

Town of Bluff

Planning and Zoning Commission

Minutes for May 9th, 2019 at 7:00pm
at the Bluff Community Center
190 North 3rd East, Bluff, Utah 84512

7:09 Roll Call

Planning Commission: Sarah Burak, Amanda Podmore, Malyssa Egge, Michael Haviken (telephone), Kristen Bushnell

Advisory Council: Eileen Fjerstad

Town Council: Brant Murray

Approval of Regular Meeting Minutes from May 2nd: Bushnell motions to approve minutes with change to date, Haviken seconds. Motion to approve minutes passes unanimously.

7:10 No public comment.

7:20 Old Business

1. Update from Town Council: Murray reports there are no updates from Council Meeting.
2. Review of Town Council comments regarding the General Plan (All): Podmore attended the work session on May 6th and helped answer general questions. The Town Council will make general revisions, with Jim Sayers reworking the intro. After Monday, May 13, they will have a clearer plan for the Commission. Burak asks the Commission to go through the General Plan with a review, resolve grammatical/format comments, and plan on resolving substantive comments at the next meeting.
3. Review Zoning Map (Bushnell):

The Commission continued drafting zoning maps for the town. The Commission started on the western part of town with the question of how far to extend commercial developments. The Commission suggested zoning south of the junction of Highway 191 and 163 as “commercial” because of the previously disturbed surface and the potential need for a truck stop. North of the highway was zoned as industrial and residential.

Cottonwood Cliffs II Subdivision parcels are not on the map but the Commission decided to roughly zone in commercial along the Highway and residential to the North. The Commission zoned for a transfer station to the west of this area. All other public lands to the west were zoned agricultural.

The Commission discussed the roadside land near Butler Wash that is within both the Bears Ears National Monument Boundaries.

The Swinging Bridge area on BLM land is receiving a lot of visitor use and will be zoned to allow for a potential future camping facility.

The Commission zoned north of the Bluff Bench road as commercial and south as agricultural open space. The junction of the Bluff Bench Road and Highway 162 was zoned commercial because it has a lot of traffic. The Commission discussed the issues of zoning SITLA-administered land with the hope that SITLA could in the future consider the Town's zoning. This was carried into a discussion of the proposed industrial solar farm on the Bluff Bench. As a compromise, Podmore suggested the Commission zone for a small industrial solar farm on the Bluff Bench to the west of Highway 191 but this discussion will resume at the next meeting. There was concern about impacts on the canyons watersheds and then how to zone the existing gravel pit to prevent dust and impacts to town to the south.

Bushnell will post the latest maps on the Drive, and next week the Commission will add in specific zone districts. Burak & Podmore will create a guide to the Zone Divisions in advance of the meeting.

8:10 New Business

4. International Zoning Code Presentations of Chapter 3-9 (Podmore, Burak, Haviken, Fjerstad): Fjerstad presented on Chapter 3 on general use districts of the IZC. The chapter outlines minimum areas for zoning and there is a table that the Commission needs to fill in. Chapter 3 covers zoning map requirements, future annexation, and conditional uses.

Podmore presented on behalf of Westfall on Agricultural Zones including districts. Westfall recommended certain definitions be incorporated and that the zones be shaded in green.

Podmore presented on Chapter 5 (Residential Zones) and Chapter 6 (Commercial, Commercial/residential) including the different districts allowed in each zone. Podmore recommended certain divisions be used and that certain zones, like Commercial/Residential, be avoided.

8:25 Additional Items to be added to Next Week's Agenda

For next meeting, the Commissioners will review their chapters of the IZC and review the draft General Plan and resolve grammatical errors and/or respond to comments.

8:34 Podmore motions to adjourn the meeting, Bushnell seconds, all in favor. Meeting adjourns.