

Town of Bluff

Planning and Zoning Commission

Minutes for September 26, 2019 at 7:00 pm

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

7:00 Roll Call: Sarah Burak, Malyssa Egge, Michael Haviken, Robin Cantrell. Town council (Sayers), Advisory (Deborah Westfall).

Approval of meeting minutes from 9/19. Egge motions to approve, Burak seconds, passes unanimously.

Public Citizens to Be Heard - none.

Old Business

1. Update from Town Council - From Jim Sayers. Request from a resident to open a tavern failed due to lack of second. Town Council is updating liability policy, working on MOU with BSA, and an executive session to discuss pending litigation. Haviken adds there was a discussion on a GRAMMA request from SITLA; Town Council resolved this. The UDOT discussion is moved to January.
2. Set Joint Meeting date - Monday, September 30 at 7pm at Bluff Community Center. Mayor Leppanen has set an agenda, and Haviken suggests adding discussion about forthcoming ordinances.

Scheduling Corrections: Burak adds that although we submitted our notice on time, it was not published in San Juan Record on time. Dark Skies are considered a "Land Use" issue which requires a hearing. Burak suggests a tentative new Dark Skies hearing date for Monday, October 14 at 7pm at the Community Center, as well as cancelling the regular Thursday P & Z meeting that week (10/17/19). Burak suggests cancelling the regular P & Z meeting on 10/3/19, with the scheduled 9/30 Joint Session happening that week. Burak will check with Podmore and proceed to send an email with dates.

New Business

3. Review building permits and site plan applications - none.
4. Dark Sky community discussion and questions - Egge asks about semantics, whether we use the term "Dark Sky" or "Dark Skies."

5. Discussion of the Outdoor Lighting Ordinance - Cantrell suggests adopting Marcia Havenfield's suggestion for changes to Purpose section to provide a positive tone. Changed to Encourage minimal lighting and adequately shaded light.

Scope and Sequence-Discussion about the amount of time needed for gaining compliance. Cantrell wants to ensure that the commission is being fair and allowing enough time, worried about larger properties may need more time. Egge agrees that time needs to be given but that commission needs to stand their ground on promoting compliance. Agrees that a process can be established in the future for extensions. Burak agrees that a time limit is important especially as community input said that two years would be appropriate. Section D: Change of ownership: Property should be brought compliance at point of sale. Discussion of lightning plan as a requirement to the building permit. Include the lighting plan in checklist for building permit. Approval Procedure: What is the process? Hadfield suggests the enforcement be done by building inspector. Who signs off on the certificate of occupancy-The building inspector. Provide the county building inspector resources or help to ensure that lights are compliant, such as looking for fully shielded lights during the day and a committee to support nighttime checks.

Section 5 D.1.c was deleted, exemptions must be partially shielded. 5.D.2.d add time limit to motion sensor spotlights.

Section 6-Discussed the maximum amount of lumens per acre. Commission would like to ask Jared Barrett for his lighting plan and estimated lumens to get a feel for the amount of lumens needed by a hotel or larger development. Explore getting a lumen app for check properties around town for comparison.

6. Creation of a summary of ordinances document - Commission discusses whose responsibility is this and if it's necessary. Tabled for now.
7. Discussion of special meeting and October 3 meeting - See Above.
8. Additional Items to be added to the next meeting's agenda

8:30 Adjourn - Haviken motions to adjourn, Cantrell seconds. Motion passes unanimously at
8:34pm