Town of Bluff

Planning and Zoning Commission

Minutes for June 3rd, 2019 at 1:00pm
at the Bluff Community Center
190 North 3rd East, Bluff, Utah 84512
APPROVED

1:05 Roll Call
Planning & Zoning Commission: Sarah Burak, Amanda Podmore, Michael Haviken
Advisory Council: Deborah Westfall
Commissioner not yet sworn in: Robin Cantrell
Town Council: Luanne Hook, Jim Sayers

1:10 Citizens to be heard - no citizen comment.

1:20 Old Business

1. Review Zoning Map and label Divisions within zones (All)

Last week the Commission finished the draft zoning map for East Bluff. Westfall expressed concern about the Gaines property was zoned Industrial (FI-1). Historically, there was agriculture and gravel operations went around it, and the gravel operations are nearly played out. Sayers concurred, adding that there wasn't much suitable agriculture land in Bluff except for land like that along the river there, which has been stabilized by the dyke. The Commission decided to zone it A-2.

Next, the Commission completed the draft map of Central Bluff. Burak clarified that the public facilities zone on draft maps is not a part of the IZC zones; Instead, commercial and residential zones incorporate facilities like post offices and schools. Haviken suggested making 200' corridor north of the highway Commercial. The Commission decided to zone areas R-1, 2, or 3 based on their location and viewsheds and to allow for affordable housing options. The Commission zoned an R-3 clustered section. The Commission drafted a Commercial-3 zone 200' north of the highway and Commercial-3 south of the highway. Haviken shared from the USU study that there are 220 parcels in town but only 180 structures.

Haviken said that Seventh Street East is closed off but belongs to the town so that could be a park. The current school property is a hopeful place for a government building and park so it was zoned R-2. There was a question of grandfathering a commercial business in a residential zone. Sayers discussed how structure will be in place for appeals and zone changes.

The Commission agreed that septic issues, like density, should be discussed in terms of an ordinance.

Haviken noted several roads that are right-of-ways on the map that aren't reflected on the land.

The Commission discussed zoning the higher hill area in Central Bluff as R-1 to allow for a lot of protection and allow for the cemetery. The Commission suggested keeping the area near Twin Rocks commercial. The Slatcoff property just east of Cottonwood has a road across Cottonwood on Google maps.

Looking at West Bluff, the Commission continued the trend of 200' corridor of Commercial along the highway. The new school property was zoned C-3 since it's a large, already disturbed area. The Commission discussed how to zone Commercial and Westfall suggested the new school be buffered by C-2. Haviken shared several road inconsistencies, like roads that have been blocked off or an alley being mislabled as a street. The Commission zoned much of southwest Bluff as R1 and areas in the floodplain as A-1.

Burak will scan the map and share with Mary Gillam. This Thursday, the Commission will discuss west of 7th street and then talk about ordinances. Burak suggested the Commission go through the IZC and discuss which ordinances to add, like dark skies. Haviken would like to discuss the relationship between Town Council and the Commission. Podmore echoed this and requested the Commission discuss how to incorporate the USU study into the General Plan. Podmore offered to do a lot of research on airbnbs/VRBOs and present it at the meeting in two weeks. Similarly, Burak is collecting information on dark skies.

Haviken moves to close, Burak second. All in favor, meeting adjourns at 3:16 pm.