Town of Bluff

Planning and Zoning Commission Work Session

Minutes for Wednesday, July 29th at 9:00 am

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

9:02 Roll Call - Sarah Burak, Amanda Podmore, Robin Cantrell, Malyssa Egge
Town Council - Luanne Hook

Public Citizens to Be Heard- Hook asked if the Commission preferred Zoom or Google Hangout. Burak said Google Hangout was easier to use but not as crisp. Hook said the Council is looking for the best service that provides Closed Captioning. Podmore said that Zoom doesn't readily offer that feature; it requires a third party integration.

Business Owners of Bluff is trying to launch the "Mask up Bluff" signs. They have some designs to share for letter-size posters and stickers. They also want to do temporary banners encouraging mask use. Burak said 15 square foot signs would be approved for any district. Burak told Marcia Hadenfeldt of BOB that a temporary sign does not require a sign permit. Cantrell and Podmore agree.

1. Review and discuss possible ordinance changes- Podmore said her top concerns are adding a 200 square foot minimum trigger for a building permit; adding zone densities ADU minimum size; revisit setbacks, especially for commercial. Cantrell agreed with setbacks. Egge agreed with revisiting Podmore's issues and reminded the Commission that the TC asked the Commission to revisit the animal ordinance. Egge said the short term rental ordinance may not be timely as people are trying to get back on their feet. Cantrell said the 50' setbacks in Commercial zones concern her, as does RVs being parked as permanent dwellings on parcels. Burak shared the same and added a broader noise ordinance that would including idling vehicles. Burak is also concerned that moving a premade structure like a shed is not reflected in the ordinance. Egge echoed this question. Cantrell cautioned the Commission against becoming HOA-like in overregulating things. Cantrell said the County doesn't require a building permit for something like a shed that doesn't require electricity and plumbing. Egge agrees with Cantrell. All in all, the Commission wants to make the process user-friendly and clear.
2. Revise ordinances - Podmore recommended the minimum square foot trigger for a building permit be 200 square feet and anything requiring plumbing and electricity requires a building permit. Burak agreed that electricity and plumbing should require a building permit. Egge said the Commission should consider how involved it wants to be, she likes the more "hands-off" approach. Podmore believes SJC's minimum is 200 and believes that is standard. The Commission agrees to change the zoning ordinance for all zones that construction of up to 200 square feet without plumbing and electricity to not require a building permit. Egge suggested adding language that setback and height requirements must be met. Podmore will draft this language. Hook added that electricity, intended use (living and business), placement, and size are common considerations for building permits.

   Next the Commission looked at the zoning densities Egge added to the document. The Commission will review those on their own.

   The Commission discussed changing the setbacks. Cantrell suggested 25' from the highway right-of-way since a 50' setback can render some properties, especially along the highway, unusable. It would also make a lot of properties in noncompliance. Egge asked Hook for her opinion on the matter; Hook affirmed that it depends on measuring from the right-of-way or centerline. Hook said it also depends on the speed of the highway because if people are going slower, you don't need quite as much offset. Hook said UDOT is still not interested in lowering the town speed limit. Burak said Haviken is concerned and that a 25' setback could be challenging

if the town put a bike path. Podmore asked if 30' was reasonable and said she agreed with Cantrell and doesn't want to overly restrict commercial, which has already been limited to the center of town. Burak agrees. Cantrell likes the 30' setback idea. The Commission still needs to determine exactly how to measure the setback so Egge will email UDOT.

3. Letter of support for UDOT technical assistance - Burak will draft a letter supporting a request for funding for UDOT technical assistance for an active transportation plan. Cantrell supports it. Burak will circulate the draft to PZ before it goes to TC.
4. Other - If there is not a quorum for the meeting, it will be canceled. If so, the Commission may need to do a work session. The Commission would need to post cancellation notices.

Marcia Hadenfeldt joined and said BOB is creating a "mask up" campaign and shared the idea of doing two temporary signs at the entrances of signs.

Cantrell mentioned that BARC is trying to find a place to situate their kennel. Currently, the zoning ordinance only allows kennels in C-3. Podmore wondered about allowing smaller kennels in C-2 or C-1 zones. Burak also likes the idea of having a limited size. Hook said the BARC outdoor kennel was in a C-2 zone and there was a lot of associated noise. There were complaints with the previous kennel but Hook said an indoor setting would dampen the barking.

Agenda for the next meeting: animal ordinance, general noise ordinance, building flow chart, kennels and other zoning ordinance updates.

Podmore motions to adjourn work meeting, Cantrell seconds, Burak aye, Cantrell aye, Egge aye, Podmore aye. Motion passes unanimously. Meeting adjourned at 10:05 am.