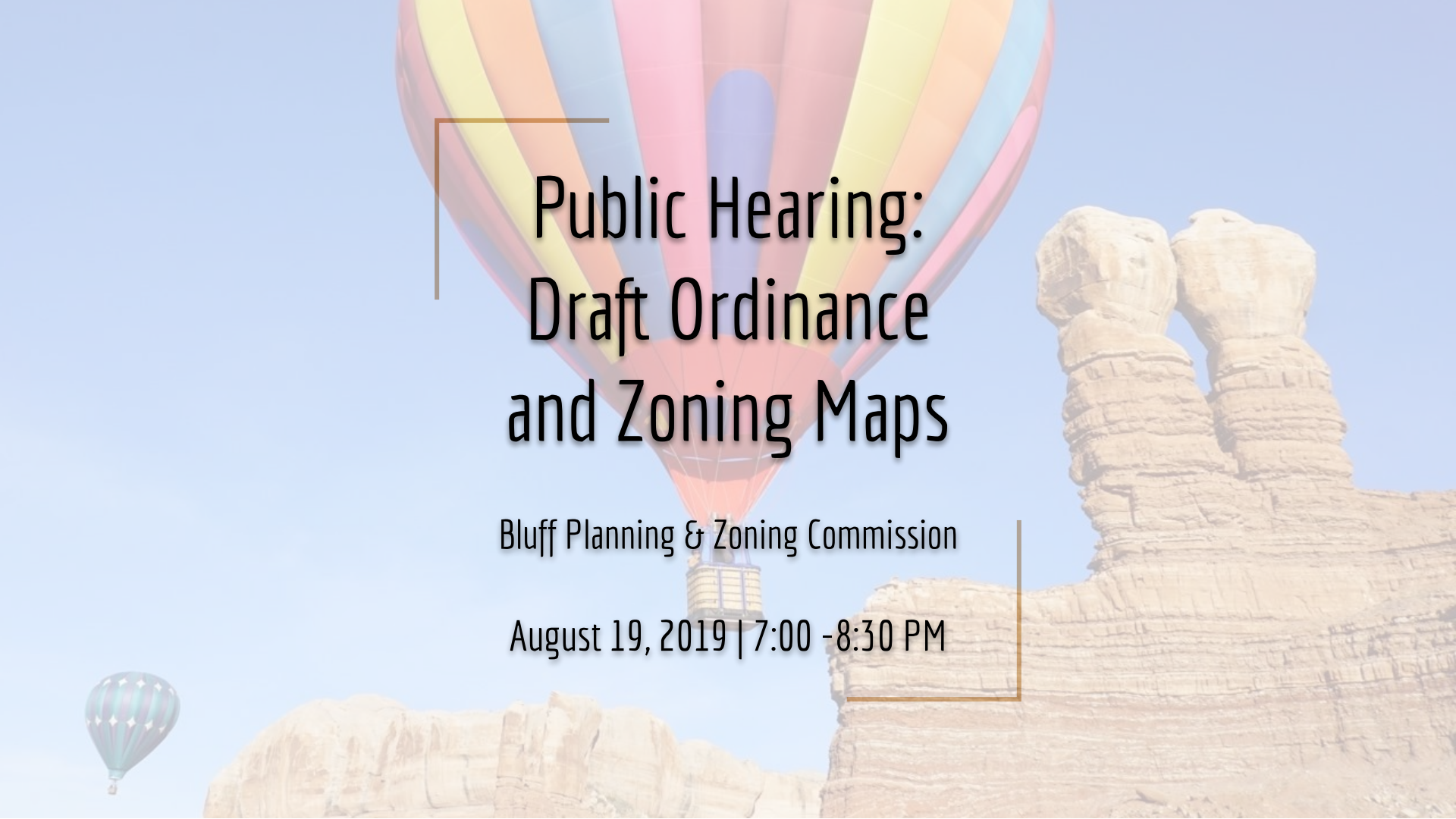


The background of the slide features a large, multi-colored hot air balloon (yellow, orange, pink, blue, and red) floating in a clear blue sky. Below the balloon, there are rugged, light-brown rock formations. In the bottom left corner, a smaller hot air balloon with green and blue stripes is visible.

