

Town of Bluff

Planning and Zoning Commission Regular Meeting Minutes

Wednesday, November 15, 2023 at 6:00 pm

VIRTUAL - Bluff Community Center

190 North 3rd East, Bluff, Utah 84512

APPROVED

6:00 Roll Call: Amanda Podmore (Chair)(excused), Marcia Hadenfeldt (vice chair), Ed Dobson, Malia Collins, Brian Whitney Town Council Representative: Luanne Hook

Approval of minutes from 11/01/2023 regular meeting: Amendments to the minutes included typos and rewording for accuracy/clarity. Collins motioned to approve the minutes as amended. Dobson seconded: Hadenfeldt (aye), Dobson (aye), Collins (aye), Whitney (aye). The motion passed. The minutes were approved.

Public Citizens to Be Heard: none

Old Business

1. Update from Town Council: Hook reported that the Town Council:

- * approved the Active Transportation Plan.
- * discussed the Bluff Bench Disconnect.
- * approved a 90-day stay of enforcement related to the sign ordinance.

2. Update on noncompliant signs: There has been no update from the town attorney.

Hadenfeldt indicated that the sign ordinance is complex, with many details to clarify. She also mentioned the benefit of soliciting and including business input and provided an opportunity for comments and suggestions. Sarah Burak requested that moveable (not permanently installed) signs and the right-of-ways between parking areas and the highway be specified.

Whitney mentioned a need for clarification on the rationale in decision-making regarding traffic safety and signage. This discussion will be continued in an upcoming P&Z work-session.

3. RV Ordinance: Hadenfeldt mentioned the need for input from RV and RV Park owners. This discussion was moved to an upcoming work-session.

4. Requirements on dirt-moving within town boundaries: Whitney presented a reference-copy from the Moab ordinance based on the International Building Code which included some mention of permit applications, hillside development, drainage, flooding and quantity thresholds. Collins questioned whether to include demolition/construction. Hadenfeldt added the consideration of the effects of demolition and the mitigation of geological hazards. Whitney will condense the relevant items into an initial draft to be discussed at a future work-session.

5. 2024 Meeting Schedule: This item will be moved to the next agenda.

New Business

Land Use Clearances: none

Items for next agenda:

- * meeting dates for 2024
- * sign code update
- * RV code update
- * dirt-moving update

Other:

*The 11/16/2023 work-session was cancelled and the P&Z Commissioners scheduled a work-session to be held on Thursday, 11/30/2023 at 6PM in-person at the Community Center and virtual.

*Collins mentioned the need to address the subdivision update from the state legislature.

Collins made a motion to adjourn the meeting, Dobson seconded, the vote was unanimous and the meeting adjourned at 6:57 PM.