



Minutes

Town of Blue River

Blue River Comprehensive Plan Committee

April 1, 2021* Rescheduled for April 14, 2021

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

Meeting held via Zoom.

Sarah Thorsteinson-Chair; Tori Aidala; Brownell Bailey; Dan Cleary; Bevan Hardy; Jon Warnick; Tim West; Town Manager Michelle Eddy; Town Attorney Bob Widner. Mark Fossett was excused. Recording started at 6:38 p.m.

I. 6:00 p.m.-7:00 p.m.

a. Review Survey Results

- Discussion that much has been in line with previous discussions. Noted that there were inconsistencies in answers. Example: use the Tarn, want more at the Tarn but it's too busy at the Tarn.
- Discussion of connectivity through town with initiation outside town limits.
- Noted that daily use residents have a higher impact versus the long-term residents as they have a higher need for facilities and accesses to trails. Messaging needed to set expectations. "Park in Breckenridge, hike in Blue River."
- Emphasize limited parking. Improve signage.
- In plan language encourage connectivity with parking availability within the neighborhoods. Encourage the Trails Committee to address connectivity to the trails within the neighborhoods with a resident focus. Improve signage to better define areas for parking within the neighborhoods but discourage trailheads.
- It is noted that roads will need to be addressed. Also noted that many of the areas for parking exist, they just need to be improved with improved signage.
- Discussion activities: those that are currently allowed. Noted that benches will be installed. Encourage activities in the winter not offered elsewhere in a more structured setting. Noted that the town should review at a later date dependent on ownership of the land. Also noted possible signage warning of winter access use at own risk. Noted that many may not think of winter activities at the Tarn may be considered in the future as interest increases. Language should reflect a possibility for the future.

- Include adequate and safe parking at the Tarn.
- Recommendation to keep the Tarn low-key, natural and without structure/organization. Access and parking should be addressed and improved with the ability for people to turn around and improve the controls to the Tarn. Potentially create a new layout and flow with conceptual drawing for ideas. Encourage the town to review and improve the existing layout, parking and safety access to the Tarn.
- Consider or review boat access to the Tarn in conjunction with the improvement of the parking and access.
- With the improved access, the town should be encouraged to include natural/native revegetation to address erosion and restoration of the natural area.

Signage:

- Signage in areas impacted by trails. Directional signage is discouraged. Improve signage at trails. Improve signage at the Tarn.
- Continue enforcement.
- Limit trail signage to low-key directional natural signage.

Recreational Activities

- Trails/connectivity
- Winter activities on the trails or open space areas.
- Encourage continued development and vision of the a Highway 9 recreation path.
- Encourage recreation consistent with the character of the town and the preservation of open space and protect areas for wildlife corridors. Preserve the rural mountain experience.
- Encourage purchase, preserve and provide designation of river and open space zoning and easements.

b. Final recreational chapter input

- Suggestion to include visuals and conceptual ideas.
- Discussion to provide an informal draft to the Trails Committee for input.

II. 7:00 p.m.-8:00 p.m.

a. Land Use: Architectural Design

- Lighting
 - Town code currently requires a natural night sky. Discussion that dark sky has stricter restrictions. The code allows to maintain current character but is consistent with dark sky requirements. Encourage

continued progress towards full dark sky requirements. Beginning with new construction/development and progress from there.

- Garages/Sheds
 - Discussion of current regulations were recently updated.
 - Discussion to encourage garage variance process allowing for additions beyond current regulations that are designed to minimize the impacts, feel, mass the structure, and the neighborhood views and character.
 - Discussion that this subject does not need to be addressed in the comp plan but with the Planning/Zoning Commission.
- Minimum & Maximum Structure Sizes
 - Encourage the town to consider a percent of open space be on a construction site.
 - Encourage the town to development of minimum/maximum structure sizes consistent and preserving the rural/natural mountain character of town.
 - Encourage the preservation of easements, wetlands and open space. Encourage old covenants intent be considered within future design guidelines.
 - Bob: Consider measures to best BALANCE the REASONABLE right to development of property with the protection of the natural environment and specifically wetlands, river easements, floodway and floodplains, and wildlife habitat.
 - Ensure consideration of the original expectation of development and character of the community as expressed in the covenants and other documents that sought to protect the values of the Town.
 - Measures may include means of limitation on the construction of residential homes that are inconsistent in size and mass with the existing character of development.
 - Discussion on minimum square footage. Current code requires homes to be on a permanent foundation. The minimum lot size also restricts the ability. Recommendation to provide a minimum square footage in the code. Encourage regulations with consistency in the character of the town with minimum and maximum square footage.

III. Next Meeting May 6, 2021, 6:00 p.m.