



Minutes

Town of Blue River

Blue River Comprehensive Plan Committee

January 7, 2021

Blue River Town Hall, 0110 Whispering Pines Circle

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

Meeting held via Zoom

Sarah Thorsteinson-Chair; Tori Aidala; Brownell Bailey; Dan Cleary; Mark Fossett; Bevan Hardy; Tim West; Jon Warnick; Town Manager Michelle Eddy; Town Attorney, Bob Widner. Joel Dixon was excused. Mark Fossett left the meeting at 7:00 p.m.

*Recording started at 6:38 p.m.

I. Review Draft Recreation Chapter

- The Committee was provided a draft of the recreation chapter for comment, review and additional input. Additional information will be added after the forum and survey.

II. Land Use Discussion

- The Committee was provided topics and areas to consider from Attorney Widner. The Committee had been asked to review the north section of Town (Lakeshore and Spillway) for review and began discussions on the land use for this area.
- Noted that the list provided by Bob was a good resource to work off of.
- Discussion on limiting size of homes and bedrooms. Concern of the goal to limiting the impact of short term rentals. Suggestion to have it say that short term rentals should be regulated to have less impacts on the quality of life in Blue River than the common home.
- Discussion to maintain character of town while being cognizant of property rights.
- Discussion of defining improvements and a ratio of area on a lot.
- Suggestion to use the mission statement as the guide for the vision of the future.
- The town should ensure that regulations should be consistent with character of town. Regulations should be established to protect the character and not be inconsistent with the mission. Suggested language: The Town should ensure that regulations do not permit the construction of residences or structures that are inconsistent with the existing character within the same neighborhood. Inconsistency may result from building size (too large or too small), colors, materials, amount of glass surfaces; lot coverage, ridgeline, parking, driveway, garage, significant modification of the natural features of a building site including natural

features or vegetation, and impacts associated with short term rental and home occupations.

- Suggestion to review guidelines to ensure they are consistent with the Town mission.
- Lakeshore/Spillway Neighborhood Review
 - Neighborhood signage is needed in all of the areas. It is recommended to establish signage through the neighborhoods. Establish signage regulations to ensure character guidelines and consistency to preserve character of neighborhoods.
 - Establish regulations for signs on private property to provide for a reasonable ability for owners to convey messages permitted by the state and federal constitutions but which discourage the proliferation of signs in size or number that would adversely impact the natural character of neighborhoods. Subdivision entry signs should be reasonably sized, designed by color and materials to reflect the natural character of the community, be located to minimize conflicts with vehicles and snow removal, and preserve sight lines for turning vehicles. All subdivision entry signs shall be permanently maintained by a homeowner association or other entity
 - Improve road maintenance and drainage.
 - Noted that the homes within the neighborhoods show a lot of diversity while remaining consistent in character.
 - Recommended to allow some home to build higher versus encroaching on setbacks or requiring variances on limited building sites. Noted this would be limited and on a case-by-case basis.
 - Recommended to ensure regulations remain flexible but provide ability to maintain the character.
 - Discussion of minimum lot size. Currently it varies throughout town due to various reasons mainly due to topography. Discussion for new subdivisions and minimum lot size to allow for larger lots surrounding town and smaller lots within the core.
 - Recommendation to include open space area requirement for the larger lots.
 - Recommendation to review areas to allow for varying lot sizes in different areas of town where it makes sense. Recommendation to require larger lots for annexation with an open space requirement.
 - Recommendation to encourage town to acquire vacant lots to preserve open space.
 - Recommendation to encourage indigenous landscaping. Currently there is a lack of landscaping.
- Next Land Use discussion to be landscaping, berms and signage. Guidelines and way finding.

III. Public Survey Questions

- It was noted that the Town Hall Forum was set for January 28th, 6:00 p.m. So far, there are 31 residents signed up.
- Discussion and review of questions to ask for the forum and survey questions. Manager Eddy provided sample questions. Recommendation to include a snippet from the original intro document as introduction to the comp plan. Suggestion to email link to existing comprehensive plan.
- Suggestion to do recreation survey after the forum.

IV. Next Meeting, February 4, 2021, 6:00 p.m.