

Bluff Planning and Zoning Work Session Minutes

Tuesday, September 8, 2026, at 1:00 PM MDT

Bluff Community Center – 190 N. 3rd E. Street, Bluff, UT 84512

1:02 pm: Meeting called to order

Roll Call

Malia Collins (Chair), Marcia Hadenfeldt, Tom Hiserodt, Brian Whitney, Anne Brown

Old Business

1. Working Document: Zoning Code Revisions

The committee convened to review and finalize proposed zoning code revisions prior to presenting them at a joint work session with the Town Council on Tuesday, September 15, 2026. The primary focus centered on defining and mapping agricultural districts (A1 and A2), commercial zones (C1 and C2), industrial uses (F1), and standardizing definitions like Accessory Dwelling Units (ADUs) and campgrounds.

General Principles & Code Structure

- **ADU Language Simplification:** To prevent repetitive text across multiple zones Hadenfeldt proposed a master opening sentence under uses for all zones: "Where ADUs are allowed, the following standards will be met."
- **Map Corrections & Zoning Realignment:** The board reviewed local parcel maps, addressing discrepancies regarding San Juan County boundaries, SITLA lands, and historical usage.

Agricultural Districts (A1 & A2)

The committee distinguished between strict agricultural/open spaces and development-friendly agricultural spaces:

- **A1 (Agriculture / Open Space / Conservation):** Designated for open spaces, crop cultivation, historical cattle areas, and public land (such as the Cottonwood Conservancy and floodplain areas).
- **Lot Size & Setbacks:** No minimum lot size; setbacks proposed at 15 feet front and 10 feet for sides/rear.
- **Building Height:** Maximum height set to 35 feet to accommodate agricultural structures and barns.
- **Structures:** Limited to necessary or incidental agricultural and residential structures tied directly to farming.
- **A2 (Agriculture / Recreation / Mixed Use):** Includes all A1 permissions plus recreational facilities, camps, single-family dwellings, ADUs, and short-term rentals (STRs), and RVs.
- **Lot Size & Setbacks:** 1-acre minimum lot size; 25-foot front setback, 15-foot side and rear setbacks.
- **Campgrounds:** Kept in A2 with the clarification in definitions that a "campground" does not automatically classify as an RV park.

Commercial Districts (C1 & C2)

- C1 (Walkable Downtown Commercial): Designated for areas like the historic downtown strip along Main Street and specific cutouts to encourage pedestrian-friendly access (e.g., restaurants, galleries, offices, clinics, retail spaces, and public buildings).
- C2 (General / Highway Commercial): Geared toward heavier commercial needs, utilities, and flexibility along major roadways. The committee discussed transitioning certain historical commercial patches and industrial/distribution areas into appropriate C2 or F1 designations.

Factory Industrial District (F1)

- Placement: Discussed placing F1 in isolated or appropriate industrial contexts (such as near the airport overlay or previous transfer/quarry zones) to handle heavy uses like machine shops, manufacturing, assembly, and recycling facilities.

New Business

2. Discussion of Zoning Code Revisions to take to Council at Joint Work Session, Tuesday, September 15, 2026

The committee is preparing for an upcoming joint session with the Town Council (set for Tuesday the 15th at 4:00 PM) to present proposed zoning changes, clean-ups, and condensations. The council acts as the final decision-maker, but this session is designed to gather their feedback, gauge their reactions, and present the logic and thinking behind the proposals rather than holding a final vote. Members emphasized listening to the council's feedback (e.g., potential pushback on changes along the highway or specific spots like Black Locust Corner and Route 162), taking it under advisement, and avoiding letting them prematurely shut down the process since they are providing suggestions at this stage. Instead of a complex PowerPoint presentation, the team decided to use the marked-up/red-lined working documents alongside a few printout copies of maps. Brian will present the logic, specific uses, and overall red-lined document changes. Another member will take care of bringing and explaining the maps. Major proposed updates to agriculture and commercial zones. Specific areas of interest, including Black Locust Corner, Route 162, and a specific parcel near Anne. Skipping lengthy introductions on definitions since they will be cleaned up based on actual usage. Mentioning that ADUs (Accessory Dwelling Units) will need to be addressed at a subsequent meeting.

3. Items for Next Agenda

- Zoning Code Revisions based on joint discussion with Town Council

4. Other

- Joint Session: Scheduled for Tuesday, September 15, at 4:00 PM, starting at the very beginning of the meeting.
- Regular Work Session: Set for Thursday, September 17, at 5:00 PM (a two-hour meeting).

5. Adjourn

Hadenfeldt motioned to adjourn the meeting. Brown seconded. Meeting adjourned at 3:01pm

Note Taker: Charmayne Sandoval

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