

Town of Bluff

Planning and Zoning Commission

Minutes for Wednesday, August 19th at 6:30 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: Planning & Zoning Amanda Podmore, Robin Cantrell, and Malysa Egge. Advisors: Deborah Westfall. Town Council: Luanne Hook.

Podmore indicated the noticing of the meeting had some inconsistencies.

Egge motioned to approve of meeting minutes from regular meeting on July 15th. Cantrell seconded. Egge aye, Podmore aye, Cantrell aye. Motion passed.

Cantrell motioned to approve the work session minutes on July 29th, 2020. Egge seconded. Cantrell aye, Egge aye, Podmore aye. Motion passed.

Public Citizens to Be Heard: Lu Hook, as a citizen, commented that she's appreciative that the noise ordinance is on the agenda and that it coincides with the light ordinances, keeping a peaceful character in Bluff. Egge asked Hook for some examples of noise. Hook responded with abandoned barking dogs, and trucks both idling and driving. Jim Hook commented that some start times of construction work sometimes create noise.

Michael Haviken joined the meeting at 6:41pm.

Old Business

1. Town Council Update - Lu Hook commented that the Town has met three times since our last meeting. The Town received a grant for airport paving, with a match from Town. The Town has hired Erin Richards for auditing. The Town passed a face covering requirement in public and in restaurants when moving through, not sitting. Mask signs are forthcoming. UDOT is working with stakeholders on some highway corridor project ideas; the round-a-bout is not happening. Some CARES Act money has been spent. Town Council approved the ordinance amendment. The Town has new mailboxes on the

Town phone number. Town is encouraging Census responses. Nonconforming use discussion will be given to Planning and Zoning first. The Old School was rumored to be sold to a bidder who bid \$500 more than the Town.

New Business

2. Review building permits, land use clearances, & site plans - None to review today.
Podmore told the public that new Land Use Clearance documents are on the website.
3. Discuss non-conforming use abandonment clause during Covid-19 closures --
Stephanie DeGeorge was curious if, as a home occupation, she would fall under the abandonment clause. Cantrell and Podmore both agreed that home occupations would not fall under the clause. Hook commented with a hypothetical example about language in the ordinance. DeGeorge clarified her position and thanked the Commission.
4. Review and discuss updated archeology language in current ordinance- Podmore thanked Westfall for her draft and asked Westfall to walk through the changes made to the document. Westfall commented that she added a definition for "Significance" and would like to add a link to the NRHP website. Westfall also commented that she added the "Review procedures for archaeology resources" section and commented on some of the details. Westfall also commented on the indigenous communities and acknowledged that the Town acknowledges it is located on lands historically occupied by indigenous peoples. Podmore said she would need more time to reread and think thru this section. Westfall commented on the "Discovery of human remains," noting there are laws on this. Westfall asked if she could send the draft to a state director to review. Egge and Podmore supported sharing the draft with Chris Merrit.
5. Review and approve LUC flowchart -- The Commission reviewed the draft flowchart. Podmore suggested some grammar changes to the residential flow. Haviken questioned the flow of commercial structures larger than 2000 square feet. Haviken asked if the LUC addressed off-street parking. Podmore responded that off-street parking ordinance has not been passed yet. Haviken asked about subdivision acreage limits as it relates to the flowchart and asked if any of the ordinances should be referenced. Podmore responded that the contact circle at the top of the flowchart notes that ordinance and

forms are available online. Hook, Westfall, and Kathy Carson agreed that the flowchart is easy to follow. Cantrell motioned to approve the LUC flowchart. Egge seconded.

Cantrell aye, Egge aye, Podmore aye, Haviken abstains. Motion passes. Podmore will post online and at the Post Office.

6. Discussion of holding public hearings and ordinances to be presented - Town Council has encouraged Planning and Zoning to hold hearings. Podmore suggested the earliest time would be mid September. Egge suggested making sure all members are available. Podmore suggested one hearing that encompassed many of the ordinances for convenience. Egge suggested October. Podmore suggested October 7.
7. Approve changes to animal ordinance- Podmore suggested we table this due to the meeting noticing hiccups.
8. Discussion of noise ordinance - Podmore will work on a draft. Haviken suggested including dogs, trucks, nonessential aircraft, and parties extending late.
9. Discussion of minimum size for LUC -- Egge suggests tabling until a further meeting.
10. Other-- Podmore suggested a work session to work on ordinances on August 25 at 9am.

Haviken motions to adjourn at 7:36pm. Cantrell seconds. Cantrell aye, Haviken aye, Podmore aye, Egge aye.