

Town of Bluff

Planning and Zoning Commission Regular Meeting

MINUTES for Wednesday, September 2, 2020 6:30 pm - 8:00 pm

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

Videoconference

meet.google.com/iqf-nipw-kvf

Join by phone: (US) +1 636-735-3215 PIN: 928 639 871#

6:33pm Roll Call -- Amanda Podmore, Michael Haviken, Sarah Burak, Robin Cantrell, Malysa Egge -- Commission members. Advisors - Deborah Westfall. No Town Council. Podmore commented that the approval of meeting minutes was not on the agenda, so we will do that at the next meeting.

Public Citizens to Be Heard - None.

Old Business

1. Town Council Update- Egge mentioned the Town Council was pleased with Podmore's building permit and Land Use Clearance flowchart. Podmore asked for any Commission members to attend Town Council's work session tomorrow (9/3/2020). Egge and Burak will both try to attend virtually.

New Business

2. Review building permits, land use clearances, & site plan applications -- None.
3. Review of draft noise ordinance - The Commission reviewed the draft noise ordinance and made grammatical and content edits. Content included definitions, decibel level, timeframes for starting/stopping regular work, construction sites, noises related to animals, UDOT's jake brake signs, idling vehicles, RV's, reporting and verification, violations, fines, property owners allowing idling violations, and using written violations/warnings. Stephanie DeGeorge asked if the draft ordinance is available to the public. Podmore advised that it is a work in progress and will be posted at a later date after it is approved by the Commission.
4. Discuss changing commercial setbacks in zoning ordinance - Haviken commented that it is not necessary to make changes to the setbacks at this time, citing the General Plan. Haviken also mentioned UDOT's potential project to work on sidewalks and pedestrian safety along the highway. Egge commented that the UDOT project and setback discussion should overlap. Egge also commented that she does not want to prohibit businesses or property owners. Cantrell commented that setbacks at 50 feet may be too restrictive for businesses. Cantrell reminded the Commission that Amer Tumeh

commented at a prior public meeting that one of his properties would be restricted. Cantrell commented that UDOT will use their right of way for sidewalks. Burak commented that she is not in favor of hindering development and recognizes some properties are more affected than others. Burak advised we use a consistent strategy. Burak and Cantrell both commented about when the UDOT work would happen. Haviken's call was lost at 7:44pm. Podmore commented that we need to look at commercial setbacks on properties off the highway as well. Podmore commented that changing setbacks when there is no pressure is a better time than when there is pressure from a business or property owner, to avoid the look of favoritism. Podmore suggested the Commission goes in pairs to the field to look at setbacks on existing properties. Podmore and Haviken will connect and Egge and Cantrell will connect. Burak asked for photos. Westfall may join the teams without a violation of public meetings act.

5. Review of changes to zoning ordinance - Tabled.
6. Review of archaeology ordinance - Tabled.
7. Review of Animal ordinance - Tabled.
8. Other - Next meeting agenda items: Egge will give a short report of the 9/3/2020 Town Council work session. Podmore will add minutes approval. Cantrell asked to include all tabled items. A tentative hearing date was discussed for 10/21/2020.
9. Cantrell motioned to adjourn the meeting at 7:55pm. Burak seconded. Cantrell aye, Burak aye, Egge aye, Podmore aye. Motion passes unanimously and adjourned at 7:55pm.