

Town of Bluff

Planning and Zoning Commission Public Hearing Minutes APPROVED

Wednesday, December 4th, 2024 at 5:00 pm

VIRTUAL & In-Person

190 North 3rd East, Bluff, Utah 84512

Videoconference: <https://meet.google.com/iqf-nipw-kvf>

Join by phone: (US) +1 636-735-3215 PIN: 928 639 871#

5:01 pm Roll Call: Amanda Podmore (chair), Marcia Hadenfeldt, Malia Collins, Brian Whitney

1. Rules & Procedures for public hearing: Podmore led with the purposes and procedures for the meeting:

- * to allow for and record public comment and consider whether the Town of Bluff should adopt an ordinance for updating subdivision regulations and adopt a new ordinance for regulating recreational vehicles.

- * to follow respectful rules of conduct .

- * the P&Z Commission will listen to, but not respond to public comments. No anonymous comments will be accepted.

- * For in-person attendees, sign-in sheets are provided for attendance and sign-up sheets are available for speakers. Online participants wishing to speak may place their names in the chat-box. Randomized in-person comments will be accepted first followed by randomized virtual comments.

- * 3 minutes per person with the option for an additional 2 minutes upon approval from the chair. Speakers can also choose to agree with previous comments by referencing the previous speaker's name and by stating support for their comment.

2. Public Comments on Draft Subdivision Ordinance: The subdivision ordinance update is a funded mandate passed by the State Legislature in 2023 and prepared by the Hansen Group consultants to streamline the application process and to clarify authoritative bodies. The Planning & Zoning Commission has the preliminary authority and the Town Council has the final authority. The draft has been made specific to Bluff and is within code.

- * Doug Harris made a general comment that Bluff has very few low-income housing opportunities and recommended any process for development be as easy as possible while still maintaining standards for the community.

3. Public comments on Draft RV Ordinance: The draft RV ordinance is intended to regulate the use of RVs within the town limits while protecting the integrity and character of the Town of Bluff and provide for public safety, minimal environmental impact, affordable housing, business, and the development and uses of RV and mobile home parks.

- * Eric Dastrup expressed appreciation for the set-back limits and mentioned several RVs in town on lots that are undevelopable. Podmore allowed a request for clarification. Hadenfeldt inquired of Dastrup whether he meant whether RVs could stay on a small lot instead only during construction? Dastrup clarified that he understood the ordinance to say that it was allowable for 1 year on a lot if it was under

construction and that there was nothing saying about staying on the lot if there was no possibility of construction.

* Kerri Harris recommended that the ordinance not be approved 'as is' and mentioned that RVs and other various accommodations were not on the list of what is permitted in an RV park. She also mentioned that types of offerings are really a business decision and that there are many constantly-changing industry standard options for RV parks. She recommended that the statement of what an RV park may include be removed as it is potentially too restrictive and does not allow them to stay within industry standards. Or, she suggested, the wording could be changed to "may include but is not limited to". Harris also provided a written summary of her statements to the Commissioners and to the public.

Hadenfeldt thanked the public for their valuable and informative comments. Podmore concurred and mentioned that previously submitted comments would also be considered and that the P&Z Commission will continue discussion and consider revisions at future meetings. Once the draft is finalized by P&Z, it will be submitted to the town attorney and the Town Council for review and final approval.

Hadenfeldt motioned to close the public hearing. Collins seconded. The vote was unanimous and the hearing was closed at 5:20 PM.