

Bluff Town Council Work Session
September 3, 2019
Bluff Community Center at 1:00 p.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 1:00 p.m.

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

1. 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.

The Council discussed the land use ordinance and subdivision ordinance recommended by P&Z. Possible changes in the land use ordinance included limiting accessory buildings to 800 sq. feet, the height of ornamentation on roofs, remove the wording archeological structures, changing gas stations to C-2, incorporation of a footnote into the body of the document instead of the end, adding a measurement the height of structures in A-1, and typos. Leppanen will scan these possible changes and get them to Council members for consideration.

The subdivision ordinance had one modification on page 10.I and a few typos.

Discussions included a commercial setback of 35 ft. instead of 50 ft. Leppanen read the answers to the questions she had emailed our attorney.

Public Comments at 1:26.

Mary Gillam said a commercial parcel that is 200 ft deep could be detrimentally affected by a 50-foot setback.

Theresa Breznau said that C-1 or C-2 could be a good choice for east Black Locust.

Lynn Stevens said the Fort did not want the R designation.

Robin Cantrell does not want to be the same designation as the Farm, anything else is fine.

Public Comment ended at 1:35.

The Council had consensus on Cantrell C-3, La Posada C-3, Sunbonnet R, and substation stay with P&Z, old school C-2, River Kitchen C-3.

1:52 Break

2:04 Resume

Continued discussion about the new school, the property west of town on the highway, Fort properties, new school, gravel pits, Credit Union area, commercial greenhouse, and Twin Rocks.

2:51 Break

3:03 Resume

The discussion continued about Cottonwood RV Park, Cottonwood Steak House, the Hook property southwest, and the Kendrick property. Mary Gillam will work on the updated map. The Council will finalize the map at tonight's regular meeting. We will have a Special Meeting Thursday, September 5th at 4:00 p.m.

2. Other business to include setting a work session with the Bluff Service Area.

Joint Work Session with the BSA is planned for Monday, the 16th at 8:30 a.m.

Adjourned at 4:10 p.m.

Linda Sosa Recording Officer