

# Town of Bluff

Planning and Zoning Commission  
Meeting Minutes for March 4, 2019 at 7:00pm

## 7pm Welcome and Attendance

Sarah Burak, Amanda Podmore, Malysa Egge, Michael Haviken (via teleconferencing), Eileen Fjierstad, Wendy Smith, Deborah Westfall

## 7:15 General Plan Revisions and Draft Completion – live update in Google Documents

Planning and Zoning reviewed Section 1 of the draft General Plan so Amanda could send it to Michael Bryant. The language in the Water section was minimally changed based on feedback from Marx Powell and kept vague pending completion of water engineering study.

We added Debbie's suggested changes to the historic preservation section including an acknowledgement statement of traditional Indigenous lands based on a report from the US Department of Arts and Culture. We will include a link to the Honor Native Land document in the General Plan.

P&Z discussed that indoor lighting can also impact dark skies so language will be kept as "lighting" instead of "outdoor lighting." Sarah says we can regulate "light trespass". Michael says this will be challenged but we'll keep it in there for now.

We are making sure we have all municipal properties identified but we will leave it as is for the draft.

Because it is required by law that the Planning and Zoning recommend who will be the land use authority, the appeal authority and then the Council makes the final decision, we made sure this was reflected in the General Plan. It is required that we have an appellate authority, who is usually an attorney. The Town Council is usually the land use authority.

Michael is going to update the districts with districts in the International Zoning Code.

P&Z discussed the Nielsen Road near the Mission. It goes to the river but access is interrupted by Billy Gaines. It used to access BLM land. Michael says the town owns the road. This needs to be resolved between the Town Council and Gaines. Deborah clarified that the land now owned by a Shumway family.

Michael reports that University of Utah is doing a population estimate that Michael will be using with UDOT to get maintenance money. On March 15th we should have a population estimate that we can add to the General Plan.

P&Z discussed whether to say that the speed limit is too high along the highway. Michael has asked UDOT to study speed limits through town. Especially with the school, there will probably be a speed zone. Michael says we will have an answer on that in a month.

We are discussing who owns the airport (Bluff) and how official it is. Malysa says the Bluff airport is not currently owned by Bluff.

P&Z discussed whether the town wants crosswalks, traffic lights. Michael says you have to bring down the speed limit to do that. The UDOT district 4 Director can decide whether or not to add crosswalks. Because it is a highway, it is an expensive endeavor to add a crosswalk. UDOT is considering making a pedestrian walkway (ADA certified) on the north side of the highway over the bridge by the school. Michael reports this is all still in the works.

Eileen asked if UDOT will partner with towns to put in bike paths. Michael says that partnerships like that can happen.

We decided not to consider river traffic in the transportation section because it is managed by land management agencies. Eileen says we might want to include it if we want to encourage private property owners to have rest spots for river users. Sarah says the Bluff River Trail system may be a good solution and supporting that in the GP may be sufficient. We don't need to worry about establishing a campsite/picnic area or things of that nature if the BLM and Bluff River Trail are working on access.

P&Z liked the idea of safe walking paths. They don't have to be concrete. We can encourage sidewalks with commercial development.

Malyssa is talking about helping maintain proper access to and from Bluff from neighboring communities like White Mesa, Aneth, etc. Wendy says they are going to work on the Aneth road soon (it's Ben Musslemen at the County who is looking for a grant to improve that road). We could ask Ben if we could make the shoulder wide enough for pedestrians/bikes.

Michael says it would cost \$60k to re-erect the Swinging Bridge footbridge. Malyssa recommends we keep language about the bridge in the document since the access is so important to several Navajo families.

Wendy says there is not safe pedestrian crossing at the San Juan River highway bridge near Sand Island.

We did not come to a decision on equestrian traffic in the transportation section but we want to be horse-friendly.

Sarah says we should provide a very basic town map so visitors know how to safely travel the highway or avoid the highway when walking through town.

Finally, we discussed parades in the transportation section. There aren't many parades. The Navajo Fair had to move the parade off the highway onto Black Locust. Eileen shared the issue that there is only one access across Cottonwood Wash. This is a big safety issue.

We discussed incentivizing developments to tie into pedestrian trails.

## 8:55 Public Comments

No public in attendance.

Malyssa would like to talk on Thursday about whether we meet an additional time next week. There are conflicts on the 14th and 21st.

Eileen talked with Steve Simpson on Saturday. He wants to talk more about the road. He sent Eileen the county road design requirements. It includes the design of how the road was built, the plat design. Steve is going to go to Anthony and get input on the road to

see if it is adequate for turning firetrucks. Eileen would like to put this information from Steve into our files so we all have access. We will upload the information to Google Drive. Michael stated that it doesn't make sense for the town to take this on right now. Michael says we will not revise our road plans until December of this year.

9:00 Adjourn

Malyssa motions to adjourn. Sarah seconds.

All in favor, meeting adjourned at 9:04 pm.

Request for additional or modifications to agenda items are due by 8pm each Tuesday to [KristenPZBluff@gmail.com](mailto:KristenPZBluff@gmail.com) to be discussed at the next Thursday scheduled meeting.

Our next regular meeting date will be held at Cedar Hall on **Thursday, March 7th at 7:00pm.**