

Bluff Town Council
Bluff Community Center
190 N 3rd East Street
P.O. Box 324
Bluff, Utah 84512

Minutes

The council met Tuesday, October 9, 2018 at 6:00 p.m. in a public meeting.

Present were: Mayor: Ann Leppanen, Brant Murray, Jim Sayers, and Linda Sosa. Luanne Hook was absent.

The meeting started at 6:04 p.m.

OLD BUSINESS

1. General Plan (Britt Hornsby, Sosa)

Britt Hornsby presented the General Plan to the Council. He did the bulk of the writing and he, Bill Lincoln, and Linda Sosa used the Utah League of Cities and Towns Handbook, Utah State statutes, and researched similar towns. He explained that this is a draft GP and springboard and a starting point. It is simple and broad because it contains everything that is to be addressed in Planning and Zoning. Land Use and Transportation are the two topics it must have and then it contains pieces specific to Bluff. It will need maps. Leppanen thanked him for his excellent work.

Murray motioned and Sayers seconded to approve the October 2, 2018 minutes. The vote was unanimous.

2. Update on San Juan County General Plan and attendance possibly needed at Planning and Zoning Meeting with Michael Hansen of Rural Community Consultants in Monticello Thursday, October 11, 2018 (Leppanen)

Leppanen reported a phone conversation with Hansen about their resources. She and Sayers met with Michael Bryant of the Southeastern Utah Association of Local Governments (SEUALG) today in Monticello. He is a rural community consultant here to help San Juan County by meeting with and rewriting the County GP. He can help us with our GP, money, and training. He thinks we need to be part of the County GP process. He can help with a half-day training on land use in November when he is here for a public meeting in Monticello. The training would be billed to the Commissioners.

3. Update on Bluff Senior Center meals, bus (Hook)

Tabled since Hook was not present.

4. TRT Letter to San Juan County (Leppanen)

Leppanen will send the letter tomorrow.

5. Planning and Zoning Commission for Bluff (All)

We discussed how many members should be on the Planning and Zoning Commission and how we identify people. Sayers moved we have a five-member commission, if more apply we could have alternates. Murray seconded. The vote was unanimous. Leppanen motioned that we post a notice in the San Juan Record tomorrow by noon. Sayers suggested October 24, 2018 as a due date and asking for a letter of intent from those interested. Sayers seconded the motion. The vote was unanimous. Leppanen will write and post it. Sosa will post it on the website and ask Amanda Podmore to send the email.

6. URARA welcoming speech (Leppanen)

Leppanen gave a welcoming speech to the URARA (Utah Rock Art Research Association). They brought an economic boost to our town. Leppanen will write them a thank you note and invite them back.

7. Next steps for Interlocal Agreement (All)

Murray described our 8:30 work session for our response to the County about the Interlocal Agreement. It was a good, productive session where we applied Bluff ideas to the Agreement. Kelly Perhson wants to meet with Leppanen to see where we are. She is not available until after October 22 and will respond to him in writing. We need time to do this correctly and will talk about it at our Work Session October 16.

NEW BUSINESS

1. Sales Tax (Sosa)

Sosa spoke today by phone with Jim Clayton at the Utah State Tax Commission. He confirmed that the sequence to getting sales tax revenue is a proposed budget, public hearing, writing an ordinance, and submitting it to him. If we cannot get this completed by Jan 1, 2019 we need to send him a letter stating our intent to impose sales tax on Bluff in 2019. It will help if we send a list of businesses and their addresses. The tax commission will start collecting for us April 1, 2019 and we will get our first monthly disbursement June 20, 2019. Sosa will talk to Jenn Davila about addresses on the Businesses Owners of Bluff website and notifying people who may not be collecting sales tax currently. Murray suggested notifying the town in advance. Leppanen will talk to Jeremy Redd, on the Blanding Council about how they do it and Sosa will talk to the clerk in Torrey to see how it works with Airbnbs.

2. Budget, Ordinance, and Public Meeting (Leppanen)

Leppanen has been meeting with Linda Richmond to try to understand budget issues and is hoping to have the tentative budget for our next meeting, which means our public meeting would be November 6.

3. Regular meeting schedule sent to San Juan Record for publication and need to publish weekly as a question (Leppanen)

Leppanen sent our regular meeting schedule to the San Juan Record.

4. Meeting with Eric Cook of DesignBuildBLUFF on October 5, 2018 (Murray)

Murray introduced Eric Cook of the DBB nonprofit headed by Hank Lewis. He wants to reinvigorate DBB by collaborating with Bluff and being involved with ideas and planning. Leppanen suggested working together on the old elementary school project.

5. Update on SEUALG (Southeastern Utah Association of Local Governments; Geri Gamber), NLCT (National League of Cities and Towns), Rocky Mountain Power electrical/utility franchise easements (Deb Dull, Regional Business Manager) (Leppanen) Sayers and Leppanen discussed zoning with Michael Bryant (SEALUG). His three recommendations are:

1. Adopt the County ordinances and work backwards to create our own.
2. Adopt the International Zoning Code.
3. Pick a similar small town and follow their example.

Usually Bryant would recommend the first choice but the San Juan County GP is out of compliance and being rewritten. His suggestion is we look at similar small towns like Tropic, Springdale, Torrey, and Bryce Canyon City. These are tourist oriented, desirable places to live and surrounded by public land. Bryant would like to do a conference phone or Skype meeting of up to 30 minutes with us between November 7th and 15th. We are interested in how they envision working with us. Michael Hansen (SEUALG) knows Bryant and concurs that using the County GP is not a good option. Bryant could meet with us in January and work with our Planning and Zoning Commission. He is part of the CIB board, which meets in March. Sayers said we were given the homework of writing 2 to 3 ordinances. Murray suggested looking at Skype as a tool, not a one time meeting. On November 7, 2018, at 1:00 p.m. at the San Juan County Courthouse in Monticello, Jade Powell, who is also with SEUALG, will host a CDBG Block Grant training, which we are invited to attend. This will help us get more contacts for information and money sources.

The Municipal Building Authority has available money that does not get subtracted from PILT funds (Payment in Lieu of Taxes).

Deb Dull, of Rocky Mountain Power, will meet with us about Electrical Franchise Agreements.

6. Office cleanup (Leppanen)

Bev Smith has done a great job cleaning and setting up our office. Sosa will send a thank you card to Bev and Hank.

7. Attendance at Public Roads Hearing (Categorization of Roadless Areas) in Monticello on October 11, 2018, 7 p.m. (San Juan County Planning and Zoning)

Michael Hansen is having a planning and zoning meeting about roads in Manti/La Sal October 11 at 7p.m. in Monticello. Leppanen just got the information from Walter Bird. Anyone interested in going can let her know.

8. Change meeting of October 16, 2018 (Sosa)

Sosa requested a change in the time of the October 16 Council meeting so she can attend the County Economic Development meeting at 6 p.m. We agreed have a work

session that day at 8:30 a.m. and have our council meeting at 3:30 p.m. We will post the change right away.

OTHER

Leppanen will request a meeting with Kelly Pehrson to let him know where we are in our incorporation process and we are moving forward carefully and cannot rush the Interlocal Agreement process.

Sayers motioned and Murray seconded we adjourn.

Adjourn at 7:24 p.m.

Linda Sosa Recording Officer