:</b>	<b>1,945</b>
<b>*Less than 1% is related to code violations</b>	

### 2021 Stas

10 out of 27 code violations (37%) were related to short-term rentals. Estimated cost for Police response is 15 minutes of time \$6.25 per violation. Estimated 2021 Police expense: \$62.50.

## Cost Analysis

### Expenses-Annually

Variable Expenses directly related to STR	
Police Time	\$62.50
Administration Time	\$3,900.00
Total	\$3,962.50

### Expenses that exist with or without STR

- Fuel
- Staff (Administration/Police)
- Road Maintenance

### Revenue-2021

Sales Tax (includes businesses & lodging sales tax)	\$844,558.23
Lodging Tax	\$228,743.34
Lodging Registrations	\$24,555.79
<b>Total Revenues associated with STRs</b>	<b>\$1,097,857.36</b>

Road Maintenance Expense 2016	\$76,511.60
Capital in 2017-paid for out of operating and not dedicated funding	\$305,714.10
Road Maintenance Expense 2021	\$98,801.67

**Revenue benefits from increased Sales & Lodging Taxes**

- Additional Police Staff
- Town hall Expansion for garage and office space
- Dedicated Road Funding through 2021 \$535,367.50
- Funds from Operating dedicated to move to Capital 2022 \$400,000.00
- Funds dedicated to Hwy 9 Recreation Path 2022 \$50,000.00



## Minutes

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

February 21, 2022

### 5:00 p.m.-Work Session/6:00 p.m. Regular Meeting

The Trustees met via Zoom.

#### 5:00 p.m. WORK SESSION-Chapter 16 Land Use Code

- Attorney Widner guided the Board through the proposed new Chapter 16 Land Use Code. It was noted that the Land Use Code is one of the biggest documents in the Town Code. It includes zoning; design and development standards; development and improvement application and subdivision regulations. The land use code has the single biggest impact on the community.
- This will improve consistency and as the town evolves it is necessary to have a clear and consistent code, policies and regulations.
- The Trustees will review and revise and then send to Planning & Zoning Commission for their final recommendation back to the Trustees for approval. It was noted, that the Town Attorney and Town Manager with information on observations from PZ meetings helped shape the draft presented
- Section 1:
  - Land Use Code General Provisions.
    - It is the “backbone” of the code moving forward. Much of this was inner dispersed throughout the existing code. This allows for the interpretation of the intent of the code. Much of it refers to natural character and conditions that exists today. This was intended to protect the character of the town moving forward. It discusses how it’s applied to property.
    - This section includes information on Private Covenants which is not common. It states that the Town recognizes private covenants. Attorney Widner notes this is unique to Blue River.
    - Trustee Cleary commented he would like to submit comments on the document understanding his time on the Board is coming to an end. He asked a questions about the transitional district and the difference between PRD and PUD.
    - Discussion to have all comments to come in written format to the Town Manager and Attorney to go through and then bigger items around policy discussion to be discussion in work sessions.
    - Attorney Widner provided information on what should be discussed by the group and closely reviewed:
      - Appeals process
      - Buildable area-area that show setbacks; easements; access roads; municipal roads; river easements. It basically defines area that may be built on. Noting accessory uses may be outside buildable area but defined what that includes.
      - Information on non-conforming issues. This addresses how to work with items that were once legal but when regulations changes, it then becomes illegal but is in fact non-conforming.
      - The Zoning Code is the current zone districts and potential future zone districts. This includes mixed use similar to PUD but defines what mixed



use allows and when it applies. It does address issues that were not addressed in the code that by law must be included including group homes and child care facilities. This includes a use section to define what types of uses are allowed. It also includes a zoning variance process to address when zoning unreasonably restricts use of property.

