Bluff Planning and Zoning Regular Meeting Minutes
Thursday, October 01, 2026, at 6:00 PM MDT

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

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6:01 pm: Meeting called to order

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

Approval of Meeting Minutes from September 3, 2026, Regular Meeting
Whiteny called to approved as written with no edits. Brown seconded the motion.

Approval of Meeting Minutes from September 8, 2026, Work Session
Hadenfeldt called to approve as amended, addressing agricultural districts (A1) descriptions, structural limitations for farming, and the inclusion of RVs. Whiteny seconded the motion.

Approval of Meeting Minutes from September 17, 2026, Work Session
Whitney called to approve as amended, correcting a reference to Linda Richmond as a conservative citizen and original strategic planning group member, removing a typo regarding Mayor Ewing along the river corridor, and updating new business items. Hadenfeldt seconded the motion.

Public Comments
No public comments

Old Business

1. Update from Town Council
Chair Collins provided a brief update on the town's housing consultant Request for Proposal (RFP) was closing soon to help the Town Council form a housing committee focused on middle housing solutions. Commissioners also thanked the town for a successful candidate's night and proactive yard cleanup day.

2. Working Document: Zoning Code Revisions
Hiserodt reported on federal and state guidelines regarding riparian areas, noting that federal laws leave water protection to states, and Utah leaves it largely to municipalities. The commission agreed to apply the San Juan River corridor buffer zones universally across all zones using a three-tier system: Area A (0 to 25 feet, no disturbance without a permit), Area B (25 to 50 feet, structure limit area for open patios/fencing), and Area C (50 to 100 feet, buffer transition). Commissioners discussed conditional uses, noting that a conditional use means the use is allowed under predetermined conditions evaluated when a development application is brought forward. They decided to add conditional zones and related questions to a list for town legal counsel. Chair Collins shared findings from the San Juan County

Assessor's Office regarding zone changes. Commercial properties are valued higher based on revenue potential, affecting vacant lots more than developed ones. Pre-existing primary residences maintaining 183 consecutive days of occupancy retain the 45% residential tax reduction regardless of the underlying zone, though lot values might be re-evaluated based on actual use.

The commission reviewed code section 6.40.010. References to pre-1974 mobile homes were updated to manufactured homes following guidance from Kristen. Manufactured homes, modular homes, and tiny houses will be permitted by right as primary dwellings or ADUs where residential uses are allowed, provided they connect to utilities, access public roads, and respect zone setbacks. Tiny houses on wheels registered as RVs must follow RV standards. Under recreational vehicles, the commission agreed to remove the allowance for 24-hour street and public right-of-way parking due to tourist waste and enforcement issues. For active building permits, an RV or tiny house on wheels can be used as a temporary dwelling while a valid building permit is actively in process, provided utilities are connected. Non-operable RVs used for storage were struck down per state code. Discussion on visiting guests parking RVs on private property led to pausing further review to continue next time.

New Business

3. Items for Next Agenda

The commission noted a subdivision application submitted by Headley for property on the east side of town across from the Smokehouse (near the swimming pool area), which was sent back because it was incomplete.

The commission debated holding an open house versus informational flyers and combining a public hearing with a pre-meeting session for map reviews.

Tom Hiserodt suggested creating a list of desired types of businesses to encourage in Bluff to guide future zoning frameworks.

4. Other

Due to a conflict with the Bluff Arts Festival and storytelling night on October 15, 2026, the next meeting was rescheduled from October 15 to Wednesday, October 21, 2026, from 10:00 AM to 12:00 PM at the Bluff Community Center, with town legal counsel invited.

5. Adjourn

Whitney motioned to adjourn the meeting. Hadenfeldt seconded. Meeting adjourned at 7:18pm

Note Taker: Charmayne Sandoval
Draft Minutes Published: October 6, 2026
Approved Minutes Published:

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