

Bluff Planning & Zoning Work Session Minutes

Tuesday, September 17, 2026, at 5:00 pm MDT

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

5:02 pm: Meeting called to order

Roll Call

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

Public Comment

Although public comments are not standard for work sessions, Chair Collins allowed her to opportunity to provide a comment. Community member, Linda Richmond stated that she is a conservative citizen and formerly a member of the original Strategic Planning Committee, was welcomed to speak. During her comment, she mentioned a prior comment from Mayor Ewing regarding protection along the river corridor. She emphasized the goal of the original town council of avoiding becoming "another Moab." She also questioned whether the town needs more RV parks or campgrounds instead of using land on the east side for affordable housing with septic systems, and she pointed out that the town lacks bike shops and bike paths.

Old Business

1. Working Document: Zoning Code Revisions based on joint discussion with Town Council

The board discussed their recent joint meeting with the Town Council held on Tuesday, noting that it went very well with positive feedback. The board focused heavily on protecting the San Juan River corridor, drawing inspiration from similar riparian ordinances in places like Salt Lake and Cottonwood Heights. They discussed establishing tiered buffer zones based on the annual high-water line (such as 0 to 25 feet restricted from structural development, 25 to 50 feet with structural limits like fencing, and 50 to 100 feet allowing more flexibility). They clarified that this protection applies specifically to the San Juan River riparian corridor rather than general washes or the more heavily developed Cottonwood area. Board members agreed to research state/federal frameworks, army corps resources, and definitions further.

The board reviewed maps presented to the Town Council regarding potential zone changes along the east side and west side (including properties near 7th Street and Navajo Twins Drive). They discussed commercial zones (C1 and C2), property tax implications for switching from residential/agricultural to commercial land, and setbacks along highway 191. They noted a proposed setback reduction to 30 feet, while balancing the need to accommodate on-site parking for commercial developments without inhibiting street traffic.

The board discussed a state law regarding unlisted uses and explored the concept of conditional zones, such as pairing agriculture with a C2 conditional industrial use. They also discussed compiling a specific

list of prohibited uses in Bluff, such as golf courses or data centers, to legally prevent unwanted developments.

Regarding specific use regulations, the board clarified language regarding veterinary clinics versus kennels, noting rules regarding overnight attendants and indoor versus outdoor spaces, ultimately supporting veterinarian clinics with indoor kennels under C1. Additionally, the board briefly reviewed their existing Renewable Energy Ordinance passed in 2025, which regulates solar, wind, and battery energy storage systems by size tiers and specific zones, confirming that large-scale energy projects are already systematically covered.

The board discussed adjusting maps for the east and west sides, including properties near 7th Street and Navajo Twins Drive. They reviewed commercial zones (C1 and C2) alongside property tax implications when shifting land from residential or agricultural use to commercial. They also examined highway 191 setbacks, noting a proposed reduction to 30 feet while balancing the need for on-site parking without impeding street traffic.

New Business

2. Items for Next Agenda

For the next meeting, the primary goals are to wrap up the Accessory Dwelling Unit (ADU) discussion, talk about RV parks, and begin discussing site plans. Whitney committed to checking the site plan portion of the town code that might be obsolete before the next session, and a subdivision approval application might also be added to the agenda. Regarding any potential subdivision applications, a recommendation was made to conduct an on-site visit. If more than three members attend, the visit will be formally posted as a public meeting, whereas two members can go independently.

3. Other

The commission also discussed potentially rescheduling their October 15th meeting because two active commission members are involved with the Bluff Arts Festival. Rather than deciding immediately, members agreed to coordinate via email determine a new date. During that rescheduled meeting, a member will also report on UDOT rights-of-way.

4. Adjourn (7:04pm)

Hadenfeldt motioned to adjourn the meeting. Whitney seconded. Meeting adjourned at 7:04 pm

Minute Taker: Charmayne Sandoval

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Approved Minutes Published: October 4, 2026