Town of Bluff

Planning and Zoning Commission

Minutes for October 10, 2019 at 7:00 pm
at the Bluff Community Center
190 North 3rd East, Bluff, Utah 84512
DRAFT

7:07 Roll Call

Commissioners: Sarah Burak, Malyssa Egge, Robin Cantrell, Michael Haviken, Amanda Podmore
Town Council: Luanne Hook
Advisory Council: Deborah Westfall

Approval of meeting minutes from 9/26 - Egge motions to approve minutes from September 26, Cantrell seconds. Motion passes with 4 votes, Podmore abstains.

Public Citizens to Be Heard - no citizens to be heard.

Old Business

1. Update from Town Council - Podmore reports that Town Council has a work session on Monday, 10/14/19 at 8:30 am and work on draft building applications. Cantrell and/or Haviken may attend on behalf of PZ.
2. Review and Discuss of the Outdoor Lighting Ordinance - First, the Commission finalized the definitions section. Next, nonconforming uses were addressed. Other towns use language about the municipality encouraging compliance so that language was left in the draft. The Commission discussed the need for a lighting plan in the building permit application and would like to include a graphic of appropriate light fixtures in the checklist. Images of shielded lights were added. The Commission decided on a compliance date of December 31, 2021.

   Next the Commission decided on maximum lumens for commercial, residential, industrial, and all other zones. The Commercial-3 figure was based on calculations and figures done by Haviken based on figures provided by Jared Barrett and his existing dark sky lighting. It was also important to the Commission that it be clear that these maximums apply to developed acreage and that undeveloped acreage should not be included in the calculation. Westfall asked for examples of lumen output by commercial properties in town. Haviken explained that it would be the equivalent of 80 50-watt bulbs per acre on a commercial property like Bluff Dwellings. In the future, the

Commission hopes to have light surveys done with outside help and funding. Podmore clarified that the Commission should not expect feedback from Chris McAnany before the hearing on the 14th. There are many residential properties in town that are smaller than one acre so the Commission decided to leave it at 5,000 for all residential properties. Haviken said he has talked to UDOT about dark sky lighting and they are open to it, though it will be a big lift.

The Commission discussed whether a business needed their signs lit if it were closed. The Commission decided to include a curfew in the ordinance and look for feedback and ideas at a public hearing. There was some concern from community members about a curfew would make the town unwelcoming.

The Commission updated the sign section to align with the lighting section of the zoning ordinance. The holiday lighting section was finalized. Podmore will post the latest version on the website.

New Business

3. Review building permits and site plan applications - The building permit that was received by the County was not complete so the Town did not pass it onto PZ to review.
4. Discuss Hearing on the 14th (make assignments) **-** The meeting is posted and flyers are up. The hearing is set for 7pm. The Commission will meet at 6:30. Burak will bring clipboards and a projector. Podmore will bring sign-in sheets and comment forms. Egge will keep a running list of comments. Burak will tailor a public presentation about dark skies and Podmore will make a short presentation about the ordinances, the compliance date and future education, funding, and volunteer needs.
5. Review future meeting dates - No meeting on the 17th or 31st. Meeting on Oct. 24 and Nov. 7th.
6. Additional Items to be added to the next meeting's agenda - Approval of 9/30 joint session minutes, prioritization of ordinance list.

8:30 Adjourn - Haviken motions to adjourn, Egge seconds. Meeting unanimously adjourned at 8:43 pm.