July 25, 2019
General Plan Public Meeting
Bluff Community Center 5:30
Transcribed Notes
Westfall: Advisor

If you did not sign in on your way out we ask that. You sign in. There will be time to make an oral statement. Introduce the P&Z Commission.
Sarah Burack
Amanda Podmore
Michael Havekin
Robin Cantrell
Malyssa Egge

Recognize: Debbie Westfall as Advisor.

PPT. Then. Open the floor to presentations.

Amanda Podmore:
Thanks everyone for coming
General Plan is all about rundown

Town of Bluff General Plan
Comment Forms: so we can cue folks up to talk.
Technical issues
What is a general plan?
Why do we need general plan?
What things did the commission include in the draft general plan
Resources

What is a general plan?
Long term vision for a town.
Is the foundation for local ordinances which work to provide public services while protecting Bluff's Values.

Why do we need a general plan?
Its required by law

What is included?
Keep Bluff, Bluff.

Vision Statement
Describes sections that capture the vision statement.
We open with an Indigenous Lands Acknowledgement Statement

I want to give a thanks to Kelly Davis for helping us write that statement

Land Use Section
Explaining the content
Public Land
Develop Zoning Districts
Conservation
Preservation of Aesthetic Values
Sustainable Development
Encourage Affordable Housing

Transportation
Motorized and non-motorizing transportation

Economic Development

Heritage and Historic Preservation

Health, Safety and Infrastructure

Development Constraints

Implementation and Enforcement

What is not in the General Plan?
No ordinances
No zoning maps
No penalties and fee schedules

Resources that helped to frame the General Plan, reference appendices

Deadline for Comment August 4th.
SarahPZBluff@gmail.com

Rules for process:

1. Fill out a public comment form indicating if you would like to give an oral or written comment
2. The chair will recognize all people
3. Oral comments are limited to 3 minutes

Anyone want to go first?

Jennifer Davila: I am Jennifer Davila, thank you all for working so hard on this. I had a couple of questions.

1. Is the town of Bluff to petition the state to allow commercial grey water use and some sort of exploratory area. The state of Utah does not allow grey water usage. That is something I'd like to see changed
2. Strongly vote for a separate building inspector, rather than a combined job. Well educated in building codes for everyone's safety.

Response? Burack: Can we petition the state? Yes we can as a municipality. We would like to explore grey water further.

Ann Leppanen: Brant always reminds me that I never say thank you. This is an amazing group. The people that have been working on this have dedicated a lot of time and a lot of energy. Mary Gilliam has been helping with mapping. Eileen, I don't think she is here. We couldn't have gotten a better group of people to do this. Saving us time and energy. I applaud you.

Comments on Land Acknowledgement?

Kirsten Ewing. I wanted to say thank you as well. In reading the statement, I appreciate the inclusivity. It encourages a deeper understanding and awareness of Bluff and I appreciate that.

Burak: You won't hurt our feelings.

Jackie Warren: My name is Jackie Warren, it lasted 7 minutes. The BSA Meeting. You're embarrassed that no one is speaking, but that validates that you did such a good job. Be flattered and dismiss your meeting.

Bill Davis: Well I'll say something. I've been here a long time, Bill Davis, and it just happened last weekend, the gateway when you come into Bluff, the big rock and Billy Gains spray painted it. If he would clean it up, I wouldn't press charges. I wanted it sand blasted. I wanted it cleaned up. I want everyone in town to call the sheriff. Unfortunately, the big huge boulder. It goes through property line of the boulder. On the west side, I want that cleaned up. I want some help from the community. You can't mask it. You have to sand blast it. Its my property. It's the gateway into town.

Sayers: What did you think of the General Plan?

Community: Laughs

Burak: This is what we will do. I will give you until 6:10 to get up the courage. If you'd like more time, you have until August 4th.

Join us again in couple weeks, tentatively August 19th. To discuss ordinances.

We've got 10 minutes.

My name is Jarred Barret.
Section 3.