Public Hearing: Draft Ordinance and Zoning Maps

Bluff Planning & Zoning Commission

August 19, 2019 | 7:00 - 8:30 PM

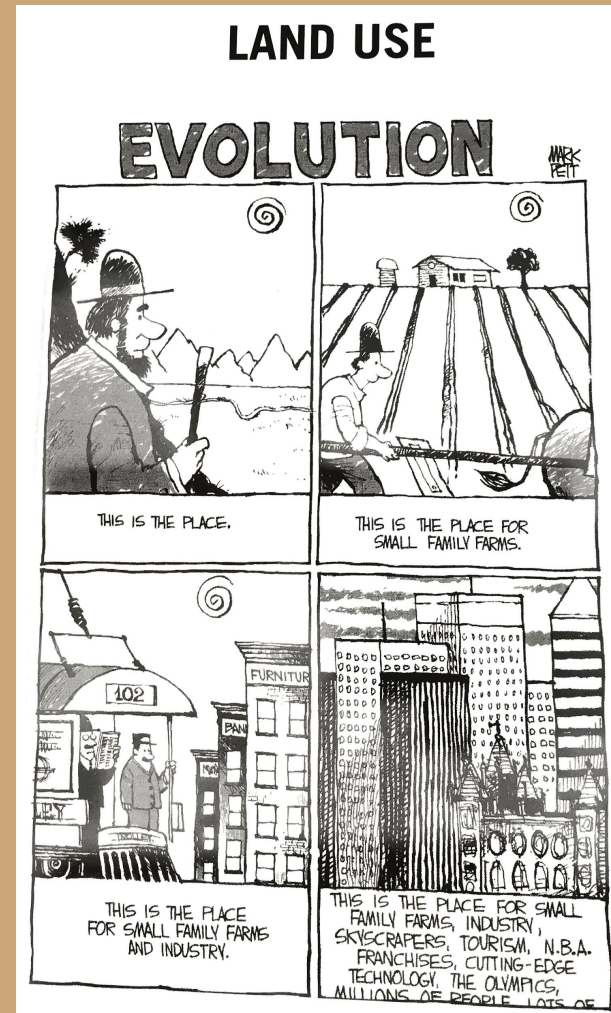
What the Public Hearing will cover

- Background
- Draft Ordinances
 - Zoning Code
 - Animal regulations Ordinance
 - Subdivision Ordinance
- Draft Zoning Maps
- Deadline for comments: **August 29**
- Rules for the public hearing



What brought us here today?

- 40+ Planning & Zoning meetings!
- Commercial moratorium put in place 3/5/19
- General Plan passed 8/14/19
- We're not trying to reinvent the wheel



Zoning Code

- Authority and direction comes from General Plan
- 2018 International Zoning Code
- Other existing ordinances like Torrey, UT.



Permit & Appeals

- Permit applications (building permits, signs, etc.) go to Planning & Zoning Commission
- An appeal body will be designated
- Variances will go to the appeal body



Variances

Must meet the following:

- Limitations on the use of the property due to physical, topographical, and geologic features.
- The grant of the variance will not grant any special privilege
- Without a variance there can be no reasonable use of the property.
- The grant of the variance is not based solely on economic reasons.
- The necessity for the variance was not created by the property owner
- The variance requested is the minimum necessary to allow use of the property.
- Will not be injurious to the public health, safety.
- The property possesses one or more unique characteristics generally not applicable to similarly situated properties.



Dark Sky Ordinances

Public hearing and information
session scheduled for
Thursday, Oct. 3, 2019 at 7 pm
in the Community Center.

Draft available online.



Grandfathering existing structures & uses

“Lawfully established buildings and uses in existence at the time of the adoption of this code shall be permitted to have their existing use or occupancy continued.”



Animal Regulations

- Allows for small scale personal use and local food production, and protects animal welfare.
- No feedlots or poultry farms within town boundary
- Limits the number of large animals, like pigs.



Signs

- Permits required
- Generally, a business is allowed 100 square feet of signage with no sign to exceed 40 square feet
- No billboards and flashing lights in town boundaries (holiday lights excepted!)
- Preserves historic signs and signs on vintage cars



Other

- Parking space requirements for business
- No landscaping requirements
- Home businesses in residential zones allowed
- Creates a conditional use permit process
- Creates guidelines for Planned Unit Developments



Subdivision Draft Ordinance

Based on existing subdivision ordinances
of other towns

- **Application requires:**
 - Preliminary Plat
 - Common open space
 - Lighting plan
 - Landscape plan
 - Drainage plan
 - Traffic study for large projects
 - Proposed covenants and restrictions
 - Must comply with zoning district(s)
 - Archaeological survey
 - Maximum building height is 26 feet
 - Applicant has one year to record final plat or subdivision approval shall expire
 - Differences between major subdivision (7+ lots) and minor (6 or less)
-

Zones

Based on International Zoning Code



Agricultural

(A-1): Any designated **open space**.

