

Bluff Town Council
Tuesday, October 30 2018
Bluff Community Center at 6:00 p.m.
190 N 3rd East Street
P.O. Box 324
Bluff, Utah 84512

Draft Minutes

The council met Tuesday, October 30, 2018 at 6:00 p.m. in a public meeting.
Present were: Mayor: Ann Leppanen, Brant Murray, Luanne Hook, Jim Sayers and Linda Sosa.

The meeting started at 6:03 p.m.

Approval of minutes from October 23, 2018. Murray motioned to approve the minutes and Sayers seconded. All voted to approve.

Michael Hanson of Rural Community Consultants spoke to the Council and audience about his work with the County on the County General Plan. A GP is a road map for where you want to go. It must contain land use and transportation and is used for zoning, capital improvement, and impact fees. The language for zoning ordinances is best if it is really clear and there is community buy-in. Always be aware of health, safety, and welfare issues. The League of Cities and Towns has training and materials about land use.

OLD BUSINESS

1. Roads, Road Trip (Murray, Haviken) and letter to UDOT (Leppanen)
Murray reported that the council, Michael Haviken and Skip Meier drove the exterior roads outside the town proper to observe their condition and whether they are C or D roads. We are in the process of deciding which roads to accept from the County. Haviken gave an Order of Magnitude handout to Kelly Pehrson and Ben Mussleman for standard maintenance. Leppanen will get on the County Commission Agenda for November 6th at 9:15 to ask the Commissioners to help us get a map from Sam Cantrell, County Surveyor, that we can use to apply for road funds from the State. Murray and Haviken will draft a letter outlining what we want that will be ready Monday the 5th. Leppanen asked them to draft a letter that we can use to bring the new Commission up to speed. They will ask Freeman Sam of UDOT to clear debris off the Calf Canyon Bridge. Hook reported that the County has no money for us but they will blade the town roads starting this week
2. Transfer Station (Leppanen)
As a result of our Work Session with Pehrson and Musselman:
 - The Transfer Station will close November 17
 - The Town can get volunteers to keep it open
 - The County will help train volunteers

- We will need to set fees and the County will work with us on tipping fees
- The land swap is still on the table

Leppanen received an email from Phil Lyman suggesting the Hole in the Rock Foundation might be open to building a new transfer station for us. We decided that it is not the right time in Interlocal Agreement negotiations to approach them. Mexican Water Chapter has opposed the changes the County wants to make and Sayers will contact them.

2. Municipal Building Authority (Leppanen)
Leppanen has done some research into this and it would allow us to apply for grants. We will table it until the Planning and Zoning Commission is in place.
3. Categorization of Inventoried Roadless Areas (Leppanen)
We were invited to attend this meeting about the Manti-La Sal area and anyone interested may go.
5. Report on Work Session with Kelly Pehrson on October 30, 2018 at 8:30 a.m. (All)
It was agreed that it was a positive meeting. Leppanen will fine tune the document and continue with the talking points.
6. San Juan Record Error and Bills to Date (Leppanen)
The San Juan Record did not run our budget meeting notice and Planning and Zoning Commission notice together as we expected but we are still on track for our November 13th public budget hearing. They are holding our bills until our budget is approved and we can pay them.

NEW BUSINESS

1. Letter from Bruce Baird, Attorney, representing Lyman Family Farms, Inc. re: Notice to Disconnect from the town of Bluff (All)
The Lyman Family Farm has sent the Council members letters and posted their first of three notices in the San Juan Record asking the Town to give them a Disconnection from the Town. After discussion Sayers motioned and Murray seconded that we need the advice of a land use attorney for our legal position. All voted in favor. We have 30 days after November 7th, the date of their last notice, to hold a public meeting and 45 days after that to give them our answer. If we say no the LFF or the County will decide if they want to contest our decision. We are approaching the League of Cities and Towns, FCM, and local input for a possible pro bono land use attorney. Leppanen will set up phone appointments and would like another council member present.
2. Notice of cost of Incorporation from the Lt. Governor's Office and Cost of San Juan County Election (Leppanen)
The cost of the Feasibility Report is \$19,220.23 and the State will work with us on a payment schedule, we can pay it over 8 – 10 years. We have not received the cost of election from the County yet.
3. Letter from Diana Davidson re: digging and construction within Bluff's town limits and a request for "blue staking" (Leppanen)
Sosa will contact Frontier and Rock Mountain Power and inform them and ask for

flyers. Then get back to Davidson.

OTHER

Leppanen is working on a packet for Zions Banking Services and we will set up a checking account with them.

Hook informed the Council that Wednesday, October 31 at Bluff Elementary School there will be a new school planning meeting.

Leppanen suggested adding an informational flyer to our web site asking for interested locals to apply for the Planning and Zoning Commission.

Dudley Beck said he, Wes Shook, and other volunteers will volunteer to man the Bluff Transfer Station Saturday, November 24. Murray will coordinate with the County for them. Leppanen expressed our great gratitude to them.

Sayers motioned to adjourn at 7:19 and Murray seconded. All voted in favor.

Linda Sosa Recording Office