

Town of Bluff

Planning and Zoning Commission Work Session

Minutes for July 29, 2019 at 6:00 pm

at the Bluff Community Center
190 North 3rd East, Bluff, Utah 84512

6:09 Roll Call

Commission: Amanda Podmore, Michael Haviken, Robin Cantrell, Malyssa Egge

Town Council: Jim Sayers

6:10 Public Citizens to Be Heard

6:15 Old Business

1. Continue finalizing zoning map - Mary Gillam sent an update on the maps today including revisions and the Commission responded to her questions. Haviken compared her map with the county's interactive map. Gillam will fix the legend at a later date. The Commission requests that Gillam make the private A-1 parcels the same color as A-1 public. The Commission prefers the A-1 (School) color for all A-1. The Commission does not want the 1000' buffer of the past zoning on the map. The Commission discussed the issue of zoning residences in central Bluff south of the highway "commercial" and decided to revisit the issue of adding residential properties to the Commercial zone definition. There may be a tax concern for residential properties that are zoned commercial. The Commission will instruct Gillam to change the dimensions of the Commercial property NE of town to 200' square. Regarding the issue of accretion, the Commission asks Gillam to extend the zone from whatever is north of it. Haviken will work with Gillam on adding roads to the map. Coral Sands will be changed to C-3.

There are C roads and D roads inside the town boundaries. Haviken has outstanding questions about the right of ways of some C roads, which aren't shown on some roads like Cemetery Hill and Navajo Twins Drive. The final zoning map does not need to label road names but it should differentiate between C roads, D roads, and highways. Haviken would like D roads as a single line and C roads as a double line that shows the right of way. It is important to Egge to keep the map as simple as possible and it is less material to zoning. The C-road that extends into the Desert Rose property needs a right-of-way. Haviken will edit Gillam's draft map text.

Sam Cantrell offered to print maps for the public hearing. The Commission will ask Gillam to design the three maps (west, central, and entire town) similar to those shared on 7/29 at approx 24"x36" for Sam to print. Sayers says that at some point, lot size will need to be tied to water limits and septic permits. Where lots may be too small for R-2, septic permits will limit those. The new R-2 zones will be communicated to Mary Gillam.

The Commission discussed how to zone 7th Ave East. Haviken shared a copy of the 1903 Survey that first laid out the Town of Bluff which is today the Historic District. Haviken quoted the Town's application for Transient Room tax in which 158 rooms, 69 recreational lodging units were available in town. When Bluff Dwellings comes online, there will be 57 more rooms. This amount of rooms would allow for 958 visitors which makes for 3.6 times more tourists than residents in Bluff, which Haviken says may be a too high ratio at this point in time. Haviken's primary concern is more commercial in the Historic District. Egge appreciates Haviken's perspective and envisions a community where there are jobs. Reviews will need to go before the P&Z, whether it's for a commercial business or a variance. Haviken reports the right of way is 99'-0 on 7th St. East. Egge, Podmore and Cantrell want to see 7th East zoned as C-1. The Commission decided to keep the zoning as is.

2. Spreadsheet work for notice mailing and assigning future tasks -

Podmore circulated the new schedule via email. The public hearing for the zoning map and land use ordinances will be on August 19th. Cantrell and Podmore is available, Egge is available in the evenings and Haviken is available Wednesday afternoon to finalize the spreadsheet and add proposed zones to it. Podmore will be in touch when Gillam has the maps ready and she recommends folks work in pairs. Podmore ask that Sarah Burak and Linda Sosa help on Monday morning to send the notice to the printer.

7:15 New Business

3. Review IZC zoning tables specifically looking for minimum lot size and maximum building heights.

The Commission went through the list of ordinances to be developed and assigned tasks. Commissioners will begin making changes in IZC as suggestions. The Commission agrees to take out the fence section altogether. Haviken went around looking at building heights. He determined the tallest building heights were the Decker house at probably 50' and Bluff Dwellings. The Commission agrees that the height of La Posada Pintada is a good commercial height and Haviken will determine what that is. Residential will be limited to two stories at 26'. Factory/industrial will have the same limits as Commercial. Haviken will fill these in the table. For setbacks, Haviken recommends minimum 25' from the right of way and 15' in the back and on the sides from the property line.

This Commission discussed water taps based on the comment made by Amer Tumeh at the public hearing. Haviken asked Sayers to look into the possibility of a water tap moratorium. Sayers will talk to Ed Dobson. Egge recommends using the "International Private Sewage Disposal Code" and the Utah Department of Health Requirements standards and will add it to the document and reference the codes.

Egge requests that the public comments from the General Plan meeting are received and acknowledged. The Commission will decide how to consolidate the comments at the August 1st meeting. Podmore suggests creating a list of changes based on public comments and suggesting that to Town Council with the General Plan.

8:00 PM Adjourn - Egge motions to adjourn, Haviken seconds, motion passes unanimously.
Meeting adjourned at 8:03.