

Town of Bluff

Planning and Zoning Commission Work Session Minutes: APPROVED

Thursday, November 30, 2023 at 6:00 pm

In-person & virtual

190 North 3rd East, Bluff, Utah 84512

6:00pm Roll Call: Amanda Podmore (Chair, excused), Marcia Hadenfeldt (vice-chair, acting chair), Malia Collins, Ed Dobson, Brian Whitney

Work on draft RV Ordinance: The Commissioners discussed standards of RV parks, RV-owner short-term rentals, parking, permitting and grandfathering existing non-compliant RVs and inoperable RVs. The discussion also included RV parking vs. camping, allowances and standards in commercial zones, setbacks, health and safety standards and waste-water disposal plans. Some redundant and non-applicable items were deleted from the draft. At this point the draft is 7 pages, down from 16.

Work on updates to sign regulations in zoning ordinance: The Commissioners discussed ordinance clarity, organization and the need for dark-sky compliance. Safety hazards, sign exemptions, sizes and frontage ratios were also mentioned. The discussion also included considerations of wavy-signs and banners.

Discuss drafting a dirt moving ordinance: Whitney indicated that a working-draft copy is in progress and that items for discussion will include a permitting application form relative to volume, hillside grade percentages, determination of grade retentions, criterion for determining the possible need for engineering plans and language for geological hazards related to flood-plains and wetlands.

Other: Commissioners' homework includes adding further written comments to the draft ordinances.

Dobson made a motion to adjourn the meeting, Collins seconded, the vote was unanimous and the meeting adjourned at 7:10PM.