

Town of Bluff

Planning and Zoning Commission

Minutes for August 1, 2019 at 7:00 pm

at the Bluff Community Center

190 North 3rd East, Bluff, Utah 84512

7:00 Roll Call

Commission: Sarah Burak, Malysa Egge, Robin Cantrell, Michael Haviken, Amanda Podmore

Advisory Council: Deborah Westfall

Town Council: Jim Sayers, Luanne Hook

Approval of meeting minutes from regular meeting 7/18 (Egge motions, Haviken seconds, passes unanimously)

Approval of minutes from General Plan Public Hearing 7/25 (Podmore motions to approve with name change corrections, Egge seconds, motion passes with four votes, Haviken abstains)

Approval of minutes from Work Session 7/29 (Haviken motions, Egge seconds, motion passes with 4 votes, Burak abstains).

Approval of 7/19 minutes will be reviewed next week.

7:05 Public Citizens to Be Heard

Diana Davidson appreciates the professionalism of the Commission and commented on the general plan. For Section 3 Economic Development, she suggested adding that the current business base would be sustained or helped. Page 20 states that the majority of Bluff's workforce is tied to tourism and seasonal business. She added that this is also the biggest contributor to taxes and the Rocky Mountain Power surcharge that has been implemented. Davidson says a lot of work goes into just getting these businesses open. Davidson thinks some of the policies are aspirational and hopes that some will be able to come to fruition, like diversifying the economic base. She added that the county is working on this. She would like to see policies to safeguard and sustain the current business base in Bluff, which is the current source of revenue and jobs in the town. She is concerned about things in the General Plan that could increase her business costs. She ran some dark sky compliance numbers that could cost her business \$1,500 to comply. The group discussed grant support to help with dark sky compliance. Burak suggested that light curfews can be a business-friendly and cost-saving approach. Egge asked for specific examples of language the Commission could use to support the current business base. Davidson suggested that ordinances like xeriscaping could affect businesses that currently have grass.

Amanda Podmore shared updates from the Town Council meeting on 7/30. The Council approved the Commission's dark sky recommendation, ordinance priorities recommendation, and application/appeal roles of the Commission and Town Council. The Council will let the Commission know if the form needs adjusting. They also approved a \$500 cap for the notice mailing next week. They motioned to allow Burak and Podmore to talk directly to Chris McAnany. PZ will be responsible for quickly turning in the GP and ordinance changes and

Podmore reviewed that process with the Commission. The Council has the Bluff Water Works bylaws that were referenced in the General Plan public hearing. At the meeting, the Council addressed the newly discovered Issue of over one hundred properties having a deed on their subsurface mineral rights. Podmore suggested listening to the minutes for additional clarification.

Burak shared Luanne Hook and Linda Sosa's comments about idling and plastic bottle ordinances. Hook suggested prioritizing the ordinances that "keep Bluff Bluff" and keep it simple in accordance with goals in the General Plan and enforcement issues. Hook suggested targeting semi trucks that idle all night. Hook doesn't feel that animals don't affect Bluff negatively. She added that short term rentals can inadvertently attract outside businesses, more tourists, and short-term businesses.

Burak also received a public comment from Andrea Martin about short-term rentals. Burak will circulate this.

Hook asked the Commission to consider if the 200' business corridor is too small and doesn't cover the businesses that are here now. Hook suggested a better buffer is a street as opposed to a half block. She offered an example of how the old Wild Rivers buildings would be bisected by the 200' zone. The Commission appreciated Hook's comments and Podmore suggested that she restate it when the public comment process opens for the zoning map. The draft map has been completed for now.

7:35 Old Business

1. Review IZC zoning tables specifically looking for minimum lot size and maximum building heights - Egge suggested deleting a lot of the introductory text. The Commission first discussed the minimum areas for zones and suggested no minimums. There are outstanding questions about this section. Next, the Commission edited the zoning tables for the agricultural and residential zones. The Commission will finish the Commercial zone table at the next meeting. Sayers suggested that sizes and setbacks be drawn from existing buildings, which would conform with the General Plan.

The Commission was satisfied with the draft map text and Podmore will ask Mary Gillam for the final map this evening. The Commission will vote on the final draft zoning map next week. The Commission discussed map zoning issues with Desert Rose and Rabbitbrush, which is a C-Road.

2. Spreadsheet work for notice mailing and assigning future tasks - there are two tasks to accomplish, one is finishing the affected entities list which Podmore will do and the second is filling in the spreadsheet with proposed zones. Egge and Burak will meet at 9 am. Debbie and Cantrell will do 8-10am. Podmore and Cantrell will do noon to 5 on Saturday. Burak and Haviken will do Sunday afternoon. Hook offered her help.

7:45 New Business

3. Discuss adding/allowing residences to commercial zones - Tabled.

4. Discuss and decide how to consolidate the GP comments - Egge created a spreadsheet into which Commissioners can add comments. The Commission will email the list of comments and General Plan to the Town Council on the 5th. Podmore

motions to submit the General Plan with corrected typos and the public comments to the Town Council on August 5th. Burak seconds. Motion passes unanimously.

5. Additional ordinance work - Tabled.

6. Additional Items to be added to Next Week's Agenda - meeting times, item 3, item 5, layout of public hearing, timeline for sending ordinances to Chris McAnany, vote on map, and final work session.

9:02 Adjourn Haviken motions to adjourn, Haviken seconds, motion passes unanimously.