

**Town of Bluff**  
**Planning and Zoning Commission Regular Meeting Minutes**  
**Thursday, July 3, 2025 at 6:00 pm to 7:00 pm**  
**IN-PERSON & VIRTUAL**  
**190 North 3rd East, Bluff, Utah 84512**

**6:02 pm Roll Call:** Amanda Podmore (chair), Marcia Hadenfeldt, Malia Collins, Brian Whitney, Gary Haws  
Town Council Representative: Luanne Hook Town Manager: Erin Nelson

**Public Comment:** none

**Approval of meeting minutes** from June 5: Additional information was added. Collins motioned to approve the minutes as edited. Hadenfeldt seconded. Podmore (aye), Hadenfeldt (aye), Collins (aye) Whitney (aye), Haws (aye). The motion passed.

**Approval of meeting minutes** from June 26th: Hadenfeldt motioned to approve the minutes as submitted. Whitney seconded. Podmore (aye), Hadenfeldt (aye), Collins (aye) Whitney (aye), Haws (aye). The motion passed.

**Old Business**

**Update from Town Council:** Hook reported that: The disconnect is moving forward. The court ordered mediation. The Dark Sky designation was announced. The Town Council hired interns.

**Update from Building Department:** There are no pending Building Permits or LUCs.

**PZ Bylaws update:** no update

**Solsmart update:** Hadenfeldt reported that Solsmart is able to assist with writing energy ordinances and is waiting for further information from Solsmart regarding the communication hierarchy. Podmore commented that it would be helpful to have 2 Commissioners meet with Solsmart before the next P&Z work session.

**Renewable energy ordinance update:** Hadenfeldt noted that the Solsmart webinar mentioned that energy ordinances must meet state and federal codes and that local codes can be overridden.

**New Business**

**Land Use Clearance approval** - none

**Update on Technology,** Email Addresses, Shared Drives, and Meeting Links: Sam Bouchard, TOB intern, noted that a new town website is up and reported on the progress of domain changes, ZOOM virtual meetings, One Drive, and updating P&Z forms.

**Approval of GOEO Letter of Endorsement:** Hadenfeldt motioned to approve the approval letter of expended grant funds. Whitney seconded. Podmore (aye), Hadenfeldt (aye), Collins (aye) Whitney (aye), Haws (aye). The motion passed.

**Items for next agenda:** Solsmart update/Renewable energy ordinance, Hansen Group General Plan review/report, bylaws

**Other:** none

Collins motioned to **adjourn** the meeting. Whitney seconded. The meeting adjourned at 6:34 PM