

Town of Bluff

Planning and Zoning Commission

Mi for August 14, 2019 at 8:30 am

at the Bluff Community Center

190 North 3rd East, Bluff, Utah 84512

APPROVED

8:30 Roll Call

PZ Commission: Amanda Podmore, Robin Cantrell, Michael Haviken

Advisory Council: Deborah Westfall

Town Council: Jim Sayers

Podmore established rules for public comment for the day and asked that if public comment is heard today, that people introduce themselves for the record and not speak over one another.

8:35 Public Citizens to Be Heard- No oral public comment. Podmore read a public comment received via letter from Kathy Sharp about the zoning of the Wayside Inn property. This public comment will be recorded into the public comment spreadsheet. Cantrell says it is state code that if a use is not used for a year, it is considered abandoned and a discontinued use. Sayers reports that the Wayside Inn was an important trading post for historic Navajo culture.

8:40 Old Business

Review draft ordinances in preparation for public hearing on Aug. 19 -

Haviken reported on the Town Council meeting from last night at which the Town Council approved the General Plan with a change to page 19.

Podmore has questions about the timing of the dark sky ordinances and suggest the Commission wait until tomorrow to discuss dark skies. The Commission looked at sign ordinances and decided which types of sign to be prohibited. Signs will be grandfathered unless they are illegal or do not comply with dark sky ordinances. The Commission discussed electronic signs, like those used by the School Board, and how they are not dark sky-friendly. Haviken shared images of signs around town.

Westfall asks if there is a way the Commission can regulate the placement of off-premise signs, like billboards. Westfall is concerned about State Route 162 which is a designated scenic byway and would like to know if billboards can be prohibited. Everyone in attendance agrees and the Commission will prohibit off-premise signs within the town boundary. Haviken reports there is currently one billboard in the town boundary.

Haviken says the IZC current prohibits temporary signs on vehicles, like is common in Bluff. The Commission wants to change this because signs on vintage cars fits with the character of Bluff, as is protected in the General Plan.

The Commission wants to simplify the sign computation methodology. They like 40 square feet per sign. Podmore suggests 100 square feet of signage per business with each sign not to exceed 40 square feet. If businesses want more, than can apply for more. Sayers reminds the

Commission that its decisions will not be arbitrary if based on the Vision statement and General Plan. The Commission finished the sign section.

Cantrell brought up an issue with A-2 zones that allow all “agricultural use.” She is concerned that a dairy or poultry farm would be allowed, which can impact water, smell and other values. The Commission discussed how to prevent “concentrated animal feeding operations.” Westfall said feedlots were prohibited in San Juan County a certain distance from a city. The Commission proposed prohibiting feedlots and poultry farms within town boundaries and adding definitions for both. Cantrell will draft these.

10:25 New Business - Podmore showed the draft maps and ordinances that are available online.

Haviken suggested in the draft zoning code that a water tap requires approval of the Town Council. Podmore suggests Chris McAnany review the language so it is not arbitrary and she recommends water tap ordinances come later this fall. It was clarified that a water tap is the same as a water meter.

10:30 am Adjourn - Cantrell motions for the meeting to adjourn at 10:34, Haviken seconds, unanimously adjourned.