

Town of Bluff

Planning and Zoning Commission Regular Meeting Minutes APPROVED

Wednesday, December 18, 2024 at 6:00 pm to 7:00 pm

VIRTUAL

190 North 3rd East, Bluff, Utah 84512

6:00 pm Roll Call: Amanda Podmore (chair), Marcia Hadenfeldt, Malia Collins, Brian Whitney

Public Comments: Podmore thanked Ed Dobson for his years of serving on the Planning and Zoning Commission.

Approval of minutes from 12/4/2024 public hearing: The minutes were edited for clarity. Collins motioned to approve the minutes as edited. Whitney seconded. There was no further discussion. Podmore (aye), Hadenfeldt (aye), Collins (aye) Whitney (aye).The motion passed. The minutes were approved as amended.

Approval of minutes from 12/4/2024 regular meeting: Hadenfeldt motioned to approve the minutes as presented. Collins seconded. There was no further discussion. Podmore (aye), Hadenfeldt (aye), Collins (aye) Whitney (aye).The motion passed. The minutes were approved as amended.

Old Business:

Update from Town Council: Hook reported that the Town Council:

- * approved the P&Z recommendation that Hadenfeldt serve another term as P&Z Commissioner.
- * approved the sending of a 'Breach of Contract' notification to UDB.
- * voted to extend the airport lease.
- * approved going ahead with a UDOT speed study.
- * passed the Subdivision Ordinance with an appendix for roads.
- * tabled the RV discussion until the worksession on the 14th.
- * will schedule a Public Hearing to address the request from Coral Sands to vacate an alley.

Discussion and questions yielded further information that:

- * the Town Council will review bylaws in January.
- * Hook will email the approved Subdivision Ordinance to the P&Z Commission.
- * the Appendix to the Subdivision Ordinance outlines the standards for Bluff roads.
- * the statement: "Condominium development is regarded as a subdivision." was left in the definition section of the Subdivision Ordinance.

Finalize schedule of meetings for 2025: One meeting date was changed. Podmore will post the finalized meeting schedule notice and also notify the Town Manager for inclusion on the website.

Review draft RV ordinance: Discussion included adding definitions, adding a title to the table/chart, clarifying language, deleting unnecessary text, consideration of non-conforming lots, and allowing for open space within RV and mobile home parks. The draft RV ordinance discussion will continue at future meetings.

New Business

Land Use Clearance Applications: none

Items for next agenda:

*possible election of officers

*required trainings update

Other: Hadenfeldt gave thanks for a great year and is looking forward to another term.

Whitney 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 7:04 PM.