

Town of Bluff
Planning and Zoning Commission Work Session
Minutes for Monday, December 20, 2021 at 2:00 pm
VIRTUAL - Bluff Community Center
190 North 3rd East, Bluff, Utah 84512
DRAFT

2:02 Roll Call - Amanda Podmore, Sarah Burak, Malyssa Egge, Ed Dobson, Marcia Hadenfeldt

New Business

1. Finish edits of zoning ordinance starting with RV park

The Commission worked draft edits to the definition section of the zoning code. The Commission prefers an definition for RV parks that includes a number of RVs that triggers an “RV park.” The draft definition includes camping since several RV parks in Bluff offer that service. The group will add a definition for campground since it appears in A-3 zones. The Commission noted the current zoning ordinance only allows RV parks in C-3. The Commission did not address whether an RV can be a short term rental but said that was up to the Town Council.

The Commission discussed tiny homes with regards to density. The Commission added a definition of variance. Hadenfeldt and Westfall (via a comment in the document) asked about adding a conditional use process. Podmore said that Chris McAnany advised the Commission against Conditional Use and Podmore advised against it in the short term because of the time it would take and the lack of requests for it. Hadenfeldt said that like variances, conditional uses are fairly standardized.

Next the Commission discussed building permit requirements and simplified and clarified the existing language, like clarifying when a building permit is and is not required.

The Commission addressed archaeological resources, removed some of the text, and changed the heading to “Human Remains.”

The Commission considered adding RV parks to agricultural zones but needs to revisit maps before suggesting the change. Dudley Beck asked that the Commission reconsider where else kennels should be allowed. The Commission is currently proposing allowing kennels in C-3, A-2, and A-3 zones.

The Commission wants to add language that driveways and fences can be on property lines and are not subject to setbacks. The Commission agreed to the suggested change for commercial setbacks from 50 to 30 feet. They discussed Factory-Industrial zone setbacks. The Commission noted that there are no F-I zones in Bluff but that kennels could be allowed there. The Commissioners will look at zoning maps to think about where RV parks and kennel should be allowed.

2. Hearing schedule - Burak suggested the Commission finalizes the zoning ordinance draft amendments at the first January meeting of 2022 to keep the Commission on track for an early February public hearing.

3. Other- Burak cleaned up the calendar invite list. Apologies to people who requested to be off the email mailing list in the past. Hadenfeldt will

Dobson moved to adjourn, Burak seconded, Buryak -aye, Dobson aye, Egge aye, Podmore aye, Hadenfeldt aye. Vote was unanimous. Meeting adjourned at 3:31 pm.