

Town of Bluff

Planning and Zoning Commission

Special Meeting

Minutes for Tuesday, January 21 at 6:30 pm

at the Bluff Community Center Office 1

190 North 3rd East, Bluff, Utah 84512

APPROVED

6:30 Roll Call: Sarah Burak, Malyssa Egge, Robin Cantrell, Michael Haviken (phone), Amanda Podmore (phone at 6:37), Advisory Council: Wendy Smith

Public Citizens to Be Heard - No public citizen comments.

Old Business

1. Review and discuss land use clearance - The Commission updated the language regarding utilities, the checklist form, and following pages. The intention of the meeting is to get a document approved for public use. Burak said the Commission anticipates making changes to the Land Use Clearance document as needed. The Commission addressed the need to revisit the zoning ordinance, specifically the exemption for a site plan for a commercial remodel of less than 2,000 feet, and discussed getting clarification from Chris McAnany as to the rationale behind that. For the record, Haviken said that the Commission should have been dealing with the Land Use Clearance document in November instead of the Building Permit application and is not happy with the site plan section. The Commission will consider revisiting the lighting plan component of the site plan requirement in the zoning ordinance in the future. Podmore left the meeting at 7:01 pm. Podmore reminded the Commission to include a signature block. Haviken spoke about roads and standards developers and homeowners must use. Commission spoke about creating a form with a snapshot of the applicable information and added some text at the bottom of page two to include attachments, date received, a signature block, and comments.
2. Vote to approve land use clearance -- With amendments, Burak motions to approve the Land Use Clearance document. Cantrell seconds. Commission votes: Cantrell aye, Burak aye, Egge aye; Haviken abstains.
3. Action items to providing the process to the public- Post LUC to the website so it is available to the public

4. 7:00 Adjourn-- Haviken motions to adjourn, Cantrell seconds. Egge aye, Burak aye, Haviken aye, Cantrell aye. Meeting adjourns at 7:17pm.