

Bluff Town Council Special Meeting Minutes

October 5, 2023

Bluff Community Center at 6:00 p.m.

190 N 3<sup>rd</sup> East P.O. Box 324

435-672-9990

Regular meetings are held the first three Tuesdays of every month at 6:00 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.

To view the livestream, or watch past recordings, please visit our YouTube channel: <https://www.youtube.com/channel/UCTqBxSP-Erhxq6muVMX6vdw>.

This meeting was held electronically and in person; it is not available on YouTube but can be heard on the Utah Public Notice Website

The meeting started at 6:00 p.m.

Roll Call Mayor Ann K. Leppanen, Luanne Hook, Jim Sayers, Linda Sosa, Brant Murray

Erin Nelson Town Manager Chris McAnany Town Attorney

**1. Discussion and Vote on “An Ordinance Amending the Bluff Municipal Code to Enact an Aviation Facilities Overlay Zone, and Enacting Related Provisions Regarding the Location of Aviation “**

Leppanen explained the purpose of the Special Meeting was to discuss the aviation facilities ordinance, aviation overlay zone and vote on the ordinance. McAnany explained the Council could decide to adopt a distance for the overlay zone, 2, 2 ½ or 3 miles from the Cottonwood Wash Bridge. Nelson had prepared a map with the three distances. Inside that zone would not be open to development of aviation facilities, outside the zone could be developed into aviation facilities subject to ordinance criteria Murray drove the different distances; he liked the three-mile radius.

Leppanen liked three miles but felt two miles was better, allowing more private land availability.

Sayers liked three miles to ensure that residents would not be disturbed and noted the airport is four miles out of town.

Hook and Sosa preferred two miles. Hook liked conditional variances. Leppanen did not support conditional variances as they are hard to manage and can lead to litigation and other problems. McAnany noted early Council discussions considered conditional use and the Council switched to an overlay zone in most recent discussions as a compromise.

Nelson presented a map showing each radius zone. Murray motioned to approve the ordinance as written with a two-mile radius, Sayers seconded and Leppanen, Sosa, Murray and Sayers voted in favor, Hook voted against.

## **2. Other**

Hook and Leppanen noted a great deal of work has gone into this ordinance and thanked everyone involved.

Murray motioned to adjourn the meeting at 6:17 p.m. Sayers seconded and Leppanen, Hook, Murray, Sosa and Sayers voted in favor.

Linda Sosa Recording Officer

For requests to receive emails/meeting invitations, email [linda@townofbluff.org](mailto:linda@townofbluff.org)