

Town of Bluff

Planning and Zoning Commission Regular Meeting

Wednesday, June 7, 2023 at 6:00 pm

VIRTUAL - Bluff Community Center

190 North 3rd East, Bluff, Utah 84512

APPROVED

6:02 Roll Call: Marcia Hadenfeldt (vice-chair, acting chair), Malia Collins, Ed Dobson, Brian Whitney, Amanda Podmore (Chair)(excused)

Town Council Representatives: Erin Nelson:Town Manager

Approval of minutes from 5/17/2023 regular meeting: Whitney motioned to approve the minutes as submitted, Collins seconded: Hadenfeldt (aye), Dobson (aye), Collins (aye), Whitney (aye). The motion was passed. The minutes were approved.

Approval of meeting minutes for Public Hearing 5/22/2023: Collins motioned to approve the minutes as submitted, Whitney seconded: Hadenfeldt (aye), Dobson (aye), Collins (aye), Whitney (aye). The motion was passed. The minutes were approved.

Public Citizens to Be Heard: Amer Tumeh spoke to mention 2 points. The first was that the lease at the airport may not allow for a change of use. The second was that no one from P&Z has come to see him or the proposed project site and that to not do so is a disservice. Hadenfeldt stated that many things are being discussed, but that nothing has yet been decided.

Old Business

1. Update from Town Council: Nelson reported that the Town Council:

- * held a public hearing for the fiscal 2023 budget and the proposed 2024 budget. The budgets can be found on-line. The Town Council has until June 22 to approve them.
- * received an update from the Active Transportation Advisory Committee.
- * had previously scheduled airport maintenance which is taking place this week.
- * approved the solicitation for bids for the ceiling removal at the CCC.

Collins asked who does the airport maintenance. Nelson stated that it is an engineering firm selected through the sealed bid process. Jim Hook, airport manager, added that 90% of that cost is borne by the Utah Aviation Administration and the FAA.

2. Update on signage enforcement: none at this time

3. Site Plan Application Update: Podmore and Nelson have been working on creating a more thorough document. The Town Council is considering a relevant fee schedule.

New Business

4. Land Use Clearances: none

5. Status of joint session to review LUDMA/ULCT state legislative requirements: Nelson reported that the Town Council/P&Z are waiting to receive a list of exact requirements and deadlines. Nelson will contact the Town attorney.

6. Discussion of aviation ordinance recommendation and next steps: Hadenfeldt said that the P&Z work session purpose was to reach consensus on whether there is a need for an aviation ordinance and if so, what such an ordinance would require. Hadenfeldt stressed that this issue is still in the discussion stage and that it is not yet to be voted on. The P&Z commissioners are referencing maps, considering the public hearing results, types of aviation and uses and airspace jurisdictions. Whitney submitted a usage chart according to categories of use/zones and types of aircraft. Hadenfeldt reported that Podmore had suggested the development and use of map overlays. Hadenfeldt also mentioned the need to consider future developments in aircraft and flight technology. The commissioners agreed to the need for further information and continued discussion. A work session will be scheduled.

7. Items for next agenda:

- * discuss possible Aviation Ordinance / recommendation
- * signage enforcement update
- * site-plan application update
- * LUDMA (Land Use Development and Management Act) requirements update
- * RV ordinance update

8. Other: Collins and Hadenfeldt will continue working on the RV draft ordinance.

Dobson made a motion to adjourn the meeting, Collins seconded, the vote was unanimous and the meeting was adjourned at 6:49PM.