

**Bluff Town Council Public Hearing Aviation Overlay Final Minutes**  
**October 7, 2025**  
**Bluff Community Center at 5:30 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@townofbluffutah.gov](mailto:ann@townofbluffutah.gov)) at least 4 days before the meeting. Agendas and minutes are posted at: [townofbluffutah.gov](http://townofbluffutah.gov) and audio, in addition, at the Utah Public Notice Website. The public can participate via phone: (719)359-4580, Meeting ID: 92499673928# and via Zoom: <https://zoom.us/j/92499673928>  
To view the livestream, or watch past recordings, please visit our YouTube channel:  
<https://www.youtube.com/channel/UCTqBxSP-Erhxq6muVMX6vdw>.

This meeting will be in person and virtual.

**5:49pm Meeting Called to Order & Roll Call:** Mayor Ann K. Leppanen, Luanne Hook, Jennifer Davila, Linda Sosa, Britt Hornsby & Erin Nelson, Town Manager

**Open Public Hearing (Leppanen)** No public attendance in person, attendees present online. 'Notice of Public Hearing' read aloud. Drafted Airport Overlay Ordinance is available for review on Town of Bluff website. Written comment accepted until Friday, October 17 @ 5:00pm. This ordinance is required by State of Utah. Hansen Group prepared in conjunction with Bluff Planning and Zoning.

**1. Reminder of Rules and Procedures and Summary of Public Hearing Topic (Nelson):**

Nelson encouraged all who wish to make a public comment to write their name in the 'chat' or 'react' with nice hand gestures or a hand raise. Names received randomized. Rules and Procedures reviewed.

**2. Public Comments – in Person Attendees – 3 Minutes Each as Timed by the Designated Timekeeper. None.**

**3. Public Comments – Virtual Attendees – 3 Minutes Each as Timed by the Designated Timekeeper.**

Marcia Hadenfeldt: Planning and Zoning Commissioner, is speaking for herself. Planning and Zoning looked over the draft and was pleased with the quality, reiterated it is mandated and personally feels it looks good.

Jim Hook: Volunteer Airport Manager, thinks the plan looks like it should and thanks Planning and Zoning for making it happen.

**4. Adjourn (5:57pm):** Hornsby motions to adjourn, Davila seconded, Leppanen, Hook, Hornsby, Davila and Sosa voted in favor.

**For requests to receive emails/meeting invitations, email [linda@townofbluffutah.gov](mailto:linda@townofbluffutah.gov)**