

Town of Bluff
Planning and Zoning Commission Work Session Minutes
Wednesday, September 1, 2021 at 5:00 pm
VIRTUAL - Bluff Community Center
190th 3rd East, Bluff, Utah 84512

APPROVED

5:02 Roll Call: Sarah Burak (Chair), Amanda Podmore, Marcia Hadenfeldt, Malyssa Egge, Ed Dobson
P&Z Advisors: Deborah Westfall
Town Council Representatives: Luanne Hook

Public Citizens to Be Heard: Amanda Podmore shared that she was sitting at Twin Rocks at lunchtime and two large semi-trucks with radioactive waste placards pulled into the parking lot and were idling. Podmore wanted to express her concern and noted it would be beneficial to review the Idling Vehicle Ordinance.

New Business

1. **Review and editing of existing ordinances:** The commissioners reviewed the current Zoning Ordinance for clarity and noted items that may need to be revised. The following notes detail the items that were discussed. No revisions or amendments were made to the Zoning Ordinance during the work session. Further meetings will determine if actual changes or amendments will be made to the document.
 - Review of Definitions
 - Alleys – Suggestion to add a definition for alleys. It was also noted that a definition should include an acknowledgment of inconsistency for Bluff alleys that are greater in size than the defined 16 feet. Westfall had noted that the Cottonwood Addition alleys are 20 feet wide.
 - Duplex – Suggestion to remove the “for rent or lease” under this definition.
 - Townhome – Suggestion to remove this definition, as it can be encompassed under “Duplex” with the removal of “for rent or lease” as both are dwellings which share a wall or roof.
 - Floodplain – Suggested to correct “FIRM” to “FEMA”
 - Group Home – The commission discussed whether halfway houses were intended to be included under “Group Home”. It was agreed that while halfway houses are not intended to be under the definition of “Group Home”, halfway houses are not zoned at this time.
 - Lot – Hadenfeldt asked to include a requirement under the definition of a “lot” as a parcel that has an ingress/egress from a right of way. This is to ensure lots are not created which cannot be accessed from a road or right of way.
 - Review of Zones
 - Kennels – The commissioners talked about where animal kennels (either rescue or boarding) should be zoned. Currently, kennels are only zoned in C3, however, the argument was made that they could belong in Agricultural zones, as well. Many of the Commercial Zones border Residential Zones, which could create issues with barking dogs creating a nuisance. BARC (Bluff Animal Rescue Committee) is petitioning for additional places for kennels. In addition to looking at other zones, the commissioners also agreed to discuss allowing smaller kennels or limiting the number of animals in certain zones. Egge noted that she appreciates the work of BARC, but wanted to ensure the ordinance does not favor one entity; it is the goal of the commission to ensure long-term planning, not just create ordinances that favor the current situations.
 - It was noted that there is a need in the community for kennels, and therefore this topic must be addressed. Dobson, as a P&Z commissioner, as well as a board member for BARC noted BARC members would be happy to discuss kennel size and animal limits. BARC would like to

identify two to three sites in town for additional kennels, as well as a larger kennel site in an agricultural zone, if kennels were allowed. It was suggested a BARC member attend an upcoming meeting.

- o Podmore noted that if kennels are kept in the C3 Zone, boarding kennels should be considered, as well.

- Review of Signs Section

- o The commissioners discussed the requirements for signs and decided that approval for all signs is probably not required and suggested exempting temporary, real estate, and potentially other signs. Podmore had created the following suggestions for additional sign permit exemptions: non-electric signs 15 square feet or less in residential areas; non-electric signs 40 square feet or less in all other zones; electric light or neon signs complying with the Lighting Ordinance; small "Open" or "Vacancy" signs.
- o Minor discussion was held regarding the wording and clarity of portable signs as affixed to a vehicle, as well as signs and historic cars.
- o The commission will continue to discuss the proper length of time for temporary signs to be removed.
- o Hadenfeldt inquired as to whether Bears Ears Signs were considered political. In the ordinance as written, political signs must be removed within 10 days of an election. Podmore recommended removing the time limit for political signs as residents should be free to express their opinions, but ensure a size limit.

- General Questions/Other

- o Lot Density - Hadenfeldt asked whether limitations were in place to restrict number of buildings on a lot, relative to size. The commissioners agreed that while a density table had been reviewed, it may have only been for Commercial Zones. It's also possible a table like this was cut in the final Ordinance, however, there was a version that contained recommendations from the International Zoning Code with acres, lots, and building density.
- o Archaeology - Hadenfeldt shared that under section 6.01.020, she felt that the Town should not intervene with private land owners and the archaeological artifacts found on their land, with the exception of federal regulations (if human remains are found, law enforcement must be called). She noted that some lots are purchased with the express interest of the archaeological significance of the site in mind. She suggested revising the language to reflect the town "suggests" or "encourages" that individuals not interfere with archaeological items, or completely removing the archaeological section entirely.

Podmore shared that she recognized Westfall has been performing significant work on the Archaeological Ordinance Draft. Westfall noted that archaeology is referenced in the General Plan and in the Zoning Ordinance. Archaeological resources need to be considered in the larger context of the Indigenous Lands Acknowledgement, the Bluff General Plan, and the draft Archaeological Resources Ordinances.

Dobson suggested waiting to review Westfall's draft before removing the archaeological portions from the Zoning Ordinance. Podmore also reminded the commissioners that there are archaeology requirements for Site I and Site II plans, so it made sense to keep some reference to archaeology in the Zoning Ordinance.

- o Building Envelope – Hadenfeldt suggested adding "building envelope" to all zones to include that Bluff encourages building envelopes to consider vegetation (such as old growth), archaeology and topography. Hadenfeldt clarified that the building envelope is the area in which something can actually be built, taking into account the topography of the lot.

- o RVs/Tiny Homes – Hadenfeldt suggested adding RVs and possibly tiny homes not the zoning code, as these issues have come up more frequently. While they also may be included in the Nuisance Ordinance, they should be addressed in the Zoning Ordinance as well.

2. **Other:** Dobson made the motion to adjourn the work session, and Podmore seconded. Hadenfeldt – Aye, Burak – Aye, Egge – Aye, Dobson – Aye, Podmore – Aye. All in Favor, None Opposed. Work Session adjourned at 5:59PM.