

Town of Bluff

Planning and Zoning Commission Regular Meeting

Minutes for Wednesday, June 28 at 6:00 pm

VIRTUAL - Bluff Community Center

190 North 3rd East, Bluff, Utah 84512

6:05 Roll Call: Amanda Podmore, Malia Collins, Marcia Hadenfeldt, Ed Dobson. Brian Whitney has an excused absence. Luanne Hook, Town Council. Erin Nelson, Town Manager.

Dobson motioned to approve meeting minutes for 6/6/2023 Work Session, Collins seconded. Hadenfeldt (aye), Dobson (aye), Podmore (aye), Collins (aye). Motion passed unanimously.

Collins motioned to approve meeting minutes from 6/7/2023 Regular Meeting. Dobson seconded. Hadenfeldt (aye), Dobson (aye), Podmore (aye), Collins (aye). Motion passed unanimously.

Public Citizens to Be Heard

Amer Tumeh said he listened to the 6/6 work session and said it was disingenuous to not talk about letters and petition that are in support of the aviation project; he said it was important to look at all that for a comprehensive ordinance. He spoke of the role of the FAA and that the PZ Commission only has an advisory role to the Town Council.

Old Business

1. Update from Town Council (Hook): Next meeting is July 11th; TC approved keeping the certified tax rate the same; No current active bid on CCC ceiling replacement; Disconnect Bluff public hearing will be August 15th; 5 people running for two open town council seats: Gary Litchenstein, Mike Yearous, Jen Davila, Wes Shook, and Britt Hornsby so there will be a primary; budget was approved.
2. Update on signage enforcement: both Podmore and the town lawyer suggested an internal administrative review of the Twin Rocks sign that was put up without a permit before deciding if the lawyer needs to review it. Additionally, PZ will have a sign application to review from Amer Tumeh at the July 19th Regular PZ meeting. Hadenfeldt clarified that we do not have a sign application for the Twin Rocks Sign. The sign application for Desert Rose is a separate application. Podmore clarified that one issue is enforcement, the other is a new application. The Commission can expect to read the sign section of the zoning ordinance and packets for that meeting.
3. Site Plan Application Update (Nelson) - the town lawyer is looking at the draft application and the town council is considering a fee schedule.

4. LUDMA (Land Use Development and Management Act) requirements update (Nelson) - other priorities have delayed this but there remains a need to look at new legislated requirements.
5. Update on RV Ordinance (Collins & Hadenfeldt) - Collins and Hadenfeldt met and worked on the draft ordinance that focuses on two parts: one, where RVs can be and two, RV park regulations. They trimmed down the draft and it could be considered for a future meeting.

New Business

6. Land Use Clearances - none.
7. Town of Bluff request for lighting ordinance follow-up process on new builds (Nelson)
The dark sky committee (sarah, erin, luanne, ann) is working on certification for a dark sky community for Bluff and there are a couple of pieces of compliance needed. The town wants to know if, not from an enforcement perspective but as a “check the box”, PZ should have a process to follow up on whether a new build has dark sky lighting. Nelson asked if PZ would be able to provide information to staff as to whether a new build has dark sky lighting, perhaps via a form or in-person check? Hadenfeldt said it is not PZ’s responsibility to check on enforcement. Collins said we can help create forms but we should not become an enforcement agency. Podmore agreed with what was said and said it sounds like an enforcement issue. Hook clarified that lighting can be looked at before an owner gets their certificate of occupancy. Hadenfeldt reiterated that it should not come back to PZ but the inspector can have it on the list for the certificate of occupancy. Dobson said to revisit the question of citizen enforcement. Podmore suggested the Commission make a formal recommendation about this issue at the July 19th meeting agenda. Podmore can call the county building office.
8. Discuss the February SJR piece on the truck stop court case - Dobson said it is an interesting study on local control, court response, and appellate review. There is some interesting information about SITLA showing that there may be some leverage for local authority/entities to influence SITLA. The Commission does not know if the case has seen summary judgment.
9. Discussion of aviation ordinance recommendation, chart of types of aircrafts and zones, and next steps - The Commission has not worked on the ordinance since the June 6th work session except for the chart Whitney made.
10. Schedule next aviation ordinance work session - July 11th at 1 pm at the Community Center.
11. Items for the next agenda: Signs, RV ordinance, Dark Sky follow-up process recommendation, and vote on aviation ordinance recommendation.
12. Other - none.

Motion to adjourn by Dobson. Second by Hadenfeldt. Podmore (aye), Collins (aye), Dobson (aye), Hadenfeldt (aye). Motion passes unanimously. Meeting adjourned at 6:45 pm