(A-2): Any **agricultural use**, including, but not limited to, **dwellings, maintenance/storage buildings** and other such uses necessary for the principal use.

(A-3): Any **public park land** or other similar **recreational use**, including, but not limited to, amusement rides, office & retail buildings and dwellings necessary for the maintenance of the principal use.



Residential

(R-1): **Single-family dwellings**, publicly owned and operated parks, recreation centers, swimming pools and playgrounds, police and fire department stations, **public and governmental services**, public **libraries**, **schools** and colleges (excluding colleges or trade schools operated for profit), public parking lots, private garages, buildings accessory to the above permitted uses (including private garages and accessory living quarters), and temporary buildings.

(R-2): R-1 uses and **two-family dwellings**.

(R-3): R-2 uses, and **multiple-unit dwellings**, such as apartment houses, boarding houses, condominiums and congregate residences.



Commercial

(C-1): Minor **automotive** repair, automotive motor **fuel dispensing facilities**, automotive self-service motor fuel dispensing facilities, **business or financial services**, **convenience** and neighborhood commercial centers (excluding wholesale sales), family and group day care facilities, libraries, mortuary and funeral homes, public and governmental services, police and fire department stations, places of religious worship, public utility stations, and **restaurants**, and **one single family dwelling may be included in all Commercial properties.**

(C-2): **Any uses permitted in C-1**, and light commercial (excluding wholesale sales), group care facilities, **physical fitness centers**, **religious**, cultural and fraternal activities, rehabilitation centers, and schools and colleges operated for profit (including commercial, vocational and trade schools).

(C-3): **Any uses permitted in C-2**, and **amusement centers** (including bowling alleys, golf driving ranges, miniature golf courses, ice rinks, pool and billiard halls, and similar recreational uses), automotive sales, building material supply sales (wholesale and retail), **cultural institutions (such as museums and art galleries)**, community commercial centers (including wholesale and retail sales), health and **medical institutions** (such as hospitals), **hotels and motels** (excluding other residential occupancies), commercial printing and publishing, taverns and cocktail lounges, indoor theaters, and **self-storage warehouses.**



Factory/Industrial

(FI-1): Any **light-manufacturing or industrial use**, such as warehouses, research or testing laboratories, product distribution centers, woodworking shops, auto body shops, furniture assembly, dry cleaning plants, places of religious worship, public and governmental services, machine shops, and boat building storage yards.

(FI-2): Any use permitted in the FI-1 and stadiums and arenas, indoor swap meets, breweries, liquid fertilizer manufacturing, carpet manufacturing, monument works, and a regional recycling center.



Maximum building heights

A-2,3: 35 feet

R-1,2: 26 feet

R-3: 35 feet

C-1,2,3: 35 feet

FI-1,2,3: 35 feet



Photo by Robert N. Allen shows a view looking southwest across the town of Bluff, Utah, with Comb Ridge in the distance in 1921.

