

Town of Bluff

Planning and Zoning Commission Regular Meeting

Wednesday, February 1, 2023 at 6:00 pm

VIRTUAL - Bluff Community Center

190 North 3rd East, Bluff, Utah 84512

APPROVED

6:00 Roll Call: Amanda Podmore (Chair), Marcia Hadenfeldt, Malia Collins, Ed Dobson, Malyssa Egge (interim appointment)

Town Council Representatives: Luanne Hook, Erin Nelson Town Manager

Hadenfeldt made a motion to change the agenda by moving Nelson's report on email addresses to after the discussions with the public: Collins seconded. Podmore (aye), Hadenfeldt (aye), Dobson (aye), Collins (aye), Egge (aye). The motion was passed.

Approval of minutes from 1/4/20232 regular meeting: Changes to the previous minutes included clarifying that agendas need to be posted and that Podmore would check if approved minutes also need to be posted and that Nelson would check with the Utah League of Cities and Towns to see whether they could help with the RV ordinance. Hadenfeldt motioned to approve the minutes as amended, Dobson seconded: Amanda Podmore (aye), Marcia Hadenfeldt (aye), Ed Dobson (aye), Malia Collins (aye), Malyssa Egge (abstained). The motion was passed. The minutes were approved.

Public Citizens to Be Heard: none

Old Business

1. Update from Town Council: Hook reported that the Town Council:

- * turned down the recent request for a disconnect from a portion of Bluff.
- * Active Transportation Committee has plans for workshops with Bike Utah on 3/23, with two sessions on 3/24 with stakeholders and residents.
- *re-appointed Jim Sayers as Mayor Pro-Tem, Brant Murray as Treasurer and Linda Sosa as Clerk.
- * put in place the PTIF government investment and savings account.
- * noted a CBDG grant request for an engineer to help plan the Bluff Community Center remodel.
- *formed a solar eclipse planning committee
- *reported that the International Dark Sky application is moving along. Anyone interested in helping is welcome to contact Luann Hook.
- * is advertising for a Community Center Manager.
- * held meetings for Strategic Planning.

New Business

2. Email update (Nelson): moved to after item 4

Land Use Clearances:

3. Munson/Munn Garage LUC Request: The plan is to build an addition to west side of the existing home approximately 837sq.ft. of which 396 sq.ft. would be a garage and 441 sq. ft. would be a den and storage room. Hadenfeldt mentioned that the setbacks looked fine and asked for clarification of the double lines on property drawing, wondering whether they were measurements or 2 drawings of the lot-line. Egge, Podmore and Munson identified the lines as measurements. Egge inquired about access to the garage. Munson stated that the 2 structures will be connected with access to the garage on the south side. The driveway and the road (from the main road) will be enlarged by 6ft. Podmore asked about plans for outdoor lighting. Munson said that there will be can- lights under the awning and that the rest of the exterior lights will be according to the specs. of the existing home which has already been approved. Egge motioned to approve the LUC, Hadenfeldt seconded: Podmore (aye), Hadenfeldt (aye), Dobson (aye), Collins (aye), Egge (aye). The motion was passed. The LUC was approved.

4. Ladd Shumway request for information about a minor subdivision for single family dwellings on approximately 35 acres of land near transfer station zoned A-3 - Discussion and Next Steps: Shumway inquired about the possibility of shared or separate wells. Hadenfeldt suggested consulting with the Bluff Water Works which has a source-protection plan in place with possible limitations on the numbers of wells vs. city water. Shumway asked whether the state engineer certifies new wells. Hadenfeldt agreed that the engineer would give permission for the wells but that Shumway should bring that question to the Bluff water department. Hadenfeldt and Podmore noted that A-3 zoning allows a subdivision with homes on half-acre lots. Podmore clarified that a request for a minor subdivision of 6 homes would be addressed through the P&Z Commission but that anything more would go through the Bluff Town Council and that the subdivision application would also outline the electrical and water criteria. Shumway inquired about specification requirements for roads. Nelson suggested contacting the roads department. Hadenfeldt mentioned that road specs were also outlined in the subdivision ordinance. Dobson asked Shumway whether the state engineer had mentioned town-reserve water rights. Shumway said that it wasn't mentioned but that he could apply for a well. Collins referenced subdivision ordinance (5.01.030 section C) requirements indicating the need for a well report and a written statement from the BWW. Shumway clarified his understanding of the process that first he applies for a well, then drills and if there is adequate water, he then applies for a water right through the State of Utah.

Ann Brown inquired whether Shumway's land was west of the dirt road behind Copper Cliffs. Shumway said that his parcel is land that was traded by the BLM and is up by the transfer station.

5. Sally Clark request for information about solar development on a piece of SITLA land zoned A-1 in the Town of Bluff - Discussion and Next Steps: item postponed since Clark was unable to attend

2. Email address update & login information (Nelson): Nelson reported that the Town Council has migrated to Microsoft 365 and that new emails can be added to that domain. P&Z Commissioners will be receiving a Town of Bluff . org domain. The shared P&Z account has moved over. Each commissioner will receive an individual account and will also have access to

the shared account through their individual account. Nelson will send out a graphic tutorial and provide any needed assistance.

6. Items for next agenda: (2/15/23)

- * RV ordinance
- * LUC language clarification
- * Solar ordinance/alternative energy preliminary discussion

7. Other: none

Dobson made a motion to adjourn the meeting, Hadenfeldt seconded, the vote was unanimous and the meeting was adjourned at 6:52 PM.