- Trustee Cleary suggested a rural mountain residential zoning for larger properties similar to the code adopted by the county. This would be primarily applied to annexations.
- It was discussed to add in this type of option for annexations to help preserve the area around the town.
- 16 B replaces the Architectural Guidelines and expands on it. It includes use and architecture.
  - Buildable area; accessory improvements (everything other than the primary home or garage); environmental regulations; sign code; design standards and colors; and a design pallet that determines the type of home designs allowed in the code.
- 16 C-development and improvement applications. This section discusses the administrative side of the code.
- Chapter 17 already exists but the chapter will be reviewed for consistency with the rest of the code.
- Attorney Widner noted that a street design standard section must be added.
  - Trustee Cleary noted the great effort and appreciated the work by the Town Attorney and Town Manager. He did offer alternate verbiage for Chapter 17 as it pertains to subdivision of an existing lot versus a moratorium on all lots. It would provide a better definition for what is allowed.
  - It was noted that this code, while similar provisions exist, is unique for Blue River and not copied from other communities.
- Next steps. Anyone with suggestions or questions on items should email the Town Manager and Town Attorney. Any policy questions on the above should be put in writing for discussion at future work sessions.
- The Town Attorney noted policies to discuss: temporary/tarped structures prohibitions and section on recreational amenities (tennis courts; swimming pools).

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

##### **IV. CALL TO ORDER, ROLL CALL**

- Mayor Babich called the regular meeting of the Board of Trustees to order at 6:12 p.m.
- Roll Call
  - Toby Babich, Mayor
  - Dan Cleary
  - Joel Dixon joined at 5:23 p.m.
  - Kelly Finley
  - Mark Fossett
  - Ted Pilling

Trustee Ken Robertson was excused. Also present: Town Manager Michelle Eddy; Town Attorney Bob Widner

##### **V. APPROVAL OF CONSENT AGENDA**

- Minutes, January 18, 2022
- Approval of Bills-\$49,826.35
  - Trustee Finley moved and Trustee Fossett seconded to approve the consent agenda. Motion passed unanimously.

### III. COMMUNICATIONS TO TRUSTEES

- Citizen Comments (Non-Agenda Items Only- **3-minute limit please**). Any written communications are included in the packet.
  - Email communication from Bryce Cole, Blue Rock Drive regarding ADU's.
  - Jonah Cleary noted he is attending the meeting and taking notes as part of his merit badge. The Mayor welcomed him to the meeting.

### VI. NEW BUSINESS

- Discussion of Committee reporting and appointments
  - i. Mayor Babich opened the conversation concerning committee reporting. He noted that it is important to have committees provide reports into the packets to allow the Trustees understand what is being discussed and worked on. It was noted that this would be a simple report.
    1. Discussion about how to submit the reports, in person or in writing would be allowed. The written report would suffice versus having the Trustee reports every meeting. It would be a highlight report in the packet. This would include Transit; Wildfire and Upper Blue. The internal committees ( Citizen Advisory and Trails) would be more formal but the reports be submitted by the chairs with the chairs attending as a backup for requests.
    2. It was suggested to just include minutes from the meetings unless there is a formal project or recommendation. Those serving on the outside committee meetings could submit a brief report and nothing formal.
  - ii. Mayor Babich reviewed an email from a committee/commission member frustrated about the use of zoom and virtual meetings. He noted it is being handled and addressed by the Mayor and the PZ liaison.
  - iii. Mayor Babich reviewed the request from the Open Space and Trails chairs as it pertains to Paul Semmer remaining on both Blue River and Summit County Open Space and Trails Committees. This currently is not allowed in the guidelines with the opportunity to appeal. The Mayor discussed options.
    1. Discussion to allow Mr. Semmer remain on both with the understanding that when there is a potential conflict, the Town of Blue River be his primary allegiance.
    2. Discussion of a concern as to whether or not the town would know what is said and where the allegiance would lie. It was asked if Paul wanted to stay on both as the request came from the chairs.
    3. Discussion that it would need to be made clear that anyone sitting on multiple committees would need to prioritize Blue River including confidentiality. It was asked if there any conflict of interest the member will recuse themselves.
    4. It is the consensus to allow Paul to remain on both committees with the above noted.

### W. REPORTS

- Mayor
- Trustees
  - Citizen Advisory Committee-Trustee Finley
    - Trustee Finley reported the meeting was postponed to next week. The Committee will be reviewing the results of the community survey on STRs and noted it was one of the most successful ones done to date. Depending on the election there may be seats open in the spring. The Committee will reviewing scholarships and the community fund.

