Bluff Planning and Zoning Commission Work Session DRAFT Minutes
Agenda for Thursday, August 21, 2025 at 6:00 pm to 7:00 pm
IN-PERSON & VIRTUAL
190 North 3rd East, Bluff, Utah 84512

6:10 pm Roll Call
P&Z Commissioners: Amanda Podmore (Chair), Marcia Hadenfeldt, Brian Whitney, Malia Collins, Gary Haws
Town Staff: Krieg Benally

Old Business

1. **Solsmart update**

Whitney reported that the initial draft review with Solsmart was delayed due to an emergency, and the new proposed a meeting on September 2nd. Hadenfeldt suggested that the work session could continue to address these topics, and the commission agreed to review the draft airport zone ordinance from the Hanson Group for potential recommendation to the town council or further discussion at the next meeting.

2. **Renewable energy ordinance update**

The commissioners spent time discussing and revising the drafted energy ordinance document. Hadenfeldt suggested making some basic modifications to the drafted renewable energy ordinance for language clarity. The commission discussed refining definitions and sizes for residential projects, with a focus on reducing the number/types of projects. The recommendation from Sarah (from Solsmart) indicated that anything under five (5) acres could be classified as "residential". They agreed to review sample charts from Sarah and consider using her recommended sizes.

The team also discussed renewable energy sources and the need to update their conditional use permit language to include specific studies as warranted by site conditions. Hadenfeldt and Whitney planned to follow up with Sarah or her team to clarify size requirements and other details. There was also discussing exempting residential solar lights from regulations, agreeing to define them as self-contained lighting fixtures that harness sunlight for home and outdoor space illumination. Hadenfeldt and Podmore refined the definition to specifically exclude larger solar installations, while Collins shared information about portable balcony solar panels that can be plugged into 120-volt outlets and provide battery backup power, noting their popularity in Europe for rental properties.

3. **General Plan 2025 update**

The group discussed the general plan update, with Podmore reporting progress on text updates and noting that the public hearing is tentatively scheduled for October 28th.

New Business

4. **Airport zone ordinance from Hansen Group**

The commission also reviewed an airport zone ordinance from Hanson Group, which Podmore shared via email.

The group discussed airport overlay zone regulations, focusing on building height restrictions and aviation safety requirements. Hadenfeldt raised questions about potential restrictions on energy development projects near the airport, particularly regarding solar and wind installations. Whitney clarified that federal aviation regulations (14 CFR Part 77) already provide comprehensive standards for construction near airports, which are incorporated into the local ordinances. The commissioners agreed that while they could be more specific in their overlay zone ordinance, the existing regulations likely provide sufficient coverage for any future development projects.

The commission would like to put together questions about the ordinance and potentially have Hanson Group present before voting on it at a future meeting. Marcia and Whitney will schedule a separate meeting to develop questions.

5. **Items for next agenda**
6. **Other**