

Town of Bluff

Planning and Zoning Commission Work Session

Minutes for Wednesday, May 27 at 9:00 am at the Bluff Community Center 190 North 3rd East, Bluff, Utah 84512 Approved

9:09 Roll Call - Amanda Podmore, Robin Cantrell, Michael Haviken, Sarah Burak, Malysa Egge. Town Council - Jim Sayers joined about 9:15am.

Public Citizens to Be Heard - Sarah Burak commented on the video meetings being beneficial. Podmore read a letter, dated May 26, from Westley Shook regarding dark skies and opposing an extension of the compliance deadline for the outdoor lighting ordinance. Egge and Burak questioned some of the content/coloring in the maps images attached with the letter.

1. Review of draft Site Plan/Land Use Clearance Ordinance from Town Attorney - Discussion about Attorney's draft and interaction with previous ordinances. Egge offered to start making a "land use clearance" application form. As well, maybe we make a flow chart and associated application to make it clear with people what the process is. These would make it so the public clearly knows what to submit, but does not necessarily need to reference the ordinances, although the text of the ordinances would be available. The Commission generally supports the draft ordinance and future discussion will be moved to next week's meeting.
2. Review of the existing zoning ordinance for possible changes -- Discussion of primary structure and building height. Haviken will look at building heights in other towns' ordinances for next week's meeting. Discussion continued about accessory building height, building height, and accessory dwellings. Podmore clarified for the record that when Haviken was talking about density, he was not referring to an adopted overlay but rather information from the USU study. Haviken asked about codifiers reviewing for consistency. Haviken commented that discussion on setbacks should be put off while we await information from UDOT. Discussion on building densities continued, reviewing content in draft zoning code and International Zoning Code. Egge agreed to add text into the Zoning Ordinance document from the draft zoning code regarding building densities in zones. Discussion continued regarding definitions of residential dwellings and use throughout the zoning ordinance document. Discussion continued about working on an RV ordinance. Cantrell wrote a possible definition or a residential dwelling that will be reviewed, including the removal of tongue and axles for RV's. Podmore suggested making a separate ordinance for RV's.
3. Review of the existing outdoor lighting ordinance for possible changes - Haviken commented that we shouldn't change the lighting ordinance at this point. Burak commented that move towards compliance and helping promote neighborhood compliance, which will take actively working on this initiative. Egge commented that discussion with a few community members and business people show mixed responses to the issue. Egge questioned enforcement and sided with Burak's "neighborhood compliance" strategy. Podmore stated that many businesses have lost revenue and don't want to burden them further. The Commission will not take any action on the existing ordinance. Burak will work on a neighborhood compliance strategy.
4. Other -- review homework for next meeting: talk with Chris McAnany and ADU size limitations -- Podmore; density -- Egge; building height -- Haviken; dark sky -- Burak. Haviken commented that the draft zoning ordinance from last summer would be a good reference.

Haviken motioned to adjourn, Burak seconds. Cantrell aye, Egge aye, Burak aye, Haviken aye, Podmore aye. Motion passes unanimously and the meeting adjourned at 10:13am.