

Bluff Planning and Zoning Work Session **DRAFT** MINUTES

Thursday, June 18, 2026, at 6:00 PM

6:01 pm Roll Call: Malia Collins (Chair), Marcia Hadenfeldt, Anne Brown

Town Staff: Erin Nelson

1. Interviews for open Planning & Zoning Seat (All)

Tom Hiserodt was the only applicant for the open, mid-term position on Bluff Planning and Zoning.

Mr. Hiserodt has lived in Bluff for eleven years, and he was a long-term visitor for years before that. He indicated that he was interested in the position because he feels a sense of obligation to give back to the town and is qualified for the position because he believes he can provide objective input on town decisions. He stated he would like to address the issue of abandoned and run down homes in Bluff. Mr. Hiserodt shares the Town's value of protecting dark skies and expressed support for the lighting ordinance, calling it a great initiative. He also praised the thoughtfulness of the existing zoning decisions which have contributed to keeping Bluff, Bluff.

Hiserodt provided an example of a time he resolved a conflict in his time working as a teacher prior to retirement, describing how he supported a first-year math teacher during a tense parent meeting by setting expectations for the meeting and ensuring the parties treated each other fairly.

Hiserodt verified he can meet the time commitments and technology requirements. He confirmed that he was a resident of Bluff. Collins thanked Tom Hiserodt for coming in, and she shared the next steps in the process of filling the role. Discussion and recommendations from P&Z will be addressed during the first meeting in July.

1. Discussion & Next Steps of Stephen Reale's Public Comment from June 4, 2026 Meeting (All)

Collins provided a brief recap of Mr. Reale's question from the previous meeting regarding tiny home use and placement. Collins referenced Zoning Code 6.40.10, Sections A and B which have many similarities, but indicated that she did find differences between the sections. Section A mentions Tiny Houses which would be more similar to Mobile Homes and permitted as "use by right as a primary dwelling", whereas Section B was intending to address Tiny Homes "on Wheels" which would be more similar to RVs. The concern regarding the code is that Section B left out the "on wheels" part and has references to just "tiny houses".

Brown noted the importance of addressing this issue as a mechanism for encouraging affordable housing. Brown noted that if the home were on wheels, she would like to recommend it be taken off wheels and making it a more permanent structure.

Collins stated that the commission was tasked with interpreting the code as written and because Section A indicates that Tiny Homes are allowed as a "use by right", she would recommend saying, "yes, Reale's use would be allowed". Hadenfeldt agreed and noted that the commission needs to clean up and edit the Zoning Code.

2. Update & Discussion amongst Commissioners: Zoning Code Revisions (All)

Collins prefaced the conversation with information that she has spoken with previous members of the Zoning Commission, including Sarah Burak who was the Chair of P&Z during the initial zoning process. Collins wanted to make sure she and the current commissioners understand why the zoning map was created. Specifically,

regarding Commercial Zoning, the early commissioners used the highway to determine which parcels would be C-3 zones on the west side of town (West of Cottonwood Wash). On the east side of town, the commissioners chose to zone parcels as C-2 on the north side of the highway because they envisioned a “Main Street” along Black Locust Avenue. The parcels on the south side of the highway were zoned C-3, as they were also adjacent to the highway, but would ultimately have less impact on the residential community compared to the north side of the highway. Collins noted only one parcel is zoned as C-1, and the commission may choose to combine C-1 and C-2 zoning into one category to simplify the zoning.

Brown emphasized the importance of understanding the historical reasoning behind zoning decisions, noting she would have questioned certain choices without that context. She shared observations from her current stay in Springdale, Utah, describing it as a cautionary example of overdevelopment with dense construction, thousands of hotel rooms, and millions of dollars in condo sales which contrasts with Bluff's current character. The commissioners agreed that reviewing other towns' zoning would provide valuable insight on both positive and negative zoning trends, including examining minimum lot sizes and density standards to avoid similar outcomes.

The commissioners walked through an action plan to update the zoning code which provided four main areas of focus:

1. Zones: Review existing zones including locations, uses, and regulations including setbacks, density, and zone boundaries
2. Changes: Identify errors, omissions, and Utah legislatively mandated land use updates (such as Accessory Dwelling Unit (ADU) legislation, Wildland Urban Interface (WUI), etc.)
3. Process Challenges: Evaluate the code's application submittal requirements, site plan levels and requirements, and enforcement criteria and consequences
4. Definitions: After the previous steps are completed, the commissioner will review the updated Zoning Code to determine which definitions should be added, edited, or deleted.

Collins recommended hosting an open house event for the public in August to seek feedback prior to making extensive edits to the code. An open house event would ensure the commissioners are prioritizing the issues the public brings up. They can use the feedback, coupled with the known issues in the text to update the ordinance in an efficient manner.

3. Items for Next Agenda

- Sign Permit (Sweetwater Market)
- Discuss P&Z Applicant and Recommendation to Town Council
- Start on the Zoning Code

4. Other

N/A

5. Adjourn

Hadenfeldt motioned to adjourn at 6:47pm, Brown seconded. Meeting adjourned at 6:47 pm

Note Taker: Erin Nelson

Draft Minutes Published: June 18, 2026