

Town of Bluff

Planning and Zoning Commission Regular Meeting

Wednesday, March 1, 2023 at 6:00 pm

VIRTUAL - Bluff Community Center

190 North 3rd East, Bluff, Utah 84512

6:01 Roll Call: Amanda Podmore, Marcia Hadenfeldt, Malia Collins, Ed Dobson, Malysa Egge (interim appointment)

Town Council Representatives: Luanne Hook, Erin Nelson: Town Manager

Approval of minutes from 2/15/2022 regular meeting: Discussion concerned correcting the dates and clarifying semantics. Hadenfeldt motioned to approve the minutes as amended, Egge seconded: Podmore (abstained), Hadenfeldt (aye), Dobson (aye), Collins (aye), Egge (aye). The motion was passed. The minutes were approved as amended.

Public Citizens to Be Heard: none

Old Business

1. Update from Town Council: Hook reported that the Town Council:

- set 3/31/2023 as the date by which the owner needs to remove the hangar at the airport(BLM) .
- the CCC Design Committee is still working on fire suppression grants.
- voted to send a letter to encourage BLM to keep land in town: opposing the proposed BLM/SITLA land swap.

2. Invitation to the Strategic Planning Workshop: Collins and Podmore agreed to attend this meeting on the 24th to represent the Planning and Zoning Commission. Egge agreed to be a 'back-up' representative.

3. Shared Documents: no update

4. Physically Posting P&Z Minutes: Strictly according to law, there is no requirement to post minutes, but in the interest of citizen accessibility, the Town Council does publicly post its minutes. The Commission agreed to mirror what the Town Council does. Podmore will check on this and email the Commissioners.

New Business:

5. Land Use Clearances: none

6. Request from Town Council for Letter from Planning and Zoning in Opposition to the Proposed Land Exchange Between SITLA and BLM: Hadenfeldt motioned to allow Podmore to sign and send a letter from P&Z opposing the land exchange. Egge seconded and the discussion involved requesting consultation with the Town of Bluff regarding future land trades. The motion passed unanimously: Podmore (aye), Hadenfeldt (aye), Dobson (aye), Collins (aye), Egge (aye).

7. RV Ordinance Assignments and Timing: Hadenfeldt and Collins agreed to find and edit an existing municipal RV ordinance and present it to P&Z as an item to review/amend as an upcoming agenda item.

8. Discussion re: Updating LUC Form and Ordinance: Discussion noted the need to clarify single-family unit/ site plan exemption, adding square footage/acreage, adding the words 'existing' and 'proposed', matching the LUC Form and Ordinance, adding directions for applicants to fill out the checklist, adding the applicant's name to each page, adding the URL to the zoning- map page to facilitate determining the zone, and adding the physical address/plus code. Podmore will send the LUC Form as a Google-Doc for Commissioners to add comments and review and vote at the next scheduled P&Z meeting.

9. Renewable Energy Discussion: The P&Z agreed to present this discussion item to the Town Council and request to get on the next Town Council meeting agenda.

10. Items for next agenda:

- possible RV ordinance discussion
- update on Energy discussion
- pursue status of P&Z position vacancy
- update on Town's Strategic Planning

11. Other: notice to make arrangements for taking of minutes for 3/15/2023

Dobson made a motion to adjourn the meeting, Egge seconded, the vote was unanimous and the meeting was adjourned at 7:01PM.