

Town of Bluff

Planning and Zoning Commission

Minutes for June 13th, 2019 at 2:00pm

Work Session

at the Bluff Community Center

190 North 3rd East, Bluff, Utah 84512

APPROVED

2:02 Roll Call

PZ Commission: Sarah Burak, Amanda Podmore, Robin Cantrell

Advisory Council: Deborah Westfall

Town Council: Luanne Hook, Jim Sayers

Approval of meeting minutes from 5/30 and 6/3 tabled until Commission meeting at 7 pm.

Citizens to be heard- Sayers reports that the Town Council had a work meeting this week on the General Plan and will have another one on the 14th. The Commission should expect to hear from Mayor Leppanen soon regarding the General Plan.

Old Business

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

The Commission has given all its suggestions for the zoning maps to Mary Gillam. Burak went over Gillam's list of questions that Burak resolved in person on Friday, June 7th. Burak will upload Gillam's list to Google Drive for the Commission's reference. There were a few outstanding questions that the Commission and Sam Cantrell can resolve together.

Gillam received a shapefile for the town boundary from Brad Bunker but it may be necessary to pay for a format change for that data. Gillam expects to have a map ready to turn over to the Town Council by the end of June. She will attend the meeting on the 20th.

Cantrell has been listening to past meeting audios so it was clarified for her that the original term of "mixed use" for zoning was scrapped because it is not in the IZC and was generally zoned C-2 or C-3. In east Bluff in the original Bluff historic town site south of the highway, some of the properties are large, ranging from 8-10 acres. Cantrell is concerned about the potential for wildlife habitat and crossing in that area to be disrupted by a commercial business. Burak proposed a 200' commercial zone and Podmore agreed with an A-2 zoning south of that. This question will be revisited at the meeting on the 27th.

Cantrell is also wondering about allowing horses and if that will be handled in ordinances. Burak confirmed that domestic animal regulations are not in the IZC and will need to be regulated through ordinances. Cantrell has been researching what towns like Tropic, Torrey, and Sedona have done; one includes an animal unit system.

Cantrell also asked about the idea of a Town Center. Burak confirmed that this idea was changed based on pushback and instead the Commission settled on the 200' commercial corridor. The Town Center idea was a component of the USU study.

The Commission will discuss at the meeting later in the evening whether to cancel the meeting on the 20th and schedule a work session for the following week.

New Business

2. Review of International Zoning Code Chapters (All)

Burak suggested that the Commission adopt the International Zoning Code ordinances as they are written and then, with places the Commission has already identified as problematic, begin fleshing out additional ordinances. Sayers agreed, saying it's easier to adopt it in whole and it adds legitimacy to the process. Cantrell is concerned that parts of the IZC are too restrictive so as long as those can be changed. Burak clarified that the General Plan and ordinances are separate documents but everything in the ordinances needs to be reflected somehow in the General Plan. Some concerns with the IZC includes overly restrictive fences and building height limits that are too high. Cantrell suggests the Commission use its common sense to find solutions that fit Bluff. Sayers added that it is easier to be more restrictive up front and loosen them than it is to tighten restrictions in the future. The general consensus is adopt the IZC and suggest amendments or additions to the IZC when it recommends the IZC to the Town Council. The ordinances will be a living document that the Commission can recommend be changed at any point in time through amendments.

3. Create a list of additional ordinances needed or to be amended (All)

Things that are missing from the IZC for which the Commission would like to create ordinances:

- Domestic animals
- Urban farming/agriculture
- Dark skies
- Short-Term Nightly rentals
- Historic homes
- Geological hazards
- Cultural resources
- Truck stops
- Idling vehicles
- Building & fence heights
- Occupants to septic ratio, number of septic hookups
- RVs outside of RV parks and defining when an RV is a dwelling
- Water taps
- Transport of radioactive waste through the Town limits
- OHVs (noting that OHVs are highway legal in Utah)
- Speed limits
- Noise/decibel ordinances
- Property setbacks

Westfall asked if RVs are considered a dwelling unit. The Commission agreed that as opposed to a trailer being affordable housing, an RV can cause congestion and more hookups than ok for a septic.

Podmore suggests the Commission as a whole prioritize when ordinances are most important in the short term. Burak suggests the next steps would be drafting ordinances to be presented on the 27th.

The Commission looked at Section 802 in the IZC regarding fences and discussed whether fence height regulations are necessary or overly-restrictive. Burak suggested the language be changed to “fence heights shall not impede on the viewsheds of others.” The Commission generally agrees it does not want to regulate fencing materials, which is a matter for HOAs.

Burak says that the General Provisions Chapter 8 has pretty restrictive language on business parking and suggests this be kept in for now. Businesses that modify their lighting and parking would have to comply with ordinances.

Section on driveways: no suggested changes.

Section 804 on projections: suggest scrapping this section altogether.

Section 805 on landscaping: The Commission generally agrees this section and its time requirements are restrictive. Burak suggests this be limited to commercial buildings, which is reflected in the draft General Plan. Sayers suggested tree requirements of commercial builders. Podmore added that if residential landscaping becomes a nuisance, it can be regulated in the future. Burak suggests that xeriscaping be encouraged in the future.

Section 807 on passageways: Burak asks the Commission to think on it and will run it by Anthony Lott for a better understanding of fire concerns.

The Commission looked at densities and building heights for agricultural and residential zones. They suggested leaving the agricultural section as is. The Commission has questions about septic loads in residential zones. Chapter 5 on residential zones limits all building heights to 35’ feet, which the Commission generally agreed might be too high. The Commission suggests changing R-1 and R-2 to 28 feet maximum and leaving R-3 at 35’. Hook adds that it can depend on what is in the background (viewshed vs. rock wall). The Commission want to better understand existing building heights in Bluff.

Additional Items to be added to Next Week’s Agenda - Agenda already set for evening meeting.

4:00 Adjourn - Podmore motions to adjourn, Cantrell seconds. Meeting adjourned.