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**MINDFUL GROWTH****Goal: PRESERVE ENVIRONMENTAL RESOURCES****Objective #1: Protect Quality and Quantity of Bluff's Potable Water Supply**

**Narrative:** We recognize any growth or continuation of habitation in Bluff requires evaluating impacts on potable resources and preserving this valuable resource. Protecting natural resources, including water, is listed as a high priority in Bluff's General Plan and will require a comprehensive approach from both the public and private sectors. Recently, the town has undergone a 50-year water supply study and a water rights analysis. The town should include the community and integrate ecological, social, and economic considerations and guardrails into policy development and implementation processes.

**Responsible Agency/Department:** Town Council, Bluff Water Works, Planning & Zoning

**Short-Term Actions:**

- Compile and share results of all water quantity and quality studies with the public for transparency and public
- Encourage water-wise landscaping and vegetation suitable for local soil alkalinity for any landscaping in town
- Model water-wise landscaping on Town properties including parks and at town-owned buildings

**Long-Term Actions:**

- Develop policies that promote sustainable practices, conservation, and restoration of natural resources based on the water quantity and quality study, climate change science, and community feedback
- Formally implement policies and ordinances through regulatory measures, incentives, and education programs
- Regularly monitor and evaluate the effectiveness of environmental policies and make necessary adjustments to ensure their continued success

**Objective #2: Understand Human Waste Capacity Constraints**

**Narrative:** Bluff is reliant on individual septic systems that constrain growth and limit large-scale development that may be incompatible with the General Plan. Mindful growth necessitates additional analysis of human waste management so the town's capacity for human waste is not overwhelmed. To date, Bluff has done at least three studies on a transition to sewage through the Utah Division of Water Resources; the most recent study led to a loan cancellation contingent upon Bluff not applying for additional studies unless it was certain of a transition from septic to sewage. Accordingly, this objective seeks to explore other routes to human waste management that can be incorporated into sustainable building practices in the town.

**Responsible Agency/Department:** Town Council, Planning & Zoning

**Short-Term Actions:**

- Obtain educational materials about onsite wastewater system installation and maintenance for distribution to recent and prospective residents
- Consider membership in wastewater organization(s) as a town to keep apprised of new developments in technology, educational materials, and laws

**Long-Term Actions:**

- Hire an outside consultant to research the legality, practicality, and capacity for new and existing human waste management systems including septic systems, centralized/cluster onsite wastewater systems, composting toilets, and other human waste disposal options
- Amend or create zoning and building ordinances based on the research to allow for or encourage sustainable and appropriate human waste management systems
- Consider creation of a Wastewater Management Department as an Enterprise Fund

**Objective #3: Maximize Open Space and Minimize Land Use Hazards**

**Narrative:** Plan and guide future development so it intentionally preserves Bluff’s open spaces, buffers our namesake cliffs, and mitigates risks to geologic and other natural hazards.

**Responsible Agency/Department:** Town Council, Planning & Zoning

**Short-Term Actions:**

- Create a zoning overlay for prioritized open space
- Create a zoning overlay of geological hazards, buffering the cliffs to protect the viewshed and mitigate rock fall hazards
- Create a zoning overlay for floodplain and washes
- Support protection of private land in Cottonwood Wash as a land trust/conservation easement

**Long-Term Actions:**

- Identify land parcels that could be protected/purchased for open space (e.g., private land)
- Utilize the Capital Improvements Plan to identify potential purchase or land lease options
- Encourage the use of renewable energy sources and reduce energy consumption through building codes, zoning overlay maps, and incentives

**Preserve Environmental Resources Outcomes**

- Results of water studies available to the public
- Distribute on-site wastewater system educational materials
- Open space areas for protection identified
- Increase or retain current amount of protected resources/spaces
- Buffer zones surrounding washes and cliff mitigate risks to development
- Buffer zones inform land owners of potential risks to development
- Resource protection overlays reviewed with Land Use Clearance applications

**Preserve Environmental Resources Progress Indicators**

- Results of water studies available to public by 2023
- Wastewater educational materials available by 2024
- Geological, open space, and floodplain zoning overlay maps established by 2025

