

Town of Bluff

Planning and Zoning Commission Work Session Minutes: APPROVED

Friday, September 1, 2023 at 9:00 am -10:00 am

In person & Virtual- Bluff Community Center

190 North 3rd East, Bluff, Utah 84512

9:08 pm: Roll call: Amanda Podmore (Chair), Marcia Hadenfeldt (vice-chair), Malia Collins, Ed Dobson, Brian Whitney

Old Business

Work on draft RV Ordinance: The P&Z Commissioners discussed a draft ordinance as presented by Hadenfeldt and Collins. The purpose of an ordinance would be to regulate the use of RVs within town limits while protecting the integrity and character of the Town of Bluff as related to public safety, minimal environmental impact, living facilities during construction, the development and use of facilities for RVs in appropriate districts and economic opportunity and affordable housing. The commissioners considered related topics such as definitions, temporary and long-term use, parking, storage and enforcement. Future discussions include the possible need for development plan requirements for mobile home, modular and tiny home parks. Application requests, standards and zone allowances will also be considered.

Discuss draft Aviation Ordinance: The purpose of this discussion was to review the draft ordinance provided by the town attorney. Podmore reported that the document was received the night before and because of timing for processing an ordinance during the “aviation moratorium”, the attorney focused on immediate issues in this draft and that peripheral issues would need to be addressed at a later date. Podmore also stated that the Town Council has submitted a letter to the BLM inquiring whether the usage at the airstrip can accommodate commercial operations. The commissioners made initial editing suggestions on the draft ordinance related to clarifying the language/vocabulary and on the document's narrow emphasis on aircraft and the airstrip. The commissioners recommend including P&Z's previously developed aviation list of aircraft types and zones. Further considerations involve: standards and measurements of noise, lighting,

dust and fumes, site plan needs and procedures, conditional use permits and limitations, FAA form requirements, aircraft performance standards, exemptions and operational plans/narratives. The commissioners would also like to include a broader scope of aircraft and issues raised through public comment. The need for an additional work session was agreed upon. The expiration deadline of the moratorium was also noted.

Hadenfeldt motioned to adjourn, Dobson seconded and the meeting adjourned at 10:08 AM.