

Bluff Planning and Zoning Work Session Minutes

Thursday, March 19, 2026, at 6:00 PM

6:01 PM

Roll Call P&Z Commissioners: Malia Collins (Chair), Marcia Hadenfeldt, Anne Brown, Caitlin McLennan, Brian Whitney

Town Staff: N/A

Public Comment: None

Old Business

1. Discussion of Training Commitments/Interests (All)

Commissioners discussed upcoming training opportunities and available resources including Utah League of Cities and Towns (specifically for zoning code), March 25th land use all day training, and the training taking place on April 13th in Monticello. Civic Linq is also a good resource for training courses.

Hadenfeldt would like to better understand the rules around carpooling to events. Whitney indicated that he had attended the ULCT legislative spring training.

Collins will ask Nelson about if commissioners can carpool to the event in Monticello on the 13th of April. There will also be more funding available for training in the amended 2026 budget.

2. Discussion to increase Work Sessions from 60 to 90 minutes (Collins)

Collins requested to extend work sessions to 90 minutes to allow more time for discussion. It was agreed that the start time will remain at 6:00 pm.

3. Brief Overview of Redlined Bluff Zoning Code to Determine Timeline of Next Steps (All)

As one of the calendar year 2026 goals, the commission began to plan how to best evaluate the current Bluff Zoning Code. The commissioners agreed that it would be best to separate the sections and have each commissioner research their sections and report back. McLennan asked for clarification as to if the commonly understood definitions needed to remain in the document, and also raised concerns about recent Accessory Dwelling legislation that will need to be researched.

The group reviewed state requirements limiting ADUs to one per lot and discussed the challenge of restricting subdivided ADUs that are self-sufficient. They noted an upcoming training on Wednesday about land use changes that might provide additional guidance on ADU regulations.

The commission will seek guidance from legal counsel before starting on any major revisions to the code. One of the key questions to ask the town's lawyer is how the zoning code can incorporate state laws without duplicating definitions that may change.

Section assignments were as follows:

Whitney and Brown: Will review sections 6.01060 through 6.01130 covering all zoning districts, including lot sizes, setbacks, and zone requirements

Marcia Hadenfeldt and Caitlin McLennan: Will review section 6.40.030 covering review processes, site plan review, and exemptions

Collins will email the attorney and report back after information from the attorney is received.

4. Items for Next Agenda

Add zoning code update to April 2nd meeting agenda

Add land use training report-out to April 2nd meeting agenda

Add residential property zoning discussion to next meeting agenda

5. Other

McLennan announced community work session on tribal home energy rebates program. United Today Stronger Tomorrow is hosting a work session Monday, March 23rd from 3:00-7:00 PM at the Bluff Community Center. The session will include tribal leaders, county commissioners, state representatives, and Green Cat implementer to discuss an 8 million dollar tribal set-aside for home energy rebates. The morning portion will be from 11:00 AM-3:00 PM and will tour homes in the county.

6. Adjourn

Minute Taker: Erin Nelson

Minutes Approved: April 2, 2026