

Bluff Town Council Work Session  
Saturday, August 31, 2019  
Bluff Community Center at 12:00 p.m.  
190 N 3<sup>rd</sup> East P.O. Box 324  
Bluff UT 84512  
435-672-9990

Regular meetings are held every Tuesday at 6:00 p.m. at the Bluff Community Center. Requests to be on the agenda may be submitted to Ann Leppanen (ann@townofbluff.org) at least 4 days before the meeting. Agendas and minutes are posted at: townofbluff.org and audio, in addition, at the Utah Public Notice Website

### Minutes

The meeting started at 12:10 p.m.

Roll Call Mayor Ann K. Leppanen, Luanne Hook, Brant Murray, Linda Sosa, Jim Sayers

#### 1. Public comment (limited to 3 minutes per person).

Leppanen explained at our prior work session it was decided we would work on zoning maps, reflect on Planning and Zonings changes, and look at sections of town instead of parcel by parcel. We are not taking any action, only discussing ideas. We have all written and audio comments so comments should not repeat anything previous. No comments during the business part of the meeting, one person talking at a time so we have a clear record. Amanda Podmore was present to answer questions. Mary Gilliam brought the P&Z recommended maps from Cortez and explained previously split parcels are now zoned the same. The line through the middle of those parcels will be removed.

12:18 p.m. Public Comments

Michael Haviken did not approve of the map because large parcels could be developed into a large motel in West Bluff and felt we need to do more to preserve the Historic District. Mike Lacy has ten acres between Cadillac Ranch and the Cantrell's and would like it commercial.

Amanda Podmore gave a huge thank you to Mary Gilliam for getting the newest changes on the map and bringing it from Cortez in time for the meeting.

Amer Tumeh wanted his lots west of town on the south side of the highway to be commercial.

Lu Hook felt their house used for nightly rentals in southwest Bluff should be C-3.

Nancy Sumner wants her property to be C-3 and change her house to C-2.

Craig Simpson wants his highway frontage residential and outside of town C-3.

Leah Schrenk suggested making the entire highway C-3.

Jen Davila wanted east 7<sup>th</sup> commercial.

Stephanie DeGeorge was concerned about the setbacks on her narrow lots and would like a sign on the highway for her store and others on interior streets.

12:51 Break

1:03 Resume

#### 2. Work session to review and discuss Bluff's Planning and Zoning Commission's proposed zoning designations and maps, ordinances (including the subdivision ordinance), and public comments.

Hook said we should zone for what we want Bluff to look like. Murray said plan for the future and present. Sayers supports the P&Z map, cautioned we need to follow the General Plan, and noted there is a significant amount of commercial zoning on the map.

Starting with the Historic District, there was similar thought to protect the Historic District. 7<sup>th</sup> East and Black Locust are zoned commercial. Sosa suggested the highway part of the Historic District be commercial and the interior streets residential. Sayers noted that would conform to the General plan and the school, library, church, and residences are hallmarks of a residential area. Hook suggested commercial for the lot between East 3<sup>rd</sup> and 4<sup>th</sup> on the highway.

Twin Rocks, Leppanen explained the Steve and Jana would like it changed from C-2 to C-3 because they do wholesale.

1:55 Break

2:05 Resume

Schrenk would like the San Juan River Kitchen to be C-3 so it has the possibility of being a tavern and suggested C-3 for the commercial highway corridor. Davila was concerned that her motel could not expand if the Historic District is residential. Leppanen mentioned Galen Headley's concerns about setbacks.

The Town Gateways, the Council discussed the idea of protecting our entryways into town.

The New School, the map has the school zoned commercial but it is in a residential area and the discussion centered around the school district wanting it to be commercial vs. the residential setting. The old school is zoned commercial. It is consistent with properties on both sides. Sayers mentioned that there is ample commercial and ordinances would provide protection.

3:00 Break

3:10 Resume

From the East 191 Intersection to the Mission, the Council discussed the merits of zoning for the future or leaving the current map zoning.

Miscellaneous discussions, Cottonwood RV Park could be residential. Hoyt Hogland Construction would like to be commercial. Should the sub-station on Cemetery Hill be the same zone as the surrounding land?

4:18 Public Comments

Diana Davidson, will new maps be available Tuesday? No. Guidelines were helpful for P&Z and would help the Council.

Nancy Sumner pointed out that other RV parks are zoned commercial and would like Cottonwood RV Park to be the same, commercial.

Amanda Podmore said guiding principles are helpful and C-1 for commercial is a good option.

Amer Tumeh would like his lots in west Bluff, past the Bluff sign, zoned commercial; they are now residential.

Leppanen put forth that commercial and residential citizens all have an equal seat at the table.

Adjourn at 4:45 p.m.

Linda Sosa Recording Officer