

Town of Bluff

Planning and Zoning Commission Special Meeting Minutes APPROVED

Agenda for Thursday, February 15, 2024 at 6:30pm

VIRTUAL & IN PERSON

190 North 3rd East, Bluff, Utah 84512

6:30 pm Roll Call: Amanda Podmore (chair), Marcia Hadenfeldt (vice chair), Ed Dobson, Malia Collins, Brian Whitney (excused) Town Council Representative: Luanne Hook (virtual)

Old Business

1. Review comments received on draft sign ordinance: The public comments had previously been read and reviewed by the Commissioners. The public comments were appreciated for their thoroughness and helpfulness and many were added to the draft ordinance for consideration.

2. Finalize sign ordinance draft: The Commissioners reviewed and discussed each section of the draft ordinance. The overall language was simplified for clarity and additions and changes were made, several of which are listed below. (The finalized draft will be posted on the Town website.)

Definitions were added for 'electric' signs, kiosk and the definition of 'device' was left as is. Definitions for 'permanent', 'portable', 'temporary' and 'yard' signs were updated.

Exemptions were clarified related to municipal signs. The term 'abandoned' was defined, the timeline was clarified and language related to permanent non-conforming signs was changed. Allowances for text and graphics changes were added. It was also noted that Utah Code prohibits the placement of political signs on public property.

The Commercial Signs Table was discussed. In order to avoid confusion, the Commissioners agreed to act on current highway speed-limit conditions as they exist now. Square footage, height, quantity and locations were generally left as outlined within the draft. Adjustments can be made in the future in the event of future speed-limit changes.

In the Sign Type Table, the word 'lot' was changed to 'site', the temporary sign height was increased to 12 ft., and the square footage of kiosk signage was specified. The 'off-site' signage square footage was increased and an allowance for signs at each entrance to town was accepted. Input from the Town Council concerning the number of signs per off-site sites was left to be determined.

The need to have the Town Attorney review the ordinance and develop the enforcement section was also noted.

New Business

3. Vote on recommending draft sign ordinance to the Bluff Town Council: Collins motioned to recommend the draft sign ordinance to the Town Council and permit Podmore to present the draft to the Council. Dobson seconded and the vote was unanimous: Amanda Podmore (aye), Marcia Hadenfeldt (aye), Ed Dobson (aye), Malia Collins(aye). The motion passed.

Dobson motioned to adjourn, Collins seconded, the vote was unanimous and the meeting adjourned at 7:43 PM.