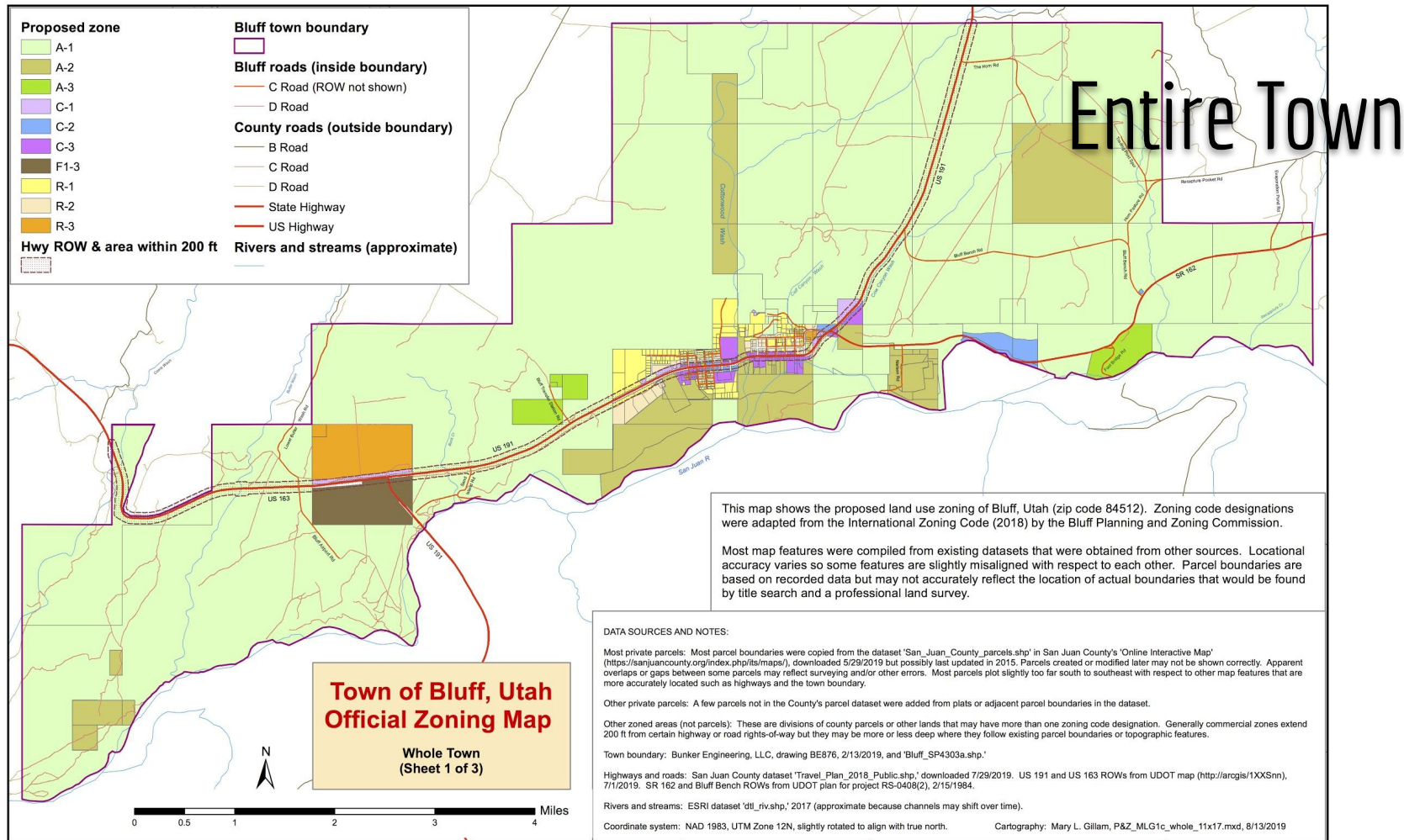
Draft Zoning Maps