- Trustee Cleary suggested separating the Noxious Weed Board from the Citizen Advisory Committee. Trustee Finley explained the reason the Board is under Citizen Advisory and need to have the Citizen Advisory Committee remain as the Noxious Weed Board. Discussion of how to incorporate citizen input on the Noxious Weed Board.
- Open Space & Trails Committee-Trustee Dixon
  - Trustee Dixon reported they have been having a good discussion on the mapping and addressing items.
  - The Mayor inquired about the term being used by the committee “Social Trail”. Trustee Dixon stated that it is a path/trail that is not recognized as a trail but being used by the public. It was noted that this should not be promoted as a trail and should be known it is trespassing.
  - Discussion on the plan and if it is being reviewed and tweaked. It was noted that the committee is looking at reviewing it this year.
- Planning & Zoning-Trustee Robertson
  - No report.
- Transit Authority-Trustee Pilling
  - Trustee Pilling no report for the anything affecting Blue River.
- Wildfire Council-Trustee Dixon
  - Trustee Dixon and Manager Eddy reported out on the last meeting which included defensible space projects; a planned burn by the shooting range and discussion of signage for evacuation routes. Manager Eddy noted information on Defensible Space grants will be out soon.
- CDOT-Trustee Fossett
  - Trustee Fossett reported there will be a meeting in March.
- Upper Blue Planning Commission-Trustee Cleary
  - Trustee Cleary reported on a potential development of a parcel off of CR789 and a concern of access and a potential trail realignment in that area that might connect to Blue River. This may come to the Trails committee.
- Attorney’s Report
  - Attorney Widner did not have a report.

**VI. OTHER BUSINESS**

- Mayor Babich noted the candidates forum has been postponed.

There being no further business before the Board of Trustees, Trustee Finley moved and Trustee Fossett seconded to adjourn the meeting at 7:21 p.m. Motion passed unanimously.

**Next Meeting, Tuesday, March 15, 2022**

Respectfully submitted:

Michelle Eddy, Town Clerk

**RESOLUTION 2022-02**

**A RESOLUTION OF THANKS FOR THE SERVICES  
OF DAN CLEARY AS TRUSTEE OF THE TOWN OF  
BLUE RIVER.**

WHEREAS, Dan Cleary was elected to the office of Trustee of the Town of Blue River in 2014 and thereafter served as Trustee until 2022; and

WHEREAS, Dan Cleary has served the Town well; and

WHEREAS, his presence will be missed.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The thanks of the Board of Trustees and the residents of the Town of Blue River are extended to Dan Cleary.

2. This Resolution shall be spread at large in the minutes of this meeting and a certified copy thereof delivered to his.

ADOPTED at a regular meeting of the Board of Trustees the 15<sup>th</sup> day of March 2022.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Town Clerk

**RESOLUTION 2022-03**

**A RESOLUTION OF THANKS FOR THE SERVICES  
OF KEN ROBERTSON AS TRUSTEE OF THE  
TOWN OF BLUE RIVER.**

WHEREAS, Ken Robertson was elected to the office of Trustee of the Town of Blue River in 2014 and thereafter served as Trustee until 2022; and

WHEREAS, Ken Robertson has served the Town well; and

WHEREAS, his presence will be missed.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The thanks of the Board of Trustees and the residents of the Town of Blue River are extended to Ken Robertson.

2. This Resolution shall be spread at large in the minutes of this meeting and a certified copy thereof delivered to him.

ADOPTED at a regular meeting of the Board of Trustees the 15<sup>th</sup> day of March 2022.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Town Clerk



**Blue River Staff Report**  
March 2022

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

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



## Communications & Happenings

- **2022 Election**
  - The Town of Blue River will hold a mail ballot election April 5, 2022. There are three Trustee seats up for election: Dan Cleary; Ken Robertson and Ted Pilling. There are five candidates for the election. A Candidate Forum on Tuesday, March 22<sup>nd</sup> via Zoom, 6:00 p.m. Information on the candidates and the election is on the Town website. Questions may be submitted by Monday, March 21<sup>st</sup>.
- **Spruce Creek Road Project Update**
  - There is a page on the website with timeline and information. Questions may be filed via the webform.

