

Town of Bluff

Planning and Zoning Commission Regular Meeting Minutes APPROVED

Agenda for Wednesday, December 4th, 2024 at 5:00 pm to 6:50 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#

5:24 pm Roll Call: Amanda Podmore (chair), Marcia Hadenfeldt, Malia Collins, Brian Whitney

Erin Nelson Town Manager

Public Comments: none

Approval of minutes from 11/20/2024 regular meeting: Additional information was included for clarity. Collins motioned to approve the minutes as amended. Hadenfeldt seconded: Podmore (aye), Hadenfeldt (aye), Collins (aye) Whitney (aye). The motion passed. The minutes were approved as amended.

Old Business

Update from Town Council: There were no substantive updates.

Enforcement update: It was proposed to plan a joint meeting with the Town Council to discuss this issue.

Discussion and vote on draft subdivision ordinance approval: Podmore noted that the expedited timeline for completing the mandated subdivision update is by the end of 2024. Podmore agreed with Doug Harris's in-person public comment at the hearing to not preclude the development of low-income housing. Hadenfeldt expressed her satisfaction that the draft included all necessary processes in accordance with state law, subdivision norms, and public protections. Collins concurred. Whitney noted the need to update the code and supported Doug Harris's comment during the public hearing that the process provided for the ease of development. Podmore agreed that she was comfortable recommending the subdivision ordinance and called the motion to submit the draft to the Town Council for final approval. The vote was unanimous. Podmore (aye), Hadenfeldt (aye), Dobson (aye), Collins (aye). The motion passed. Thanks were expressed to the Hansen Group for their assistance and work.

Discussion of draft RV ordinance: Collins stated her view that the draft RV ordinance is not yet ready and would like to take more time to include the public comments in the revision of the draft. Whitney appreciated the public comments and agreed to allowing a more fluid definition of what an RV park allows and that offerings should be determined by RV park business owners. Podmore and Hadenfeldt concurred. Hadenfeldt also noted, in reference to Eric Dastrup's comment, that historically, under county regulations, Bluff was exempt from 1/2 acre lot standards because of differing water and septic infrastructures which also left Bluff with some non-conforming lots. Collins noted that the existing ordinance does allow for living in an RV on a lot which has access to utility hook-ups and meets setbacks. Podmore suggested reviewing the ordinance and addressing non-conforming lots at the next meeting. Collins mentioned that the standards applicable to all zones was listed separately but not included on the reference chart and questioned whether it should be. It was decided that for the ease of users it should not be.

New Business

Land Use Clearance Applications - Coral Sands Solar Application: Jonathan Ferrell summarized the application, noting that it was generated by the awarding of a Rural Energy for America grant to Coral Sands. It proposes the construction of framed carport structures along the northern edge of the lot which would provide shade for pedestrians and vehicles. The solar modules would be installed on top. Podmore mentioned setbacks and Ferrell indicated that all setbacks would be met. Hadenfeldt inquired and Ferrell indicated that the energy generated would offset the power usage of each site as well as the business office. The modules are broken up into 17 systems allowing for a completely green-energy RV park operation. Hadenfeldt inquired and Nelson confirmed that the LUC application fee has been paid. Hadenfeldt motioned to approve the LUC application for a solar installation at Coral Sands. Collins seconded. The vote was unanimous. Podmore (aye), Hadenfeldt (aye), Collins (aye), Whitney (aye). The motion passed.

Items for next agenda:

- * RV ordinance
- * possible discussion of posting 2025 meeting dates

Other:

- * Nelson presented the upcoming IT platform changes and noted that any current website information and all other documents and postings would migrate to the new platform within 4-6 weeks. She also noted changes to email programs, meeting platforms and domains. Collins inquired and Nelson agreed to the provision of support and training.
- * Hadenfeldt mentioned the need to revise the bylaws after consulting with town attorney.
- * Whitney volunteered to do the required physical, hard-copy P&Z postings.

Collins **motioned to adjourn** the meeting. Hadenfeldt seconded. The vote was unanimous: Podmore (aye), Hadenfeldt (aye), Collins (aye) Whitney (aye). The motion passed. The meeting adjourned at 6:04 PM.

Requests for additions or modifications to agenda items are due by 5pm each Wednesday preceding a public meeting to planningzoning@townofbluff.org or to Town of Bluff at 435-672-9990 to be discussed at the next Wednesday scheduled meeting. An Agenda Item Request form can be found online at <http://townofbluff.org/planning-zoning/>. Closed captioning will be available on the videoconference.