



Minutes

Town of Blue River

Blue River Comprehensive Plan Committee

December 3 2020

Blue River Town Hall, 0110 Whispering Pines Circle

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

Attendees: Sarah Thorsteinson-Chair; Tori Aidala; Brownell Bailey; Dan Cleary; Bevan Hardy; Jon Warnick; Tim West; Michelle Eddy, Town Manager; Bob Widner, Town Attorney. Mark Fossett was excused.

I. Recap Recreation

II. Land Use Discussion

- Bob provided a framework for what should be included in the comp plan. He noted that the existing plan is very sophisticated for a small town. He noted and discussed the importance of the land use chapter and how it affects other areas of town government. Planning & Zoning decisions are the number one reason a comp plan exists. It has a significant power unlike other policy documents.
 - The comp plan is an advisory document but it does have a certain amount of power on a legal standpoint for consistency between the comp plan and any policy that has been put in place. It primarily deals with zoning and development and character of the town. It helps provide that long term vision for the town. “If you’re sitting on your porch 20 years from now, what do you want the town to look like.”
 - Areas to improve in the current plan is include future vision.
 - Things to consider: lot size; how lots are developed within the community; what is the character of the homes; should there be fire mitigation plans mandated; annexations-what are the policies around annexations; short term rentals-how are they regulated; lock-offs/secondary units-should this be considered; design standards (height, lighting, colors, materials, ridgelines, berms) Think about “what we want to be when we grow up?” Density and secondary units as an option for additional housing.
- Discussion that in the past Blue River was quaint little cabins, but there is a shift for full homes with amenities and what is going to be allowed for expansion and redevelopment. Discussion that this really should be a focus. Should there be a maximum and minimum building size.

- The Trustees have stated a desire to be a residential community of choice.
- Discussion to focus on items that are adaptable i.e. instead of maximum or minimum but instead include setbacks as well as percent of open space to be included.
- Discussion about possibly include some of the original protective covenants that existed when the town was developed.
- Discussion about annexation and what type of look it should be and allowed.
- Discussion that it is a residential community close to the outdoors but close to amenities of other towns and proximity to work and affordability. There shouldn't be so many limits that prohibits families from being able to live in town.
- There is a need to decide what the character of the town and vision.
- Discussion to start with a large discussion and work down (lot sizes/no mc-mansions).
 - Noted that this should create a vision for what is desired.
 - Create a character of coverage (percent of lot size versus max size of home). Include a percent of open space that includes driveway, landscaping, etc.
 - Question was asked whether or not to beef up what exists in the comp plan or leave it as it is?
 - Recommendation to set a base line what is allowed. Discussion on Trustee level was to limit subdivision of existing subdivided lots.
 - Discussion that it would need to be area and allowed in certain zones to ensure that the town has the ability to continue to grow and welcome families.
 - Suggestion to maintain character.
- Discussion to look at all areas of town looking at section 4.4 of the current plan. There are 28 neighborhoods/subdivisions in Blue River. Suggestion to review by regions of town.
 - North End
 - Lakeshore
 - Spillway
 - Old Blue River
 - Crown
 - 96 Sub
 - Regal
 - Royal
 - Mountain View
 - Wilderness
 - Coronet
 - 97 Circle

- Blue Rock
- Sunny Slope
- Leap Year
- Sherwood Forest
- Larger lots
 - 97 South
 - Louise Placer
 - Bryce Estate
- HOA Areas
 - Aspen View
 - Timber Creek
 - McCullough
 - Spruce Valley Ranch
 - Rivershore

III. Public Survey Questions

- The group discussed topics to be included:
 - Recreation
 - Specific question about the Tarn.
 - Would you like to see a trail at the Tarn?
 - Would you like to see storage at the Tarn?
 - What type of access would you like to see at the Tarn?
Gated, etc.
 - Do you use the Tarn?
 - What do you do at the Tarn?
 - If you don't use the Tarn, why?
 - Trail heads
 - Include options of most importance to least importance multiple choice for some questions but not many to avoid steering the conversation.
 - Select subjects by “dots” versus ranking and select your top two.
 - Ask a big question open-ended: “what type of recreation would you like to see” or “what are we missing?” “What is your view of recreation in Blue River.” “What should be considered for recreation in Blue River not offered elsewhere?” “What other activities or programs would you like to see?”
 - Discussion about being focused towards Blue River but cognizant of where the general public will have access. There is a need to identify who the audience of this survey is trying to reach. What is the goal

understanding there may be a need to open it up but leave it up to the public.

- As a town resident would you be open to having these open to the general public? Understanding some funding will require it be available to the public.
- There is a need to define public as there are renters, short-term renters, visitors and guests that are in town.
- Suggestion to do a public Zoom to gather input and then conduct survey based on results of the Zoom Town Hall.
 - Forum to give an overview of what is going to be outlined and then dive into three-four specific questions. Possibly use breakout room to discuss and report back.
 - Suggestion to have pre-registration and when you register, you will receive the questions ahead of time. Give the ability to provide answers in the chat.
 - Suggestion to hold mid-late January. The first Zoom Town Hall January 21st, 6:00 p.m. for one hour.

IV. Homework Assignment

- For next meeting start with the neighborhoods beginning on the north end group. Everyone is asked to visit the neighborhoods to become familiar with area and get a feel of what is and isn't working. What can be added, maintained or changed in the long run for each area beginning on the north end.
- A list of what to review as well as a map will be emailed out.

V. Next Meeting, January 7, 2021, 6:00 p.m.