

Town of Bluff
Planning and Zoning Commission Work Session Minutes DRAFT
Thursday, June 26, 2025 at 6:00 pm to 7:00 pm
IN-PERSON & 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#

6:03 pm Roll Call: Amanda Podmore (chair), Marcia Hadenfeldt, Malia Collins, Brian Whitney (excused), Gary Haws (excused) Town Council Representative: Luanne Hook Erin Nelson Town Manager (excused)

Old Business

1. PZ Bylaws Review from Town Council: The final draft is not yet finalized. It is under Town Council review.

2. Solar webinar update: Hadenfeldt reported on information from the Solsmart webinar. Topics included permitting and inspection, planning and zoning, writing energy ordinances, zones (Solsmart recommended to allow solar in all zones with certain zones under “conditional use”), size vs. voltage, and installations considered as utilities not as structure. Hadenfeldt will pursue more information and recommended that other Commissioners also watch the webinar, and consider the possibility of networking with Solsmart.

3. Trainings update: Hadenfeldt has completed 2 trainings (ethics and code enforcement). She recommended the code enforcement training to others. Podmore agreed to circulate more CivicLinq information.

4. Renewable Energy Ordinance: The Commissioners discussed definitions, tables, battery and energy storage systems, safety, adding large-scale installations to ‘permitted use’, releasing setbacks within owner property to accommodate sun angles, types of studies required by federal law, state override of local municipalities regarding large-scale installations, removing redundancies on the application form which duplicate the Building Dept. installation application items, decommissioning, abandoned projects and Building Dept. needs. Further research, guidance, and information will be pursued.

5. Other: The 7/1/2025 Town Council meeting has been cancelled.

Items for Next Agenda:

- GOEO report
- Bylaws
- Solsmart update

Collins motioned to adjourn the meeting. Hadenfeldt seconded. The meeting adjourned at 6:48 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.