



Minutes

Town of Blue River

Blue River Comprehensive Plan Committee

August 12, 2021

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

Meeting held via Zoom

Chair Sarah Thorsteinson; Brownell Bailey; Dan Cleary; Bevan Hardy; John Warnick; Tim West;  
Bob Widner;

I. Review draft plan

- Reviewed the document marked up by Bob.
  - Introduction:
    - Bailey with an e
    - Town Manager first then Town Attorney
    - Change to Comprehensive Plan Committee and make consistent in the entire document and take out “advisory.”
    - Capitalize Comprehensive Plan for the original plan.
    - Suggestion to note it was “challenged with preparing the plan during the pandemic limiting the committee’s ability to meet face to face.” Suggest “precluded meeting in person.”
    - Include utilizing surveys in 2017 and 2019.
  - Chapter 1
    - Suggestion to state on the south end of the Ten Mile Range within the White River National Forest. Also include residential surroundings.
    - Include map showing area.
    - Suggestion to add in that it is a recreational fishing resource.
    - Remove service under Future Vision.
    - Add in the completion date for the dam.
    - Utilize Bob’s language for changes to low-key.
    - Include for town resident use only.
    - Additional changes to the word low key.
    - Include wetlands in list.
    - Page 7: Bob’s changes.

- Include enhancements to the boat ramp as well as parking.
- Parking area in an increased use.
- Change natural area to disturbed use.
- Change bench to plan along the west shore.
- Remove messaging.
- Page 8
  - Remove “easy” and add fishing and wildlife viewing. Keep Bob’s changes.
  - Being mindful of impacts on private property.
  - Strike eco-tourism and add: acknowledge public and private access rights while being mindful of property rights.
- Page 9
  - In trail easements, include mindful of impacts on private property.
  - Keep Bob’s changes.
  - In trail easements, remove “in addition.”
  - Add in open space for wildlife, safe passages. Change title to Open Space & Trails and partner together throughout document.
  - Add Town of use of many of these easements have not be available to town residents for use.
  - Ensure proper signage at trail heads for parking restrictions.
  - Changes to wording on neighborhood connectivity.
- Page 10
  - Include benefits of parks in intro.
  - Encourage the development of parks as an additional amenity to the town. Parks are an asset to the residents.
  - Established neighborhood parks; other recreational opportunities desired by the residents.
- Page 11
  - Safe multimodal transportation.
  - Define connectivity: access to outdoor recreation without the use of automobiles or vehicle.
  - Ensure that in wording of safety doesn’t promote the chain up areas.
  - Move remnants of signage to page 13 and add in maintenance.
  - Add in again the Tarn use an at your own risk.

- Page 12
  - “Town” should be consistent throughout the document with a capital “T”.
  - Change expanded to renovated.
  - Suggest to color code the map based on area. Make full page and flip so it’s readable. Or break points as well break out each neighborhood.
  - The town acknowledges each neighborhood area is unique.
  - Change “old” to historic.
- Page 13
  - Define character at the beginning. “Character Place” as defined to what distinguishes an area. Perhaps change to rural neighborhood character.
  - The Town is typically...”characteristic”. Quality residential neighborhood; The character of Blue River is rural residential nestled within the White River National Forest.
  - Add as question at the Town Hall. Possibly use mission statement wording.
  - Replace the word “subdivision” or define as any new neighborhood is created. Suggestion to remove the word minimum. The town should continue to maintain minimum lot sizes for new neighborhoods. Maintain a standard of development with smaller lots in the core and larger lots surrounding the town.
  - Remove minimum lot size discussion. Discussion to put annexation language for vision. The town should encourage a development pattern with larger lots. Decision to strike completely.
  - Keep Bob’s comments.
- Page 14
  - Add in language to encourage residents to practice defensible space for wildfire mitigation.
- Page 15
  - Lighting: as renovations and improvements are made.
  - Change to Land Development; strike easements.
  - For min/max based on size of lot for floor area ratio.
  - Consider imposing open space ratios with building ratios. Regulations to limit homes greatly larger than the surrounding area.

- Consider leaving the language as is to maintain the current development pattern. Add in the ability to build on.
  - With consideration of total lot size.
- Page 16
  - Keep Bob's changes.
  - Define short term rental.
  - Move language from economic development on short term rentals.
  - Discussion on TDR and whether or not to include. Suggestion to include in public forum. Suggestion to change ADU to may be considered and remove the TDR language.
- Page 17
  - Keeps Bob's comments.
  - Additional stops along the corridor serving Blue River residents.
  - Development of better, defined bus stops.
  - Where the paving of roads is desired, cost effective and feasible.
  - For the pavilion for resident use. Location or setting near town hall.
  - Remove town square wording and put town park setting.
  - Discussion to be a town center with a resident focus.
  - Recommend to research opportunities for conservation easements and wetlands for open space to preserve the natural attributes.
- Page 18
  - Change wording to be telecommunications to be more inclusive.
  - Discussion to change from encourage connection to coordinate with special districts for infrastructure improvements.
  - Delete commercial
  - Encourage the burying of utilities and future major subdivisions should provide paved roads and the burying of utilities.
- Page 19
  - Correct spelling
  - Capitalize "C" in committee.

## II. Town Hall public outreach meetings

- Discussion to do via Zoom again and do not do breakouts.
- Send plan out registrants and moderate questions/comments.
- Questions-send out questions ahead of time and select topics.
  - What is the Character of Blue River?
  - Short term rentals & ADU's as a separate town hall event?
  - Send out a survey limiting size of response.
- Suggestion to have a link to the plan for everyone. RSVP for the town hall but add a form on the website for comments.
- Schedule September 9<sup>th</sup>, 6:00 p.m.
- Goals to get feedback on plan. Put out ahead the expectation of what the committee was tasked with.
- Questions/survey ask if the plan meets your expectations of the future vision of the town? Survey to include questions by Chapter.

### **III. Next Meeting**