

Town of Bluff

Planning and Zoning Commission & Town Council Joint Work Session

Minutes for July 3, 2019 at 8:30 am

at the Bluff Community Center

190 North 3rd East, Bluff, Utah 84512

APPROVED

8:39 am Meeting begins

Commission: Amanda Podmore, Robin Cantrell, Michael Haviken (phone), Sarah Burak

Advisors: Deborah Westfall

Town Council: Luanne Hook, Ann Leppanen, Jim Hook, Brant Murray, Linda Sosa

Review and Discuss Bluff's Proposed General Plan

Sayers opens with a request to review of discrepancies in the second draft of the General Plan. Haviken said the General Plan covers all the ordinances the Commission wants to make and Podmore said it is looking very professional. The group made changes in consistency throughout the document. Photographs will be added at a later date.

The group decided to remove the creation of a public lands zone since most federally owned public lands will be recommended as A-1 or A-3. The group discussed the need for planning and marketing maps, the need to show off-highway travel routes, and whose responsibility it will be. The Business Owners of Bluff has applied for a county grant for the development of a rip map that the Town will have an ultimate say in. Leppanen confirmed that a \$98,000 grant has been awarded to the Town that will do an assessment of a water aquifer study. The town has not yet identified the engineer but the goal is to have the study done by March 2020.

Podmore suggested the General Plan address firearm safety. The discharge of firearms near structures and school is controlled by State law. The group does not want to limit the right to bear arms but wants firearm safety reflected in the General Plan. The group discussed human waste disposal issues from visitors. Language around wastewater management was tightened to encourage water conservation. Clustering and in-fill was discussed in reference to natural and open spaces. The Commission clarified that lot sizes and septic ordinances would limit clustering in residential and commercial areas. There is a need to define "clustering" and "perimeter development" in the ordinances. Under the geology section, the group discussed the need to advocate for better mitigation of oil spills in the San Juan River.

Michael Bryant confirmed that the General Plan hearing can be held separately from the zoning and ordinances hearing. Planning & Zoning will host the hearing on July 25 at 5:30 pm at the Community Center and set the rules. Leppanen will send draft to town attorney before it is made available to the public. The Draft General Plan will be placed on the town website 10 days out and printed copies will be available. The Town Council intends to vote on it on July 30th.

Meeting adjourned at 10:43 am.