### ***Status Updates for Spruce Creek Road:***

- Completed 811 utility locate request, in process of mapping utilities onto CAD.
- Initiating environmental review
- Progressing preliminary drainage and roadway design to preliminary design.

### ***Looking ahead:***

- End of February – Preliminary design available for review
  - Utility map (approximate locations only)
  - Preliminary roadway plans, including drainage and ditch details
- April/May 2022 – Town Board Working Session for review of plans (depending on elections and new board)
- May 2022 (weather permitting): field visit and resident meeting

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### **Town Statistics**

Facebook Page Likes  
Town-1,295  
Police Department-908  
Instagram-1049 followers  
Twitter-67 followers  
  
Residents on Email List-963  
Blue River News-1,122

**Business Licenses-238**

**Lodging Registrations-183**

### **Building Statistics February 2022**

**Permits Issued: 6**  
**YTD: 17**  
**Inspections: 6**  
**New Construction 2022: 0**  
**Certificates of Occupancy: 0**

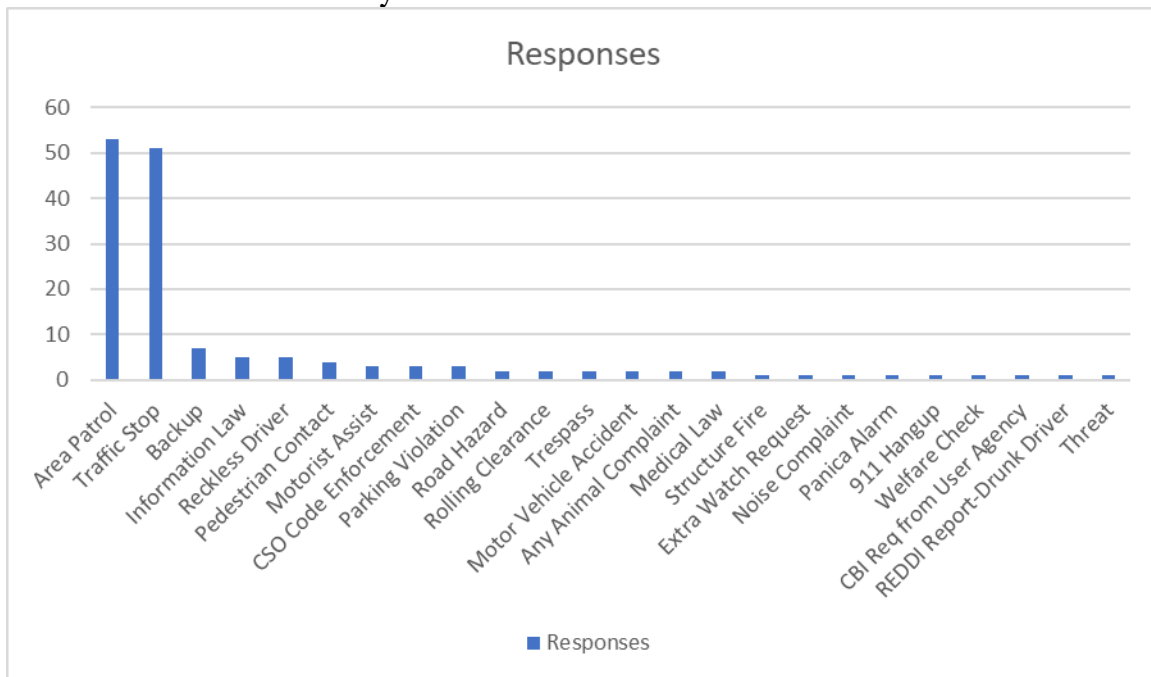
### **Municipal Court February/March 2022**

Total tickets written for February  
Court: 6  
Total on the March Docket: 5  
Total March Failure to appear(s):  
0  
Total March OJW(s): 0





For the month of February 2022:





**February 2022 Report**

For the month of February, the Blue River Police Department recorded 155 incidents.

