

Bluff Planning and Zoning & Town Council Joint Work Session

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

6:01 pm Roll Call

Planning and Zoning Commissioners: Malia Collins (Chair), Marcia Hadenfeldt, Anne Brown, Brian Whitney, Caitlin McLennan

Bluff Town Council: Josh Ewing, Spencer Wade, Britt Hornsby, Jennifer Davila, Gary Haws (arrived at 6:13)
Town Staff: Erin Nelson

1. Discussion of Council's 2026 Goals, Discussion of Planning and Zoning's 2026 Goals Document and Setting of Planning and Zoning 2026 Goals (All)

The meeting focused on aligning Town Council and Planning and Zoning (P&Z) goals for 2026. Mayor Ewing outlined Town Council's priorities which intersected with P&Z initiatives, including **diversified housing availability, public safety, road infrastructure, secondary water rights, and livability efforts** like trail systems.

P&Z Commissioners discussed the need for professional development, particularly in housing and state legislation, and highlighted the importance of making mapping for roads, alleys/easements availability to P&Z and the public. Ewing stated there is a state program that can assist small communities create interactive maps.

The group also addressed enforcement challenges, agreeing to work on consistent consequences for ordinance violations. Next steps include P&Z prioritizing its goals and collaborating with Town Council on specific initiatives, such as housing and road mapping.

There was also a comprehensive discussion of the status of the zoning code. P&Z will separate the building department-specific comments from broader zoning code considerations and will evaluate the latter through a robust public comment process. The group agreed to prioritize a deep dive into the zoning code, particularly addressing discrepancies between local and state definitions and how the code impacts housing availability. The group acknowledged that amending the zoning code would be a significant undertaking, with a goal of completing it by December.

Collins and the commissioners went through the drafted list of priorities from P&Z including:

- Establish Zoning for Cemeteries
- **Prioritize P&Z Professional Development/Staying compliant with all new land use legislation.**
- Enforcement (language cleanup in land use ordinances to standardize enforcement mechanisms to align with the severity of the violation)
- **Update/Amend Existing Codes** (specifically ***Zoning Code** and those that intersect with P&Z and the building department)
- Site visits (specifically for Subdivisions, since LUCs aren't occurring with the development of the building department)
- **Housing**
- Mapping (accessibility to zoning maps, roads/alley maps, looking at other overlays like flood plain, Wildland Urban Interface)
- Adopt flood resilient guidelines and recommendations.

P&Z commissioners will evaluate and finalize their list of 2026 priorities during the March 5th meeting. The items in bold above indicate areas that were of specific interest that aligned with council recommendations.

Ewing, Collins, and Hadenfeldt intend to attend the SERDA land use training on March 2nd at 6:00 pm in Monticello at the Hideout. Other council members and P&Z commissioners may be in attendance, as well.

2. Legislative Update – review the 2025 & 2026 Land Use Legislation that could impact Bluff

The group decided to move this to the next agenda to allow adequate time to talk through the various items.

3. Items for Next Agenda: Thursday, March 5th

- Land Use Legislative Update
- Land Use Training Update
- Finalization of Goals

4. Other: None

5. Adjourn: Meeting Adjourned at 7:13pm

Minute Taker: Erin Nelson

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Approved by TC: 3/3/26

Approved by P&Z: 3/5/26