

Town of Bluff
Planning and Zoning Commission Regular Meeting Minutes DRAFT
Thursday, June 5, 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#

6:00 pm Roll Call: Marcia Hadenfeldt (acting chair), Malia Collins, Brian Whitney, Gary Haws (excused), Amanda Podmore (chair, excused) Town Council Representative: Luanne Hook (excused), Erin Nelson Town Manager, Kristen Bushnell Bluff Building Department

Public Comment: none

Approval of minutes from 5/1/2025: . Additional information was added. Collins motioned to approve the minutes as edited. Whitney seconded. , Hadenfeldt (aye), Collins (aye) Whitney (aye) . The motion passed.

Approval of minutes from 5/15/2025 : Collins motioned to approve the minutes as submitted. Whitney seconded. Hadenfeldt (aye), Collins (aye) Whitney (aye). The motion passed.

Old Business

1. Town Council update: Nelson reported that the Town Council:

*amended the 2025 town budget and held a public hearing and approved the 2026 budget.

*received a playground grant for ~\$165,000.

* held a public hearing and voted on 5/22 to approve the vacated alley ordinance.

*approved a settlement agreement to dissolve the Town of Bluff and Utah Dine Bikeyah partnership, finalized on 6/4/2025.

* hired interns to assist with the Building Department website, addressing, Dark Skies, cemetery, roads, and mapping. Hadenfeldt suggested checking locally for the use of GPS device availability.

2. Update from building department: Kristen Bushnell sent a list of current Town projects and noted that any 'open' projects approved before the establishment of the Bluff Building Department are the responsibility of San Juan County.

3. Next steps on Renewable Energy Ordinance: General discussion topics included Solar App Plus, International and Utah State Codes, battery storage unit sizes, transmission line availability and zoning allowances. The Commission will continue to pursue additional information.

4. Finalization of enforcement recommendations to send to Town Council: The Commissioners agreed to forward the enforcement recommendations to the Town Council.

New Business

5. Land Use Clearances: none

6. CivicLinq trainings: Nelson forwarded training opportunity emails and suggested that it is best practice for Commissioners to complete trainings in order to stay current on P&Z issues. The Commissioners confirmed that continued training is one of their stated goals. Hadenfeldt agreed to evaluate CivicLinq and ULCT/LUDMA opportunities/subjects for discussion/selections. She suggested each commissioner choose which appeals to them and report back. The Commission will work with the Town to prioritize.

7. Approval of GOEO annual report: Collins, as Project Manager, noted that the report is linked to the \$445,000 Governor's Office of Economic Opportunity grant received for the Community Cultural Center. Monies have been spent on architects and engineers. The report is due by the end of July and the P&Z Commission needs to review and authorize the report when completed.

8. Items for next agenda:

*P&Z Bylaws status update

*Solar Webinar update

*training update

*energy ordinance update

*GOEO annual report

9. Other: Whitney noted his possible scheduling unavailability.

Collins motioned to adjourn the meeting. Whitney seconded. The meeting adjourned at 6:58 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.