**Training**

Sgt Matthews and Officer Wicklund, each completed 16 hrs of training provided by Dark Angel (Direct action response training/ Bleeding control Basic v. 1.0 course). This training was provided and covered by I-70 POST region. In addition, all officers completed their Daily training bulletins, as well as the acknowledgement in policy change. This policy change addressed new changes in crime classifications under Senate Bill SB 21-271.

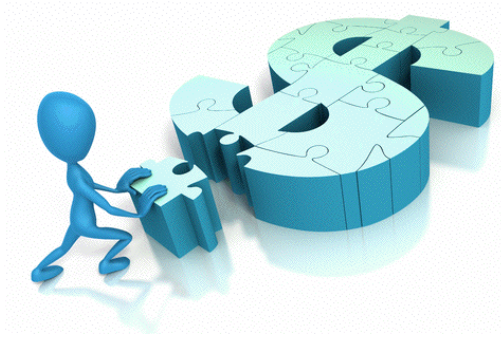
**Critical Statistics Incident numbers**

1. Presentation of Weapons – 0
2. Uses of Force – 0
3. Vehicle Pursuits – 0

**Public Safety**

During this month, one misdemeanor arrest was recorded. We have seen increase in school bus violation. Those issues are being addressed, and three summonses were issued to violators. During County wide sergeants meeting decision was made to schedule county wide trainings sessions. First training session is scheduled in March, and training is provided by the Frisco PD. Training topics are arrest control and CQB training..

Respectfully,  
 Ahmet Susic Chief of Police  
 Town of Blue River Police Department



## Financial Summary Report

Prepared by: Michelle Eddy, Town Manager  
February 28, 2022

### Revenues:

Revenues have picked up due to strong sales and lodging tax collections. Overall revenues are up 3.06% to budget.

### Expenses

Overall expenses are 5.68% below budget for the year. Increase in overtime in the Police Department shows salaries are up. Scheduling is being adjusted to reduce overtime.

### Reserve Accounts\*As of 2/28/2022

#### Unrestricted

Reserve accounts Alpine Bank:	\$1,340,128.53
Reserve account First Bank:	\$100,001.00
CD's Citiwide Bank:	\$211,251.72
Colorado Trust:	\$535,441.22
CSAFE:	\$100.00
Petty Cash	\$1,148.16
Illiquid Trust Funds:	\$1,187.42
<b>Total Unrestricted</b>	<b>\$2,189,258.03</b>

#### Restricted

American Rescue Plan Funds:	\$115,752.71
Conservation Trust:	\$113,947.54
<b>Total Reserves Restricted</b>	<b>\$229,700.25</b>



## Agenda

Town of Blue River  
Blue River Citizen Advisory Committee  
February 22, 2022

\*\*Meeting moved to March 9<sup>th</sup>\*\*

6:00p.m.-8:00 p.m.

**Meeting held via Zoom.**

*The Blue River Citizen Advisory Committee will be the liaison between the Town of Blue River residents and the Town Trustees to develop; improve and elongate the quality of life and prosperity of Blue River.*

### **I. Call to Order**

- Chair Noah Hopkins called the meeting to order at 6:11 p.m.

### **II. Roll Call**

- Noah Hopkins-Chair
- Pauline Stein
- Tim West

Also present: Town Manager Michelle Eddy.

Absent: Christine Armitage; Steve Kucera; Bruce Queen; Doug Smith

Excused: Board Liaison Kelly Finley

It was noted that this would be Tim West's last meeting as he has moved to Breckenridge. As of March 1<sup>st</sup>. He thanked everyone and expressed his gratitude for being a part of the committee.

