

Town of Bluff

Planning and Zoning Commission Work Session

MINUTES for Tuesday, June 6 at 12:00-1:00 pm

In person - Bluff Community Center

190 North 3rd East, Bluff, Utah 84512

APPROVED

12:01 pm

Roll call: Amanda Podmore, Marcia Hadenfeldt, Ed Dobson, Brian Whitney, Malia Collins

Key takeaways from Marcia: either for it because of business or against because of noise, dust, wildlife, visitor impacts, and most are in favor of an aviation ordinance.

Key takeaways from Ed Dobson: agrees. Confusion over what would constitute the areas of concern, confusion about town boundaries. Someone recently landed a helicopter by procession panel on Comb Ridge. Town really has no control over aviation so we need to consider that.

Key takeaways from Brian: added that confusion about who actually has authority over regulations. A lot of information sent by Wes Shook about FAA regulations vs town authorities. Also concerns about future and non-helicopter air traffic was a concern.

Key takeaways Malia: Well put. Roughly one third weren't for or against but saw it as an opportunity to upgrade the airport, a lot of comments about community partnership & genuine dialogue. Wants to encourage dialogue within the community. Dark sky preservation with air traffic and illumination of landing pad. There were mentions of an aviation committee, which Marcia does not support.

Key takeaways from Amanda: emergency access and EMS, bighorn sheep and nesting raptors specifically, If you let one business owner put in a helicopter pad, what is to stop others? Make an ordinance at a town-wide scale, Inconsistent with General Plan, including Navajo Nation and Navajo Chapters, Safety: lacking in infrastructure and personnel to deal with incidents, jet fuel storage in residential area. Flight paths cannot be regulated by town but Amer did share a proposed flight path.

Late comments were stored in a separate folder.

We need to learn more about dark sky and aviation if we look at certain times of day. Marcia: we may not be able to "zone" business hours.

Town can regulate a landing area and where it is, FAA does evaluate a proposed landing area.

All commissioners agree we need an aviation ordinance.

Marcia's recommendations for an ordinance:

- The PZ Commission won't write the ordinance.
- Should we go by zone and decide what is allowed?
- How to do account for other types of crafts, like drones.
 - Allow recreational drones.
 - What do we do about drone delivery?
- STOLs (short take off and land aircraft) that land in your yard?
- Supports special events like balloon fest.
- Supports spraying, seeding
- Do we need to write in emergency/medical access since they will land anywhere? Just make sure it's not restricted.
- Bluff cannot regulate public lands, Navajo Nation, and airspace
 - Suggested we require documentation for a business license that a business owner has permission from adjacent land owners.
- Business license requirements: show requisite permits etc for fuel storage, pilot eligibility, aircraft maintenance, facility qualification.
- Perfect time to improve airstrip but it would need to be the town, not PZ.
- Add overlap airport zoning
- Enforcement: what do we do if there is noncompliance? Do we get annual reporting from agencies (i.e. FAA)? Malia asked if the business owner would also be responsible for reporting? We need to find out from agencies what they require.

Brian: noted Cody's point about private helicopters being different than EMS helicopters. Malia called and learned that it depends on the agency but there are requirements for the flight to have someone with certain certifications.

Ed Dobson recommendations: agrees with Marcia's recommendations.

Brian's recommendations:

- also agrees with Marcia's recommendations, especially having an outside expert write the ordinance.
- Add a safety component.
- Larger than one individuals' business.
- Include all types of aircrafts.

Malia's recommendations:

- General agreement with Marcia
- Consider requiring aviation business to have first responders on hand.
- Curious about Bears Ears National Monument rules

Amanda's recommendations:

- Agree with having a lawyer or ULCT write ordinance
- Two part ordinance: first, create a commercial overlay zone that restricts commercial landing and takeoff in most of town, and second, say what types of non-commercial aircraft landing & takeoff in each zone.
- Restrict commercial landing and takeoff, not private, over most of town via an overlay zone
- Allow for medical use, aerial seeding, aerial weed control,
- Get granular with what types of aircrafts are allowed in each zone

Ed asked if we need to review and compare other existing ordinances.

Proposed process:

- We create a recommendation and present to town council
- Town council approves/rejects/approves with changes and asks Chris to draft an ordinance
- Chris then sends PZ a draft ordinance to review.
- We then recommend or recommend with changes to Town Council for approval

If we vote on this general plan of action, Amanda can present to Town Council next week as an update.

Malia on types of aircrafts: how do we address types of aircrafts that aren't yet invented. Could we organize by commercial and recreational.

Brian: need to define aircraft (commercial, recreational, residential) and list examples in a non-exhaustive list. Brian can try to draft up for meeting tomorrow in a table.

We discussed *not* creating no-land zones for things like non-commercial special events.

Marcia: The County has an overlay zone for airport.

Amanda: should overlay zone explicitly say infrastructure can be build there or is that implied? We need to think about where they can be built and where they can land. Amanda's recommendation is to use the airstrip and built it out for commercial operations. Ed said UDOT is interested in working on improving the airstrip.

Ed Dobson: none of the historic air traffic has disrupted raptor nesting but what's come before us now will and that's why he's leaning towards having the proposed activity happen at the airstrip and have it develop into an airport.

We will schedule another work session too.

Ed motions to adjourn. Marcia seconds. Meeting adjourned at 1:04 pm.