

Town of Bluff

Planning and Zoning Commission Work Session **APPROVED**

Wednesday, July 24, 2024, at 9:00-10:00 am MDT

VIRTUAL

190 North 3rd East, Bluff, Utah 84512

9:02 am Roll Call

Chair Amanda Podmore, Vice-Chair Marcia Hadenfeldt, Malia Collins, Ed Dobson (Joined late at 9:11am) Brian Whitney (Excused Absence),
Town Council Representative: Luanne Hook

Agenda

1. Review draft RV Ordinance

The purpose of the work session was to review and continue developing the draft of the RV Ordinance.

Prior to the meeting Dobson brought forward discussion, via email, about subsection (2) Non-Conforming Use subsection in section III STANDARDS APPLICABLE TO ALL ZONES. The Commission intends to allow the Town Council and Public discussion of the specifics of this subsection to help determine the outcome of this section as the ordinance moves forward.

Collins began commission discussion by raising the question of how many units will be allowed on a minimum lot size of one (1) acre under subsection (2) of section IV STANDARDS APPLICABLE TO AGRICULTURAL (A-2 & A-3) & RESIDENTIAL ZONES? The Commission has 4 units listed, however, Podmore has agreed to consult with the county health inspector to clarify a more appropriate number with the assumption this number may change with more information.

Hadenfelt then posed the question about storage of unoccupied RVs as it pertains to subsection (4) of section IV STANDARDS APPLICABLE TO AGRICULTURAL (A-2 & A-3) & RESIDENTIAL ZONES? The Commission clarified they wished to encourage commercial storage of RVs and amended the draft to include a limit of two (2) unoccupied RVs allowed per acre lot under subsection (4) of section IV.

Collins and Hadenfelt continued with the question of whether Mobile Home Parks should be allowed in C-3 Zones under section V STANDARDS APPLICABLE TO COMMERCIAL ZONES, or whether regulations of Mobile Home Parks should be included under the RV ordinance at all? Discussion ensued about benefits and logistics of including Mobile Home Parks in this (the RV ordinance). The Commission discovered that Mobile Home Park regulations are not included in the larger Zoning Ordinance. Due to the nature of combined RV and Mobile Home parks the Commission decided to add wording allowing Mobile Home Parks in the RV ordinance under

section IV STANDARDS APPLICABLE TO AGRICULTURAL (A-2 & A-3) & RESIDENTIAL ZONES subsection (5). Hadenfelt clarified that discussion on this matter is not finished and will need to be revisited.

The Commission further amended the section VI title to include the addition of Mobile Home Site Plans, to VI MOBILE HOME AND RECREATIONAL VEHICLE PARK SITE PLAN SUBMITTAL STANDARDS. Subsequently, the Commissioners clarified that all landowners, as well as the applicant, will need to sign off on any Site Plan Applications.

Hadenfelt then brought forward the question about the amount of space that needed to be dedicated to common areas in a RV or Mobile Home Park. The Commission debated on whether there should be a quantitative number that businesses would be required to follow. They consequently decided to leave out a quantitative requirement, but still required that businesses provide “proposed public space designations” clarified under subsection (b) in part 2 of section VI MOBILE HOME AND RECREATIONAL VEHICLE PARK SITE PLAN SUBMITTAL STANDARDS.

Collins then posed the question of requirements around privacy provisions (fences and other buffers) in Site Plan Applications. The Commission referred to the Zoning Ordinance that clarified how “buffers” were to be addressed, as stated in 6.01.010 M.

Collins and Hadenfelt plan to meet once more to update section VII STANDARDS FOR RECREATIONAL VEHICLE PARKS to better reflect how section VII and section VI will interact. They will work to create “Standards for Mobile Home Parks” now that Mobile Home Parks have been included.

The Commission will allow the town’s legal counsel to clarify how enforcement and penalties will be handled.

2. Other

The Commission then asked Town Manager Nelson if she had been able to post newly amended materials. Website updates are underway and a larger discussion with town council members will determine how information is disseminated. However, physical copies of new forms and the LUC vs Building Permit document will be held at the Town offices. **Motion to Adjourn**

Hadenfelt motioned to adjourn, Dobson seconded the motion. Podmore, Hadenfelt, Collins, and Dobson voted in favor of the motion. Whitney was absent.

The motion to adjourn passed unanimously and the meeting was adjourned at 10:02am