### **III. Short-term Rental Survey-45 minutes**

- Town Manager Eddy opened the discussion with an overview of the information and brief points to help frame the conversation. It was noted that the goal is to review the information and provide the Board of Trustees with any recommendations.
  - There were 301 responses. Two responses were from residents just outside town limits. There were two additional responses that appeared to be duplicates based on emails. Discussion as to whether or not that affected the overall outcome and whether or not they should be deleted.
  - Town Manager Eddy noted that 57% of the responses were from those who are either full-time residents or second homeowners who do not rent.
  - The majority by 11 percentage points do not feel there should be a cap. If there is a cap, the majority by 13 percentage points feel it should be town wide.

- Manager Eddy noted the questions on percentages for short-term; longer-term and full-time were all over the place. It was noted that 76 responses (31%) felt there shouldn't be a limit and open market.
    - The majority (64%) feel favorably about short-term rentals and only 37% feel negatively about short-term rentals. 83% of respondents felt there was a role for short-term rentals in the community.
    - 55% of respondents do not feel short-term rentals are changing the character.
  - Discussion about proposed recommendations. The committee was supportive of proposed staff recommendations.
  - Discussion of what a balance should look like. Discussion that the Trustees should take their time making a decision and develop a position that fits the community. Discussion that more time is needed to review the data.
- IV. Summit HS Scholarship Review**
  - Three applications were received.
  - Noah moved and Pauline seconded to approve the scholarships for the budgeted amount of \$3,000. Motion passed.
- V. 2022 Goals/Calendar-Tabled**
  - **Programs/Events**
    - **Set Calendar**
  - **Resident Communications-ideas**
  - **Community Fund**
    - **Review revised application**
    - **Set funding calendar**
- VI. Meeting dates/Schedule**
- VII. Committee Openings**
- VIII. Next Meeting**
  - **March 29, 2022**

**Respectfully Submitted:**  
**Michelle Eddy**  
**Town Clerk/Manager**



Blue River Open Space & Trails Committee  
Tuesday, March 8, 2022  
6:00 p.m.  
Minutes

The Open Space & Trails Committee meeting was held In-Person and via Zoom. The public was invited to attend.

**Mission Statement**

*To assist the Board of Trustees with determining possible trail projects mainly geared towards enhancement of existing trails and possible future trails within the Town of Blue River*

Committee Members attending in Person: Chair Wiley Asher, Paul Semmer  
Committee Members attending via Zoom: Vice Chair Ben Kadlec, Bob Rehor  
Also in attendance in Person: Board Liaison – Trustee Joel Dixon; Deputy Clerk John DeBee  
Excused: Adrienne Stuckey

- I. Call to Order at 6:00 p.m.
- II. Roll Call
- III. Approval of Agenda
  - Semmer requested an item be added to the agenda regarding discussion of the Committee Report back to the Board of Trustees.
  - A Motion was made by Asher to approve the Agenda with this item added. This motion was seconded by Kadlec.
- IV. Approval of Minutes from February 2022 meeting
  - A Motion was made by Asher to approve the Minutes. This motion was seconded by Semmer.
- V. Public Comments
  - None
- VI. Open Space Management Activities – Part IV
  - Committee report to Trustees – the discussion involved holding an executive session and/or executive work session. This discussion encompassed inviting the Board of Trustees to the Open Space & Trails meeting in April as a work session and holding an executive session in May. The discussion also involved the Committee and/or Member being involved in the update of the Land Use Codes. Trustee Dixon will bring these topics up at the March Trustees meeting.

- Continued discussion of easements and vacant Open Space parcels beginning at the north end of Town and moving south. Semmer presented three Maps representing the North, Central and South areas of the Town. As this is a public meeting, copies of the three maps with Committee member(s) comments need to be provided to the Staff of the Town of Blue River.
- Further discussion involved the homework assignments for the Committee members. More specifically, the assignments given to prioritize the targeting of potential trails and parcels ranking them from high, medium or low. Dixon was assigned with the communication back to the Trustees as stated above. All were asked to complete their tasks within one week and notify Semmer via email of their results. It was noted, as this is a public meeting, the Town of Blue River Staff needs to be included in this communication.

VII. Announcements

- None

VIII. Adjourn

- A Motion was made by Asher to adjourn the meeting. This motion was seconded by Semmer. The Meeting was adjourned at 7:40 p.m.

IX. Next meeting – April 12, 2022