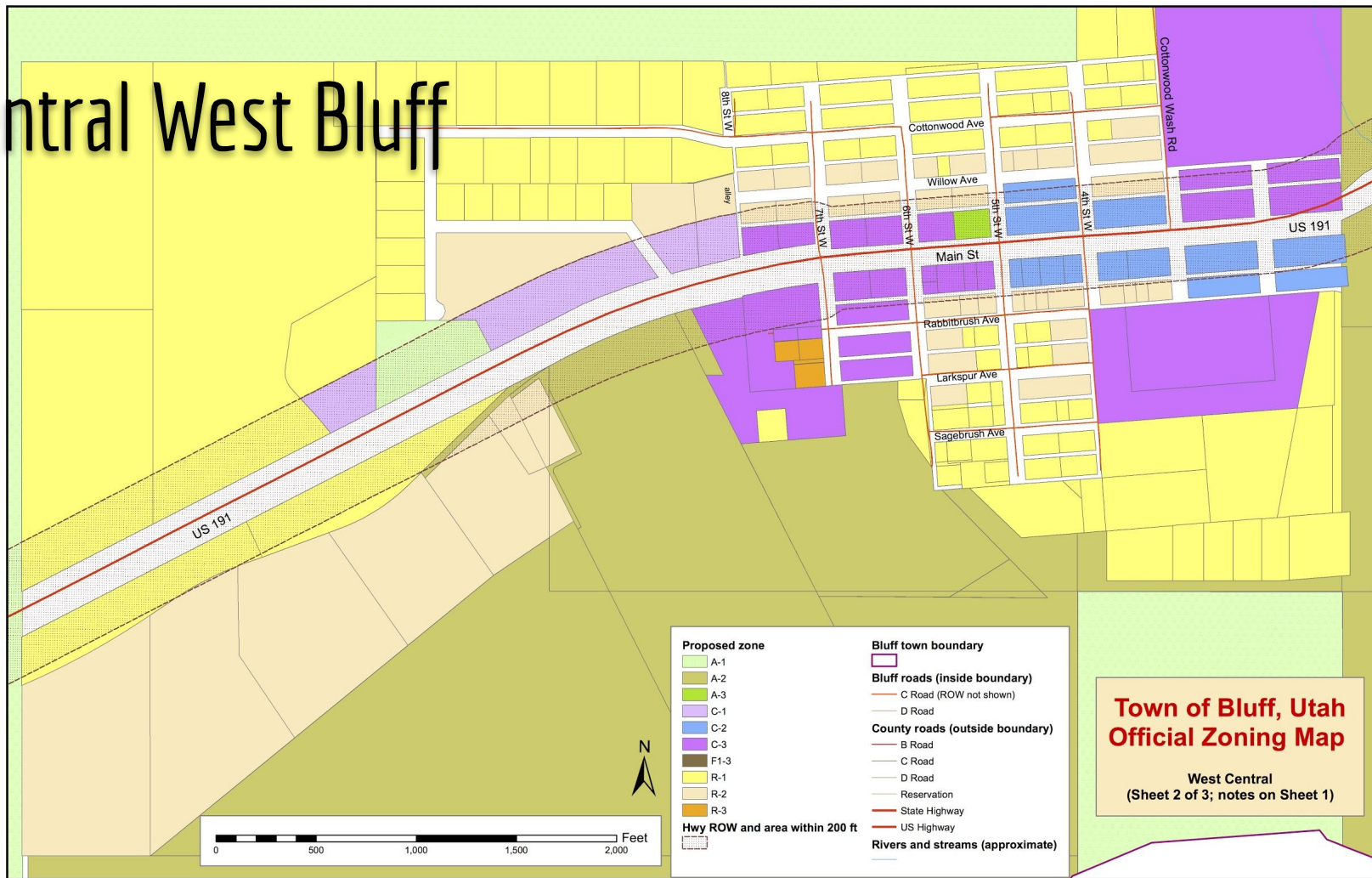
Thank you, Mary Gillam!

Our thought process?

