

Town of Bluff
Planning and Zoning Commission Work Session Minutes DRAFT
Thursday, May 15, 2025 at 6:00 pm to 7:00 pm
VIRTUAL

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#

6:00 pm Roll Call: Marcia Hadenfeldt (Vice-Chair, Acting Chair), Malia Collins, Brian Whitney, Amanda Podmore (chair) excused Town Council Representative: Luanne Hook,
Town Manager: Erin Nelson

Old Business

1. Discuss goal of renewable energy ordinance: Podmore and Collins have taken the lead on research for inclusion in a draft ordinance. Collins presented an initial working-draft based on research so far. Discussion included protecting public health and safety, environmental factors, definitions, wind and solar, permitted-uses, project footprint sizes, density, ratios to lots and acreage, green/open space allowances, ground installation, zones, limitations, prohibited zones, conditional usage, shared systems/utilities, Rocky Mountain Power and federal/state limitations/regulations, and view-shed, flicker and glare studies. The need for documentation, permits, applications, and site-plan options was also noted. This discussion and further research will be continued.

2. Discussion of enforcement recommendations for ordinances: The Commissioners reported on enforcement references within existing ordinances. Discussion included reliance on federal and state mandates, a 30-60-90 day compliance timetable, incremental fines and fines relative to generated income, cancelling, with-holding or non-issuance of current/future LUCs/permits/licenses, civil and legal actions, variance processes, and disclaimers for immediate danger. The Commission decided that the recommendations be resubmitted to the Town Council for further review and discussion at a future joint work session. (* This discussion was temporarily interrupted by an uninvited on-line-user "crash", the acting chair considered 'calling' the meeting, but the "crash" was resolved by Craig Benally, AV Technician. See **Other** below)

3. Items for next agenda:

- LUCs
- renewable energy
- P&Z approval/vote? Of GOED annual report

4. Other:

- Hadenfeldt mentioned that she had responded negatively to an emailed question asking whether a lot could be subdivided into a parcel less than ½ acre. According to current code, it cannot.
- Nelson agreed to investigate protocols for future on-line "crashes" and noted that the problem may be addressed with an alternate meeting-platform.

Collins motioned to adjourn. Haws seconded. The meeting adjourned at 7:01 PM.

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