

Bluff Town Council Joint Work Session Minutes

October 4, 2024

Bluff Community Center at 1:00 p.m.

190 N 3rd East P.O. Box 324

435-672-9990

Regular Meetings are held the first three Tuesdays of every month at 4:00 p.m. Requests to be on the agenda may be submitted in writing to Ann Leppanen (ann@townofbluff.org) at least 4 days before the meeting. Agendas and minutes are posted at

townofbluff.org and audio, in addition, at the Utah Public Notice Website.

This meeting was held In-person and Virtually

The meeting was called to order at 1:05 p.m.

Roll Call

Mayor Ann K. Leppanen, Luanne Hook, Jennifer Davila, Linda Sosa(is excused until returned from personal business; joined the meeting at 1:15p.m.), Brit Hornsby(Excused absence)

P&Z Chair Amana Podmore, Marcia Hadenfeldt, Ed Dobson, Brian Whitney, Malia Collins(Excused absence)

Town Manager Erin Nelson

Notetaker Melanie Daniels

Agenda

1. Discussion of drafted RV Ordinance

Chair Podmore began discussion of the RV ordinance by explaining the reasoning behind developing the ordinance. Commissioner Hadenfeldt described how they began developing the ordinance and how they tailored the template they started with to what was presented to the Council. The Commission began by reading through of each of the sections of the draft, which started with the stated intention of the ordinance and definition of terms used throughout. The Commissioners asked for Council input on how the Commission should address non-conforming use and the nature of non-conforming use being grandfathered into compliance. Both bodies discussed the implications of allowing and not allowing non-conforming use, consequences of it being passed along and, the impacts they would have on community members. The discussion continued with the Council and Commission considering tourists parking in town on streets and what options the Town had for managing that situation.

At this point the Council and Commission decided it would be in the public's best interest if the amendments discussed today were added to the RV ordinance before it was released to the public for the public hearing.

The Council then asked for the Commission's reasoning for various regulations in the Agricultural and Residential Zones and how those could be amended to be more forgiving and specific for community members.

At 2:05 p.m. the meeting recessed and came back into session at 2:10 p.m.

Returning to the discussion of regulations specific to each zone, the Council and Commissioners discussed the best way to zone RV parks and placements in the C1, C2, and C3 Commercial Zones. The panel then discussed the reasoning for including mobile homes in their ordinance and their intention to allow for mobile home services in RV parks. The Council and Commissioners discussed the Utah law prohibiting the restriction of mobile homes and mobile home parks from residential zones and how the ordinance will need to be cognizant

of that. The Council will consult with the Town's attorney on questions they were unable to answer at this works session and the Commissioners will prepare the ordinance to be posted for public review in preparation for the public hearing.

2. Discussion of Drafted Subdivision Ordinance

The Planning and Zoning Commission presented their draft of the Subdivision Ordinance and what stage of development they are at with the Hansen Consulting group. Due to the nature of the State funding the development of this ordinance there are aspects that can not be altered but the Commissioners are working to ensure what is developed is tailored to the needs of the Town. Mayor Leppanen suggested the Council attend the next meeting with the Hansen representative.

3. Discussion on need for Airport Influence Area and zoning per Utah Code 72-10-403 Airport Zoning Regulations

Mayor Leppanen notified the Council and Commission that the state legislature is working to change the requirements of the airport influence area and will most likely not enforce the year end deadline. The Council and Commission will address this as more information is available and other deadlines are outlined.

4. Discussion regarding timelines, noticing, and public hearing dates for ordinances

It was decided that a public hearing will be held as soon as the Planning and Zoning Commission is able to. Monday, November 18th, 2024, the tentative date Council and Commission will plan for.

5. Reminder regarding council approval requirements for Planning and Zoning 2025 meeting schedule

To be addressed with item four and discussed at a later meeting.

6. Other/ Adjourn

The Council recognized the efforts of Town Manager Nelson to ensure that the Town was included in the county plans for early voting and securing a ballot box for the Town. The ballot box is housed in the Town complex. There will be in-person early voting from 10:00 a.m. to 2:00 p.m. on October 10th and October 17th in the Community Center. The ballot box will be picked up at 8pm on election day, but it is recommended that community members vote early that day.

Commissioner Hadenfeldt motioned to adjourn the meeting and Commissioner Dobson seconded. Council Members Hook, Leppanen, Sosa, and Davilla along with Commissioners Hadenfeldt, Podmore, Dobson, and Whitney voted in favor and the motion passed unanimously.

The meeting adjourned at 3:04 p.m.