

# Town of Bluff

## Planning and Zoning Commission **Regular Meeting**

**Wednesday, April 5, 2023 at 6:00 pm**

VIRTUAL - Bluff Community Center  
190 North 3<sup>rd</sup> East, Bluff, Utah 84512

**DRAFT**

**6:02 Roll Call:** Amanda Podmore(Chair), Marcia Hadenfeldt(excused), Malia Collins, Ed Dobson, Brian Whitney, Malyssa Egge (interim)  
Town Council Representatives: Luanne Hook, Erin Nelson - Town Manager

**Approval of minutes for 3/15/2023 regular meeting:** Collins motioned to approve the minutes as submitted, Dobson seconded: Amanda Podmore (aye), Ed Dobson (aye), Malia Collins (aye), Brian Whitney (aye). Malyssa Egge (abstained). The motion was passed: the minutes were approved.

**Public Citizens to Be Heard:** Erin Nelson presented thanks to Malyssa Egge for her years of service as a P&Z Commissioner.

### **Old Business:**

**3. Welcome Brian Whitney:** The P&Z welcomed Brian Whitney to the P&Z Commission. Brian introduced himself mentioning that he is now a full-time resident of Bluff and offered thanks for the opportunity to participate and contribute.

**4. Update on Malyssa Egge's temporary commission position:** With the addition of Brian Whitney to the P&Z Commission, Malyssa Egge's interim appointment has officially ended, with many thanks for her service.

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

- \*granted a 30-day extension to the owner of the abandoned airport hangar.
- \*swore-in Brian Whitney as a P&Z Commissioner.
- \*agreed to use ARPA funds for a limited renovation of the Bluff Community Center.  
reported that Sunrise Engineering is moving forward on water rights. Asbestos testing at the old school because of the upcoming construction disturbance.
- \* is encouraged that an EPA grant is moving along for the Community Culture Center renovation projects.
- \* plans a final presentation of the strategic plan on 4/27/2023.

**2. Update on signage enforcement for signs that did not go through sign permitting process:** The mayor will send a letter to the owner of the billboard on Rt. 191 at the foot of Cow Canyon as it was placed without a sign permit. A reminder was issued that the sign permit application is available on the public website.

**5. Trainings update/information** - Nelson reported that there were no imminent trainings. Podmore noted that the mayor had shared a webinar recording from the Utah League of Cities and Towns pertaining to the land use management revisions approved at the recent Utah State legislative session which are applicable to the P&Z Commission and asked that Commissioners review this webinar for the next meeting..

**New Business**

**6. Land Use Clearances:** none

**7. Sandy Mailliard questions:** Mailliard is currently rehabbing commercial property on the north side of highway 191 between 2nd and 3rd east. She inquired whether her 2 parcels of approximately .95 acres was divisible. The code allows for partitioning but only into .75 acre lots. Mailliard asked about changing the usage of the current property. Podmore displayed the zoning map indicating that the property is zoned C3 which allows for all usages under C1 and C2 and that usage changes are allowed. Mailliard inquired about whether tiny houses would be permissible and was referred to the RV ordinance, noting that back and side setbacks of 15 feet would need to be in compliance. Mailliard also asked and was informed that she does not need a permit or permission to remove the existing trailer.

**8. RV Ordinance Discussion** - Collins shared a draft document. The commissioners will review it, add suggestions and continue the discussion at the next meeting.

**9. Schedule Renewable Energy work session with Town Council:** tabled for future consideration

**10. Items for next agenda (4/19/2023):**

- \* continue RV ordinance discussion
- \* Utah League of Cities and Town webinar discussion
- \* Update on sign enforcement status

**11. Other:** none

**Collins made a motion to adjourn the meeting, Whitney seconded, the vote was unanimous and the meeting was adjourned at 6:50 PM.**