Out of bounds on tourism. I wondered if there was a plan for any kind of actions, forthcoming, for tourist. The economic development and bring in a balance. Have you discussed that or if that comes later?

Egge: Do you have any recommendations?

Barrett: Is that perception that I have? It that accurate? Interest in a grocery store, or things surrounding the development of a food store.

Burak: That's heavily discussed. What is the appropriate economic growth in Bluff. We'd like to keep a quiet, small town feel. We've come up with additional commercial properties, we have a commercial corridor. Restrictions on building height. You can have a grocery store, but not a 6 story grocery story. It's a high concern with amenities to allow for people to work in Bluff. Its nice to live here but its also nice to work here.

Podmore: In our discussion, its not a criticism of tourism, but how to balance tourist. Suggest market analysis survey about what kinds of goods are needed in town. Such as identifying things like a: grocery store, hair cutting store, ect.

Diana Davidson: Thinking about a beauty salon, its about time. I did note that there are several assumptions that could result in increased cost to my business and potentially other businesses. Could you walk us through night sky, and I think that will require changing to lighting for some businesses. Parking. Signage. Will anything be grandfathered? Can you walk us through? Potential increased cost? So I can see if I have money to go to the beauty salon if its build

Burak: Most things will be grandfathered in. DARK SKY IS exception.
We ask that the council will seek a resolution to make a dark sky community. There are strict ordinances that we have to move through, we would help you gain compliance. As far as signs go, they will be grandfathered in, with the exception of dark sky ordinances. That also assuming that we seek a community designation. If we don't, then then it will be less restrictive.

Haviken: Off street parking, you have to allow 20 feet for the vehicle, 5 feet for ped. 25 foot allowance. On 90 degree parking. Diagonal parking, 18 feet plus 5 feet. To protect the pedestrian so a ped can walk safely from vehicle to building

These are our thinking, not passed, they will all be up for review before they are enacted. These are our trajectory of the future, which the Town Council will have to pass.

Sayers: I am Jim Sayers. The General Plan, the purpose is to provide the foundation for the ordinances to come, so I encourage people to think about the language of the general plan before they act surprised for the ordinances to come out. You can make written comments. It would be great, you are advised to look carefully. If you see something, like a seed, then you log that in writing. That would be helpful to the commission and to everyone. I'll just wait until the ordinances. It would be best to look at the General Plan, because they have an underlying thought in the General Plan.

Egge: What are we missing?

Burak: Things you'd like to see on the plan.

Davila: I am curious about the classification of roads. Dealing with the county, frustration between county and town roads. Will we know when? Is the town trying to keep them as unimproved roads, or roads that can be scheduled for maintenance?

Haviken: C roads, the town receives through U-DOT money to maintain those roads.

Davila: Currently second east is classified as an "unimproved county road" unless the county has an uninformed person doing the grading? Is that class C? They designate further out, to "Unimproved" or "Improved" class C. Then it becomes the property owner.

2nd east in a D road.
We can't use maintenance money on a D road.
In the plans for the future, as the roads person. I vote that we do a survey of second street and upgrade it to a C.

Davila: I know that when I moved onto second east. I know that they are a few of us living on second east.

Haviken: It warrants the upgrade into a C category. You have to be able to drive a 2 wheel drive on the road. It has to be graded and drainage. We aren't sure how the exisiting road complies with the right of way.

Davila: it doesn't

Haviken: We will be going after grant money

Amer Tumeh: Kudos to the commission for a great document.
Comment in line with Jim Sayers.
Problem down the line: page 14
Sustainable development, resulting policies #5

Member of the water board. If people comply with certain compliances.

Would you say that again?

Right now, we have water board guidelines. We have to sell you a tap.
If we are trying to control growth by the # of taps we sell, this might be a problem.

Egge: are these state level or local level laws?

Tumeh: Its something that I noticed that we need to look into further.

Burack: We will go ahead and thank you for coming. Once again, you have 10 days to comment. August 4th. Otherwise give it to us. If you'd like to leave, please put up a chair or two on your way out. Thank you for coming.

Meeting adjourns