

Town of Bluff

Planning and Zoning Commission Regular Meeting

Wednesday, May 3, 2023 at 6:00 pm

VIRTUAL - Bluff Community Center

190 North 3rd East, Bluff, Utah 84512

6:00 Roll Call: Amanda Podmore(Chair - excused), Marcia Hadenfeldt (Vice-Chair), Malia Collins, Ed Dobson, Brian Whitney Town Council Representatives: Luanne Hook, Erin Nelson:Town Manager

1. Approval of minutes for 4/19/2023 regular meeting

Correction was made to the section of the RV Ordinance Discussion:changing Podmore's name to Hadenfeldt. Dobson motioned to approve the minutes as amended, Collins seconded: Marcia Hadenfeldt (aye), Ed Dobson (aye), Malia Collins (aye), Brian Whitney (aye). The motion was passed. The minutes were approved.

2. Public Citizens to Be Heard: Amer Tumeh stated that the emergency ordinance is 100% about Desert Rose and was enacted because of what Desert Rose is doing. He also noted that helicopters and airplanes are different in respect of flight paths, wind direction and landing direction. He also noted that he submitted a proposed flight path map to the mayor and to P&Z indicating that flights would come into the property from the west and to leave would go back over the river, around the town and past the old gravel pit and dump. Later, Tumeh stated further that helicopters can fly into, turn, and land in winds at up to 30 knots/30 miles per hour, over 30 knots, no helicopters can be flying.

Anthony Lott spoke to verify that he would speak later in the agenda.

Old Business

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

*held an all-day strategic planning meeting and that the Pathway associates will submit the document by the end of the month.

*Dark Sky Committee has room for 2 more interested people.

* elections for 2 Town Council positions require interested candidates to declare their candidacy in person at the Town Office during the week of June 1st through June 7th.

* qualifies for a gravel-pit tax revenue from the state.

* Town Manager reported that the Council proposed the Joint-Session meeting with the P&Z for 5/17 from 6-6:30 PM. This item will be discussed further, later in this agenda.

* proposed the Public Hearing aviation meeting for Monday May 22nd at 6PM.

* Mayor is being given an award.

Update on Signage Enforcement: no further update

New Business

4. Land Use Clearances: none

5. Anthony Lott: Lott submitted questions regarding the potential use of the cinderblock building and for possible workforce housing in the rear of the lot, just north of the old Turquoise. He is looking at options such as containers, tiny houses, smaller stick-built structures or yurts and is asking for advice and suggestions in order to develop a proposal to submit to Sandy Mailliard for consideration. Lott also inquired about the roles of the county and town in this process. Hadenfeldt clarified that the initial step is to submit a proposal for a Land Use Clearance to the Town of Bluff Planning and Zoning Commission and if approved, to then submit the approval documentation to the County in order to be issued a building permit. She also stated that the lot density is not yet measured for the C-3 zone but that Lott should use the ordinance requirements related to septic and setbacks. Collins asked about acreage to be developed. Lott indicated that it is not yet measured out but is probably about .25 of an acre and that the current trailer will be removed, providing more space. Collins mentioned that the RV/Tiny House ordinance is still being discussed. Whitney recommended that the infrastructure needs would define the development of the available space. Hadenfeldt said that since the RV/TINY House is not yet completed, any proposal brought by Lott would be considered under the existing ordinance at that time and that he should reference the current ordinance since it defines RVs but not Tiny Homes or Yurts. Collins also asked whether a subdivision was considered. Lott said no, but that this project would provide living space but not ownership of the land, which might further determine the types of structures considered.

6. Plan for the hosting of the Aviation Public Hearing: The proposed outline includes the designation of roles and responsibilities, the hybrid meeting availability and enabling the public to comment in person, on-line or virtually. The finalization of these details will be discussed at the 5/17 meeting. The Chair recognized Amer Tumeh who asked whether he would be allowed to open and close the meeting like the lawyer did at the previous public hearing or be limited to the public comment time. Hadenfeldt responded that he should check with the Mayor/Town Manager, but that the difference between this Public Hearing and the previous Public Hearing regarding the disconnect is that, that hearing pertained to a specific parcel, whereas the aviation public hearing is to consider all aviation in Bluff, not just at the Desert Rose.

7. RV Ordinance Discussion: postponed but to remain on each upcoming agenda

8. Items for next agenda:

*RV Ordinance

*Land Use Training recording: Nelson recommended that Commissioners watch for any updates/corrections applicable before May 17th.

*Discuss 2nd meeting in June / summer schedule

9. Discussion of Joint Meeting with Town Council: coordination of legislated changes, Public Hearing protocol, (Town Council will likely post an agenda for the Joint Meeting, P&Z can post the agenda for their 6:30 section / regular meeting: TBD).

Other:

Joint Meeting: inadvertently replicated: see #9, above

Dobson made a motion to adjourn the meeting, Collins seconded, the vote was unanimous and the meeting was adjourned at 6:50 PM.

