

Town of Bluff

Planning and Zoning Commission

Minutes for September 19, 2019 at 7:00 pm

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

APPROVED

7:00 Roll Call: Sarah Burak, Robin Cantrell, Malyssa Egge

Approval of meeting minutes from 9/12 motioned by Egge, seconded by Canrell. Passed unanimously.

Public Citizens to Be Heard -

Hook provides a Town Council update. Leah Shrenk provided a Local Consent document for a tavern, and Town Council will discuss more at the next meeting. Request for Proposals for water study is posted. Camping on Community Center property is not allowed. BSA will finish culvert cleaning with CIB money. Town Council has started a discussion on noxious weeds. UDOT agreed to fix the aprons at the post office, current school, and Twin Rocks intersections while working on the turning lane at Bluff Dwellings, with a proposed date of completion as October 15. Joint Session discussion on setting procedures, with a hope to meet soon. Burak will contact Leppanen to set a date for the upcoming joint work session, possibly September 30 or September 26.

Podmore joined by phone at 7:19pm.

New Business

Burak states that GRAMMA request from SITLA regarding Bluff Bench, Bears Ears, correspondence with Friends of Cedar Mesa related to the Bluff Bench Block. Sayers says the Mayor is responding to the request.

1. Review building permits and site plan applications - Burak says there are none to review.
2. Dark Sky community discussion and questions - Jen Davila is concerned with the 10pm curfew and says that many people arrive late and that the town being dark looks like Blanding. Davila suggests midnight, after Burak's prompting for a suggestion, perhaps considering a seasonal curfew. Hook says she turns off her business sign at midnight. Shrenk is opposed to the curfew in total and thinks windows are also considered entrances (which should be lit), and suggests that ordinances will limit light anyway. Davila says don't create ordinances that aren't enforceable. Cantrell says we need community support and states that a lot of the community members want dark skies. Cantrell also says we must show the community is in support of Dark Skies when proceeding with the designation. Davila references Jared Barrett's comments from 9/12/19 meeting. Burak responds that if the business isn't open, are the lights necessary? and says security isn't part of the curfew. Shrenk is happy to comply with

Dark Skies and shading. Burak reads from Marcia Hadenfeldt's email (9/19/19) comments. Lois Young comments that maybe the curfew isn't necessary if everyone complies with Dark Skies. Burak reviewed comments from Jared Barrett's email (9/15/19), including his comments about lights per acre are not enough, enforcement with "self-check" and property review committee (proactive and non confrontational), as well as inviting us to visit his property. General consensus is that a formula is needed (and is probably out there somewhere) to address lights per acre or per business. Cantrell compliments Barrett's work and cites Flagstaff's ordinances for light zones is listed per acre at 100,000 lumens per acre in zone 3 (commercial). Sedona, Arizona has light zones/classes and maximum of 100,000 lumens. Hook suggests using an app or device to easily check lumens. Podmore says the University of Utah's Dark Skies Minor program has students coming to communities to do light assessments and could include Bluff in their work. Podmore will encourage the program to consider Bluff in their project. Burak suggests more research on lumens and will try to contact Dark Skies for a formula. Burak agrees with Barrett's idea of a committee and a checklist to be used as a courtesy. Burak says she has spoken with the new school architect but is not sure of the impact. Burak says the superintendent is aware of the Dark Skies and that the proposed marquee sign may not be enforceable. Burak encourages community members to get involved with the forthcoming compliance committee. Davila says that committee should also be involved with Dark Sky grants. Davila suggests supporting Astrotourism for an off-season promotional theme and suggests the TRT monies from the county might be available. General consensus is that winter astro-tourism is feasible.

3. Discussion of the Outdoor Lighting Ordinance - The Commission agrees it is okay to push back the hearing and Cantrell says we need to get the date published correctly in the paper as it is a Public Hearing. Burak asks Podmore to send a town email and post to the website. Commission agrees to push the hearing to 10/10/19 at 7pm. P & Z will schedule a special meeting 9/30/19 at 7pm and may cancel the 10/3/19 meeting or adjust the time. This will be determined at the 9/30/19 special meeting. Commission resolved some comments within the lighting ordinance document. General consensus was about two years for compliance with a one year courtesy check up from the committee. Discussion of an extension ended as an arbitrary measure.
4. Creation of a summary of ordinances document -- not addressed; will move to 9/26/19 meeting agenda.
5. Discussion of Animal Ordinance -- not addressed; will move to future meeting.
6. Additional Items to be added to the next meeting's agenda

Cantrell motions to adjourn, Egge seconds and passes unanimously at 8:30pm.