

Town of Bluff

Planning and Zoning Commission

Meeting Minutes for March 20th, 2019 at 7:00pm at the Bluff Community Center

7pm Welcome and Attendance

Sarah, Amanda, Kristen, Malysa, Debbie, Wendy, LuAnne.

Approval of Previous Meeting Minutes

Motion to approve the minutes made by Malysa, seconded by Sarah, passed unanimously.

Review of Previous Action Items

Sarah – upload Plat Maps from Copper Cliffs Phase II Road.

~~Sarah – Post meeting cancellation for Thursday, March 14th.~~

Ann – Send out the Community Development Block Grant information.

Wendy – Policies from Telluride's franchises.

Update of Relevant Information from City Council Meeting

Sarah attended the Town Council meeting. A representative from SITLA was at the meeting to speak on the proposed Solar Project, roughly 2 miles above the Bluff's of town. SITLA has written that the lease holder is to work with the local planning and zoning and community when applicable in the future. The proposed solar plant is within the boundary of the "old" Obama Bear's Ears designation. This property would be effected if this designation returns because there is not a property that would be available for land trades/swap. The lease holder will have to go through the NEPA process and investigate archeological sites. Some of the issues with such a large solar farm are the erosion factors of wind and water from the grading process.

Bluff Dwellings came and asked for their alcohol permit. The Planning & Zoning Commission will need to address the spaces selling alcohol to the public. In the future there is a representative from Salt Lake City that is willing to come and help Planning and Zoning to understand these regulations and what other communities have done in the past. There was a push from Bluff Dwellings to make a decision very quickly, as they are starting their tourist season. Ann (Mayor) returned that we did not have all the information yet.

Congressman Curtis will be here Thursday at 3:30pm at the Bear's Ears Visitor's Center.

The new census came in at 262. The next census will be out in 2020.

Ann will be the representative to the Town Council and Sarah will represent Planning and Zoning at Town Council. Therefore, any information between entities should be channeled through these representatives. There should be a representative at every meeting Tuesdays (Town Council) and Thursdays (Planning & Zoning).

As representatives of our commission we need to keep a code of conduct both within our meetings and within the community.

Malyssa would also like to report on Town Council. Bike paths (due to the narrowness of the road out to the mission), composting toilets, and work sessions between Town Council and Planning & Zoning. There is a federal grant coming to the state that may possibly fix the road and make it wider from Bluff to Aneth. There are stipulations with the grant that fit our circumstances and there is a good chance that we could get this money for the project.

7:15 Future Zoning Map Programs and Process

It would be best for one person to be the point contact for the mapping. We need to get maps uploaded to the shared drive so that all can see this information. The Zoning Map needs to show economic areas, including farming and ranching and lease sites. These maps could be accompanied by information from SITLA and BLM. Mary Gilham is able to assist in the mapping process and has the data that she is willing to share those digital files with us. We are still discussing the programs that could be used and a format that the commission can easily share between all stake holders to review the zones.

Sarah suggested that our steps should be to obtain a map so that we may be able to begin reviewing the map and making designations. Sarah nominated Kristen to be that point of contact.

Sarah motioned to make the point person Kristen, seconded by Malyssa and unanimously passed.

We will need to obtain a projector so that we can update at our meetings.

Kristen will obtain the maps and input information into a digital format so that we can use it by our first April meeting. The zones outlined from the International Zoning Code will be used.

7:30 General Plan Revisions and Draft

Eileen suggested that we keep in mind that the long-term development of town within our planning discussions. We had not located a “town center” at this point and it would be best for us to designate an area of town center. The Community Center, Fire Station, Post Office and potentially the current elementary school are all strong sites for a central area of town.

The Economic Development section was reviewed with minor corrections to grammar and structure in the general goals. Comments made on the Current Conditions section were reviewed and mitigated collectively. It was discussed that the listing of each business within our community is dangerous because we do not want to leave any one business out. Therefore, a more general and inclusive approach was made in the language of this section.

Ranching should be kept separate due to the leases on public lands. Because of this use of public lands the cattle industry does not have a significant impact on our town economy. Finding out who has the lease through the mapping process will bring greater responsibility to loose cows within town. Indirectly some fees from leasing would come back to the town. Policies should be considered in planning to work with the BLM for livestock leasing and maintenance.

Planning Assumptions and resulting policies were reviewed for grammar and structure.

Pedestrian and bike paths are a large value for our community. This is covered in another section. However, the possibility of a condensed path for the economic center of Bluff was restated in this section.

Businesses will need to register with the future speculated Chamber of Commerce for a business license. The current “Business Owners of Bluff” are currently serving as an association to advocate for the economic growth of the town.

8:50 Public Comments

Amanda had a public comment as a citizen and would like to suggest the Planning and Zoning consider the long-term dedication to renewable resources such as the current solar farm proposal to the Town Council.

8:55 Additional Items to be added to Next Week’s Agenda

General Plan – finalize a draft to send to Michael Bryant

Action Items:

Kristen – Contact Mary and others to obtain the maps need in creating the Zoning Map.

Amanda – Revamp “current conditions” under Economic Development and clean up the General Plan document as a whole.

Sarah – Follow up on key for thermostat to the Community Center.

9:00 Adjourn

Malyssa motioned to adjourn the meeting, seconded by Sarah, passed unanimously.

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

Our regular meeting next week will be shift due to conflicts with Town Council activities. Therefore, our next meeting will be held **at the Bluff Community Center on Thursday, March 28th at 7:00pm.**