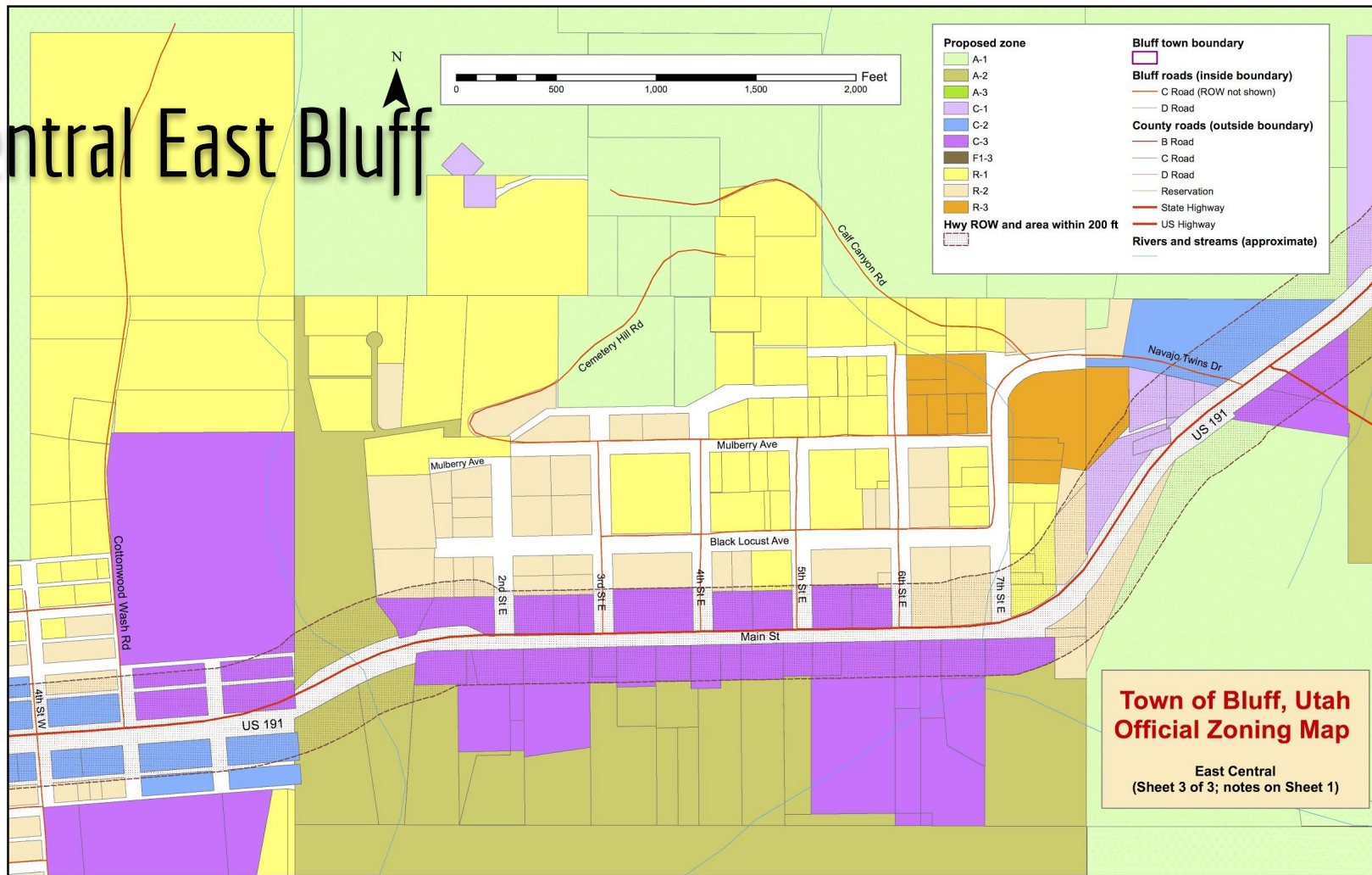
- Generally, keep areas zoned as existing uses
 - Create a 200' commercial corridor along highway in central town but not create a long commercial strip
 - Encourage affordable housing options through more R-2, R-3
 - Protect public lands and surrounding lands as open space
 - Allow commercial in residential, and residential in commercial.
 - Density will be limited by septic capability.
-



Central West Bluff



Central East Bluff



Deadlines for Comment

- Available online at: <http://townofbluff.org/planning-zoning/>
- Submit a verbal or written comment today.
- Zoning errors or concerns should be submitted through the comment process.
- Written comments accepted through August 29th, 2019.

=> Send comments to SarahPZBluff@gmail.com

=> PO Box 324, Bluff, UT 84512

Rules for Public Comment

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 persons wishing to speak.
3. Oral comments are limited to **3 minutes**.
4. The Planning & Zoning Commission will not respond to comments.
5. Please only address the Planning & Zoning Commission, not members of the audience.
6. Let's all follow the golden rule: treat others as you would like to be treated.

Thank you to...

The Bluff Town Council

Ann Leppanen, Mayor
Luanne Hook, Council Member
Brant Murray, Council Member
Jim Sayers, Council Member
Linda Sosa, Council Member

The Bluff Planning & Zoning Commission

Sarah Burak, Chair
Amanda Podmore, Vice-Chair
Robin Cantrell, Commissioner
Malyssa Egge, Commissioner
Michael Haviken, Commissioner

Additional Thanks to:

Eileen Fjerstad, Planning & Zoning Advisory Council
Wendy Smith, Planning & Zoning Advisory Council
Deborah Westfall, Planning & Zoning Advisory Council
Kirsten Bushnell
Mary Gillam
Britt Hornsby
Michael Bryant
Kelly Finley Davis
Lois Young
Jim Hook

Beautiful photographs courtesy of:

J.R. Lancaster, Paul Martini, Amanda Lincoln and Amanda Podmore,
Multimedia Archives, Special Collections, J. Willard Marriott Library,
University of Utah, Utah State Historical Society