

Bluff Planning and Zoning Regular Meeting Approved Minutes

Thursday, July 2, 2026, at 6:00 PM

6:01 pm Roll Call: Malia Collins (Chair), Marcia Hadenfeldt, Anne Brown
Excused Absence: Brian Whitney
Town Staff: Erin Nelson

Approval of June 4, 2026 Regular Meeting Minutes

Hadenfeldt made a correction to reflect that it was Brown who had conducted the research on the five small towns. Hadenfeldt motioned to approve the minutes from June 4th as amended. Brown seconded the motion. Three in favor, none opposed. Motion passed unanimously.

Approval of June 18, 2026 Work Session Minutes

There was a correction to agenda item one clarifying the concern with the zoning code. Hadenfeldt made the motion to approve the minutes from June 18, 2026 as amended. Brown seconded the motion. Three in favor, none opposed. Motion passed unanimously.

Public Comment (up to 3 minutes per comment)

N/A

Old Business

1. Review & Vote on Sign Permit Request by Sweetwater Market

The commissioners reviewed the sign permit submitted by Sweetwater Market. Collins noted the sign is subject to the town's Sign Ordinance as well as the Exterior Lighting Ordinance. Hadenfeldt asked for clarification regarding the location of the sign. It is located on the front of the building, affixed by hooks and chains on the front right side of the business.

The commissioners reviewed which category the sign would be reviewed under. The sign code references "illuminated window signage" as an exempt category, however, this sign does not qualify because it is not in a window. Mr. Martin clarified the business is currently closing by 8pm. Brown noted this sign is less illumination than the standard "open" signs. Mr. Martin joined the discussion and stated that it is an LED sign, not a neon or tube. Martin noted that the sign is shut off after the business closes. State of Utah requires that they must stay open for a certain number of hours due to their liquor license.

Nelson noted that while an "electric sign" was defined in the Sign Code, it was not placed anywhere in the code and was not used in the table. Nelson advised that while she was not legal counsel, legal counsel had advised previously that Utah Law takes the stance that unless a use is stated as allowed or prohibited in the code, the law typically takes the side of the landowner. Therefore, because Town code does not regulate "electric signs" in the use tables, the landowner would be allowed to use them.

Hadenfeldt made the motion to approve the sign permit request from Sweetwater Market, as presented. Brown seconded the motion. Three in favor, none opposed. Motion passed unanimously.

The commissioners acknowledged the need to update the sign ordinance to address LED and electric signs explicitly. Sweetwater Market to receive the signed permit at the beginning of the following week.

2. Discussion & Vote to recommend Tom Hiserodt to fill Planning and Zoning Vacancy to Town Council

Hadenfeldt stated her appreciation for Mr. Hiserodt for applying but noted she was not taken with his

answers. Brown noted that she does not know Mr. Hiserodt but from his answers felt as though he wasn't as forward thinking in looking at mindful growth for the town.

Collins expressed her appreciation for his application and was impressed with his conflict resolution response. She has seen him work a bit on the Cemetery Board and stated she believed he would be helpful on the Planning and Zoning Commission.

Hadenfeldt asked Nelson procedurally what would happen if Planning and Zoning didn't recommend Mr. Hiserodt. Nelson noted that ultimately the Town Council is the appointing body.

Hadenfeldt made the motion to present Tom Hiseordt to Town Council for the open Planning and Zoning seat. Collins seconded the motion. Collins – Aye, Hadenfeldt – Nay, Brown – Nay. The motion failed. Nelson will share this information with Town Council.

3. Update & Discussion amongst Commissioners: Zoning Code Revisions

Commissioners review current Zones and discuss number of subzones for each district New Business

Hadenfeldt proposed the following:

- A1 can be referred to as "Nondevelopable Agricultural"
- Combine A2 and A3 into a single zone identified as "Developable Agricultural"
- Combine C1 and C2 into one zone.
- Have a separate Zone that encompasses the current "C3" uses, but it needs to be cleaned-up
- Determine which areas (if any) can be zoned as "Factory-Industrial" and identify if the uses are correct.
- Keep one residential district but clean up the density and setbacks.

Hadenfeldt noted it was odd to allow Short Term Rentals in Agriculture. Collins brought up the Zoning Code that contained the Building Technician's comments and asked for the commissioners to review the code in "suggesting mode". Commissioners should work through this document. Definitions will be reviewed later. Collins suggested commissioners should make sure the commissioners work through the entire code first and compare it to the 6/26 Zoning Outline.

Collins asked the commissioners to review item number 1B (Challenges) on the Outline for the next meeting.

New Items

1. Items for Next Agenda

Working on the Zoning Code

The commissioners will wait to review and edit the Sign Ordinance until they have finished drafting the changes for the Zoning Code.

2. Other

Collins received a request for a potential subdivision request. Nelson noted that the subdivision code requires applications to be handled within a certain time period. Depending on when the request comes in, P&Z will evaluate the application in the work session and may need to schedule a special meeting.

The commissioners talked about timing for the potential public open house meeting for the public on

September 17th at 5:00 pm, then the commissioners can have their work session afterwards to discuss the feedback.

Blanding City is doing a Land Use Training on August 20th at 7:00 PM. The commission may move the scheduled Work Session based on whether P&Z members would like to attend.

Hadenfeldt noted that she had been speaking with the Building Permit Technician about enforcement and people doing things that are not allowed. Nelson will follow up.

3. Adjourn

Brown motioned to adjourn the meeting. Hadenfeldt seconded. Meeting adjourned at 7:09 pm.

Note Taker: Erin Nelson

Draft Minutes Published: August 3, 2026

Approved Minutes Published: August 12, 2026