

Town of Bluff

Planning and Zoning Commission Regular Meeting Minutes

Wednesday, October 18, 2023 at 6:00 pm

VIRTUAL - Bluff Community Center

190 North 3rd East, Bluff, Utah 84512

APPROVED

6:01 Roll Call: Marcia Hadenfeldt (acting chair), Amanda Podmore (Chair, excused), Malia Collins, Brian Whitney, Ed Dobson Town Council Representative: Luanne Hook

*Since a candidate forum was scheduled concurrently with the regularly scheduled P&Z meeting, Hadenfeldt suggested a discussion to decide whether to abbreviate the agenda, keeping public comment and voting items and moving the other items to the next meeting. The commissioners agreed. Dobson made a motion to foreshorten the agenda. Collins seconded and the vote was unanimous: : Hadenfeldt (aye), Dobson (aye), Collins (aye), Whitney (aye).

Public Citizens to Be Heard: Amer Tumeh spoke to inquire about the reason for citing the banner at his establishment as noncompliant. He stated that he read the ordinance and banners and flags were not mentioned. Hadenfeldt said that his concerns would be included in the future discussion of updating the ordinance.

Old Business

Update from Town Council: Hook stated that the Town Council approved the aviation ordinance.

New Business

Land Use Clearances: Whitney declared a conflict of interest and abstained from the discussion and vote. The Commissioners considered Kate Aitchison's Land Use Clearance Application for constructing a shade structure at 245 E Black Locust Ave. It would be wood-framed with a metal roof and cover some existing shed structures. The proposed shade structure meets setback and height requirements. Hadenfeldt inquired about lighting. Aitchison indicated that the plans included no lighting. Dobson motioned to approve the LUC request. Collins seconded and the vote was unanimous with a quorum: Hadenfeldt (aye), Dobson (aye), Collins (aye), Whitney (abstained).

Vote on recommending Active Transportation Plan to Town Council for approval: Hadenfeldt motioned to approve recommending the Active Transportation Plan draft to the Town Council. Collins seconded and the vote was unanimous: Hadenfeldt (aye), Dobson (aye), Collins (aye), Whitney (aye).

Items for next agenda:

* Approval of meeting minutes from October 4, 2023 Regular PZ Meeting.

* Update on noncompliant signs including letters to Bluff Dwellings and Desert Rose

- * Update & work on draft RV Ordinance
- * Continued discussion on updating sign regulations in Zoning Ordinance including enforcement, dimensions(language), temporary/permanent durations, flags/banners
- * Discussion on requirements for dirt-moving activities within town boundaries
- * Next year's P&Z meeting schedule

Other: The Commissioners agreed to a work session to address the RV draft ordinance, sign updates and dirt moving- Thursday Oct 26 @10am.

Dobson made a motion to adjourn the meeting, Collins seconded, the vote was unanimous and the meeting adjourned at 6:26PM.