

Bluff Town Council
Tuesday, February 26, 2019
Bluff Community Center at 6:00 p.m.
190 N 3rd East
P. O. Box 324
Bluff UT 84512

Regular meetings are held every Tuesday at 6:00 p.m. at the Bluff Community Center. Requests to be on the agenda may be submitted to Ann Leppanen at least 4 days before the meeting.

Draft Minutes

Roll Call Mayor Ann K. Leppanen, Brant Murray, Jim Sayers, Linda Sosa, Luanne Hook excused absence

Approval of Meeting Minutes from February 19, 2019

Murray motioned to accept the minutes with modifications, Sayers seconded and all voted in favor.

Approval of Meeting Minutes from February 20, 2019

Sayers motioned to accept the minutes with modifications, Murray seconded and all voted in favor.

Old Business

1. Letter to Utah League of Cities and Town re: need for training location in Blanding (Leppanen) Nine members of the Council and Planning and Zoning Commission had planned on attending this training but because of inclement weather only Sayers attended. He felt that it was worthwhile. We received email that it is available online but it is a power point not a broadcast. Hook asked if it could be broadcast at the college in Blanding before the training and was told no. Leppanen is sending ULCT a letter renewing that request to them to work with the USU campus in Blanding for trainings. Trainings have been held there previously and it is a 204 mile round trip to Moab.

2. Transfer Station Alternative (All)

Leppanen reported that the Commissioners are looking into a new Transfer Station for us but it is a slow process. Dudley Beck is talking with the BLM about available land but the process could take several years. Steve Helgerson explained that he outfitted a trailer for his pickup and has been taking trash to the White Mesa Landfill for locals. He is interested in increasing the volume he can take and Murray will work with him and Beck about options; Leppanen asked Helgerson to bring a proposal to the Council.

3. Bears Ears National Monument Consult Group Resolution (Leppanen)

Leppanen explained that this resolution contained Lynell Schalks' thoughts; she is our representative who will attend this BLM meeting. Council Members supported most of her thoughts, especially no grazing in Butler Wash, but asked that no gathering of firewood be dropped, as firewood is important to our larger community. Sayers asked if we have to do a resolution and Leppanen suggested the paper be talking points from our town that Schalk takes to the meeting. Sayers asked for a list or outline of our ordinances and resolutions, Leppanen has one and will get it to the Council. She suggested getting the proper number from Sosa ahead of time and introduce new ones with by their number.

4. Computer and Pelorus Program (Sosa)

Murray has ordered and is donating a computer, printer and Microsoft Office to the Town. Ed Dobson and Dan Meyers got together with him and they ordered it, to be delivered early next week. Sosa is working with Pelorus Methods to choose a date in March for them to come to Bluff

and train us on their accounting software. Leppanen has volunteered to pay for the training. We have a report to the State due April 12th and will be able to complete it with this system.

5. Interlocal Agreement (Leppanen)

Leppanen has signed the correct addendum A, not the one the County had sent us for Dove Creek, and sent the Agreement back to Bruce Adams, who had already signed it, so it should be in place. It is important for Planning and Zoning because it states that the Town will not reimburse the County for bringing in a contract building inspector from another jurisdiction, and they need to notify us by email to our town address all building permit applications; it states how they communicate to us and how we respond. Murray volunteered go to the County and explain these to Greg Adams so he is aware and there is no confusion.

6. CDBG Application Update (Leppanen)

Thursday, February 28th Jade Powell will go to the CDBG Board with his grant recommendations and they will vote on full, partial, or no funding. He is recommending full funding for us. Leppanen will find out by Friday at the latest. Sayers is working on a CIB grant and is researching matching funds from other entities, including DDW and DWQ He recommended an agenda category for funding and grants so we can update as needed.

