

Bluff Town Council Work Session
Monday, September 2, 2019
Bluff Community Center at 9:00 a.m.
190 N 3rd 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

Draft Minutes

The meeting started at 9:08 a.m.

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

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

Diana Davidson's area (the Cottonwood Steak House) is C-2 and she would like it to be C-3.

Amer Tumeah thought the commercial height limit should be 45 feet instead of 35 ft. Commercial setbacks are 50 feet making some lots unusable. Setbacks lack consistency.

Tom Hiserodt was concerned by the possibility of commercial business in the narrow strip between his residential area and the highway west of town. It would affect his quality of life. He felt properties across the highway from his area should not be commercial. He pointed out that the residential people in town far out number the business people.

Leah Schrenk wanted her land, San Juan River Kitchen to be C-4.

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.

Leppanen suggested starting with the ordinances and stating our concerns, questions, and changes, starting with page one. Again, no decisions will be made. Hook mentioned the substation properties changing to different zones, No consensus (NC). By Mulberry and Design Build Bluff, the piece of land south of DBB is zoned C1 but she thinks P and Z made a mistake and it should be zoned R. The Credit Union is zoned R right down to Black Locust Avenue. – NC.

Murray suggested La Posada be C-3, consensus (C). He proposed the Sunbonnet become R because it is made of residential apartments, (C). There was no consensus about Design/Build/Bluff. He proposed the old school and Fort be R (NC). The north side of Highway 191 from (what would be east 7th if the line continued) East 7th to 4th East. Currently proposed C-2 but Murray proposed R. This would include the old Bluff Elementary School who has asked that it be C2 or C3 and P and Z proposed C2. - NC

Town Square - C-2. Cantrell's would like A-2.

Working on the ordinances:

Pg. 1 - Add a table of contents

Pg. 2 – Typo, 1,200. Murray 800 ft. for accessory structures and less height than primary structure.

Pg. 3 – Strike expense of archeological surveys.

Pg. 6 – Murray suggested nothing above roof level.

Pg. 8 – B. failed not failure.

9:59 Break

10:10 Resume

Pg. 10 – A percentage was proposed for use of home for cottage industry but it was decided that it was unenforceable.

Pg. 12 – Proposed gas stations be moved to C-2 or C-3.

Pg. 14 – Measure from what starting point?

Pg. 15 – Remove the footnote from pg. 31 and add that information here.

Add dimensional and lighting requirements?

Pg. – 17, 18, 19 – Access approved by UDOT.

Pg. 25 - Should council be land use authority or it be divided with P&Z?

Pg. 29 – Miss-numbered.

10:51 Break

11:04 Resume

Public Comments

Theresa Breznau was highly supportive of cottage industry and supported not requiring a certain percentage of your home.

Amer Tumeh suggested east of the Mission as a good residential development.

Stephanie DeGeorge wants a sign on the highway for businesses on interior streets.

Leppanen listed changes and will get a copy to Council members before tomorrow's meeting.

4. Other business.

The Council agreed to another work session Tuesday at 1:00 to 4:00.

Adjourn at 11:59 a.m.

Linda Sosa Recording Officer