



Minutes

Town of Blue River

Blue River Comprehensive Plan Committee

May 6, 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; Town Manager Michelle Eddy. \*\*recording started at 7:00 p.m.

Excused: Mark Fossett; Tim West; Town Attorney Bob Widner.

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

- Land Use

- Short Term Rentals

- Manager Eddy explained the current rules and licensing.
    - Discussion of include messaging for trash, fire. Encourage digital messaging and QR codes with links to information for FYI on rules and notes for town.
    - Noted there are 145 licensed homes and about 17% of housing stock.
    - Discussion of creating trash collection areas to address trash issues with short term rentals. Noted there are VIP services. Include recommendation to possibly use licensing fees to pay for cost. Include a swipe card to help control access.
    - Discussion about whether or not to consider a cap due to impact on roads. Encourage the Trustees to monitor the STR permits and ensure a balance of the community character. Discussion to put the question to the residents to determine if there is an issue the community feels should be addressed. Suggestion to utilize survey used by Breckenridge.
    - Discussion of a need to balance short and long term rentals versus owner occupied and second homes. Community balance.

- Housing

- Discussion around feelings of affordable/attainable housing similar to Wellington. Discussion to include questions for interest for affordable/attainable house for rent or purchase.
- Discussion of attainable housing fitting the character of Blue River.
- Discussion to have questions on whether or not Blue River should be part of the overall housing discussion in the county.
- Suggestion to review sales tax on utilities to possibly waive “x” amount to create affordability.
- Discussion to research incentives for homeowners to long term versus short term renters.
- Discussion of a property tax exemption for full-time occupied or full-time worker properties similar to a senior tax exemption.
- Discussion to include questions about long-term rental registration to develop a database.
- Discussion to recommend to monitor occupancy of homes as a measure of community character short, long, full-time, second homeowners as each have a different use patten in the community. Use as a tool to preserve community character.
- Encourage a cost benefit analysis of short term rentals as it pertains to over all impact on community, staff, roads, etc.
- Discussion of the different dynamics of town and different needs by neighborhood.
- Discussion to encourage town to address needs of full time residents above the needs of second homeowners or visitors.
- ADU’s
  - Discussion on whether or not to allow ADU’s as a tool for long-term rentals. Discussion of what is being considered at the county to address issue. There are approximately 1,000 in the county.
  - Discussion in favor for use by long-term rental housing. Discussion of including a question to allow with restrictions against STRs and lots/septic system requirements.
  - Discussion to model off of what Vail was able to establish.
  - Discussion around sprinter vans/RV’s and trend in housing. There is a need to be aware and regulate. Noted that Jackson Hole does provide parking lots for this purpose.
  - Discussion to review the existing code and determine potential impacts of allowing ADU’s. Discussion to include in the survey.

- Discussion to maintain community character.
- Should regulations on ADU's require transferrable development rights?
- Discussion that lock-offs should be included as they have less impact than a separate structure.
- Discussion that questions will need more description and background of what is being looked for.
- Discussion to have Town Hall June 16<sup>th</sup> virtual. Manager Eddy will send out information to compile questions and format at the June 3<sup>rd</sup> meeting.
- Discussion to include what conceptually a trail and where we are today in the plan to understand what is feasible.
- Discussion that the comp plan is high level vision and wish list for exploration.

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

- Land Use Town Hall/Survey
  - Questions:
    - Trash locations for STR?
    - Should there be a cap on STRs? Follow Breckenridge example.
    - Would you support affordable/attainable housing for rent/purchase? Is there a desire for affordable/attainable housing for rent/purchase in Blue River that fits the character of Blue River?
    - Include question around regulating camper vans and allowing ADUs.

**III.** Meeting-June in person, hybrid or continue Zoom?

- Discussion for June meeting to be a hybrid meeting.

**IV.** Next Meeting June 3, 2021, 6:00 p.m.