New Business

7. Consideration, and Possible Approval, of a Building Permit Moratorium Within the Town of Bluff's Incorporated Boundaries (All) Public Comment after Board Discussion

Leppanen and Sosa spent over an hour on the phone with Chris McAnay talking about moratoriums. Leppanen sent her notes to the Council Members. The Planning and Zoning Commission recommended a moratorium on commercial and industrial building at our last meeting. Sayers learned more about the subject at the Land Use training and felt that we had ample justification because Planning and Zoning need time to get the General Plan and ordinances in place. Leppanen felt that we have compelling reasons, Building of single homes and commercial housing have had big increases in the last two years. We do not know how this will affect our water. We could exclude single-family dwellings, but not multi-family residences. Dudley Beck supported a full moratorium. Ed Dobson agreed. Leppanen explained the census information shows an increase in dwelling capacity over the last two years, Bluff Dwellings has a 200+ nightly capacity, Bluff Gardens has 14 cabins, two Willow Street Cottages, five homes, and four new trailers at the Fort. Murray suggested hitting the pause button to give us time. Sayers mentioned the possibility of waiting a week until Hook was back. Leppanen said that it would not affect people who already have permits. Sosa was concerned about the County allowing lots to be divided. Dobson has water pressure problems at times; will it be worse with more housing? The Council had no problems with McAnay's ordinance. Murray motioned that we impose a moratorium on commercial, Industrial, and residual building for up to six months, Sayers seconded and all voted in favor. Leppanen will notify Kendall Laws right away. Sayers recommended notifying Rocky Mountain Power. Skip Meiers suggested giving the BWW official notice. Leppanen will contact McAnay to modify the ordinance for all building, sign it and get it to Sosa.

11. Planning and Zoning Commission Update and Discussion Regarding Moving Meetings to the Bluff Community Center (Leppanen)

Design/Build/Bluff has generously allowed the Planning and Zoning Commission to meet at Cedar Hall. Difficulties with meeting there include: it is not easy to find, there is no restroom in the building, and the parking area is dark. Leppanen asked Michael Bryant for direction and his concerns about meeting there were: it is not a public building; it is confusing for the public to find, and not ADA assessable. Leppanen received a letter from a local requesting ADA accommodations, as they cannot get to or into the building. Leppanen motioned that the Commission be moved to a public forum, Murray seconded and all voted in favor. The school and library are possibilities but if there are meetings within 24 hours of each other they must be in the

same building, and the agenda must be posted at the meeting place. The Community Center is the best option. Sarah Burak stated how important the Internet is to their work and Leppanen will make sure the building is ready for them. Meiers suggested getting permission from the BSA and stated that the wifi signal is best at the west side of the gym.

15. House Bill 288: Gravel Pits and Towns (Leppanen)

This bill seeks to limit the power of cities and counties to regulate gravel pits in their boundaries.

We have several gravel pits in our town boundaries and they can create dust, noise, and trucks using the roadways. Meiers stated that gravel is considered a critical resource by the State.

Murray said that gravel pits are located in certain locations to decrease road mileage to road projects. Sayers will write a letter to the legislature voicing the Councils' rejection of this bill.

Dobson suggested Sayers also send the letter to the San Juan Record. Sayers will also write this months blog for our website.

8. Groundbreaking Ceremony for Bluff Elementary School on Tuesday, February 26, 2019, 10:30 a.m. (All)

The Groundbreaking was delightful.

9. Bluff Budget and Monthly Phone Bill (Murray)

Murray motioned that reoccurring bills, such as our phone bill (\$51.89) and San Juan Record bill, be paid without bringing them to the council to vote on but they would be included in the monthly summary. Sayers seconded and all voted in favor. Murray exhibited a graphic he is creating with tax and budgeting information for our tax work session on March 5th.

13. Utah Education Telehealth Network (UETN) Fiber Project (Leppanen)

They did a presentation at the last Commission meeting and they have contacted Leppanen about what they need from us. She is setting up phone conferences to talk to them about coming to a Council meeting to present their information. She will research whether we can receive funds for franchise agreements. Murray would like to have hot spots in Bluff for wifi.

10. Meeting with BSA, BWW, and State Water Engineers, Southeastern Region

Murray and Sayers agreed it was a good, positive meeting. We need to research water rights, right-of-ways, and easements. Sosa suggested educating ourselves. Leppanen reported that McAnany does water issues and would like to set up a phone conference with him and the Council to get recommendations, and an outline for steps moving forward.

12. Invitation to join Grand and San Juan County Regional Advisory Council (RAC) (Leppanen)

Becky Hinchcliffe has made this invitation and would like to come to a meeting; Leppanen will contact her.

14. Conversation with Debra Dull of Rocky Mountain Power re: Lease Application for SITLA Parcel (Leppanen)

Rocky Mountain Power is not involved with the SITLA lease for the solar farm but she will check into it for us

Other Business

Adjourned at 7:32 p.m.

Linda Sosa Recording Officer