

Bluff Town Council Meeting  
Tuesday, July 9, 2019  
Bluff Community Center at 6:00 p.m.  
190 N 3<sup>rd</sup> East P.O. Box 324  
Bluff UT 84512  
435-672-9990

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  
(ann@townofbluff.org) at least 4 days before the meeting. Agendas and minutes are  
posted at:

townofbluff.org and audio, in addition, at the Utah Public Notice Website

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

### Minutes

The meeting started at 6:00 p.m.

Approval of July 2, 2019 Meeting Minutes with UDOT and Bluff Dwellings

Sayers motioned to approve with two modifications, Murray seconded and  
Leppanen, Murray, Sayers, and Sosa voted in favor.

Approval of July 2, 2019 Bluff Town Council Regular Meeting Minutes

Murray motioned to approve, Sayers seconded and Leppanen, Murray, Sayers,  
and Sosa voted in favor.

Approval of July 3, 2019 Work Session on General Plan with Planning and Zoning and the  
Town Council

Sayers motioned to approve, Murray seconded and Leppanen, Murray, Sayers,  
and Sosa voted in favor.

Approval of July 3, 2019 Work Session with David Conine and the Town Council on Plans  
for Purchasing the "Old" Bluff Elementary School

Sayers motioned to approve, Murray seconded and  
Leppanen, Murray, Sayers, and Sosa voted in favor.

### Old Business

1. Update on Bluff Service Area's Transfer of Documents to the Town (Leppanen)

Leppanen reported that the lawyers have all the necessary documents and  
suggested that we have not received the final transfer agreement yet because they  
are still working on Jay Willan's injury piece. We expect to have it at our next  
meeting so it can be voted on. It includes water rights, deeds, infrastructure, and  
other assets. In December the Council and BSA will change their budgets to reflect  
funds adjustment. .

2. Discussion of Transfer Agreement with Bluff Service Area and Vote to Approve  
(All)

We hope to have the final agreement to talk about and/or vote on at our next  
meeting. As soon as it is finished the Council members will receive it to read.

3. Discussion of the Progress of the General Plan, Public Hearing on July 25, 2019,  
and Notice Requirements of a Public Hearing on Zoning and Ordinances (All)

Leppanen has not heard from Chris McAnany, who is reviewing the GP. She is on  
the agenda for this week's P&Z meeting to explain the specific code requirements  
for the public hearing for zoning and land use. The GP hearing is July 25<sup>th</sup> and will  
be hosted by P&Z. We vote for ratification at our meeting after that, July 30<sup>th</sup>. The

zoning public hearing will require precise notification to every landowner and adjacent landowner with his or her current zone and proposed zone. Each landowner must receive notice or it invalidates the zone. Sam and Robin Cantrell put much time and effort into indentifying each parcel number and landowner. Leppanen said that we could not have done this without them. That hearing will need a ten day notice and three days for mailing. We must match physical addresses, post office addresses parcel numbers, current zone, proposed zone, have P&Z pick a date for that hearing, and figure out how to format the mailings, postcard or letter, and add objection process. Leppanen will talk to McAnany about the process and if there is a service that does these types of notices. Amanda Podmore offered to help create a spreadsheet and be involved in data management. Leppanen suggested two Council members and two P&Z members working together over several days to complete this. Sayers volunteered to help. Murray stated once this is done it will be valuable for future uses. Leppanen will check with Cantrel to get information about needed maps. Skip Meiyer suggested John Feldman in the County IT department might have names and addresses. Leppanen will also talk with P&Z about timelines since several members are returning to school August 12<sup>th</sup>.

4. Letter of Support for Bluff Dwellings (Leppanen)

It was noted that this has been an agenda item for several meetings. UDOT has suggested that Jared Berrett ask the Town for a letter in support of UDOT paying \$100,000, leaving Berrett to pay an additional \$50,000, for the turn lane. After discussion Leppanen motioned to write the letter of support, Murray seconded and Leppanen, Murray, Sayers, and Sosa voted in favor. The main concern was safety and the fact that the County was the one that okayed Bluff Dwellings, not us, Leppanen will write the letter and circulate it to the Council members.

5. Pedestrian Sign at the Hole in the Rock Fort and Surveyor's Office (Leppanen)  
Cantrell is sending his survey crew down to place the pedestrian sign in the correct position and height. He will send guidelines for signs to us.

6. Letter to UDOT Appealing Results of Speed Study and Plan of Action (Leppanen)

Leppanen is writing this appeal and asked for input since we only have one crack at it. Ideas included:

Reduced speed in Cow Canyon, the same uphill and downhill speed of 45mph, 65mph coming into town from the west reduced to 55mph, and 35 in town,

Use milepost markers as points of reference,

Work on school zone when new school is almost done,

Contract with the Sheriff to enforce speed; they have increased coverage.

Leppanen will write the letter, circulate it and put it on next week's agenda.

New Business

7. SEUALG Board Meeting on July 11, 2019 at 12:30 pm (Leppanen)

This is in SLC but we can access it online.

8. Town of Bluff's Motto (Leppanen)

Paul Martini came up with the idea of a Town motto and Leppanen will take it to P&Z. Podmore said they would have more time for it in the fall.

9. Offer by Business Owners of Bluff to Help with a Visitor's Guide

The Council previously endorsed BOB doing a Rip Map and not the visitor's guide this year. The Council encouraged BOB to look to Natalie Randall for funding for their entity, not municipality funding, for a similar project.

10. Financial Report, Transparency Report and D and I Report (Sosa/Leppanen)

Sosa submitted 1<sup>st</sup> and 2<sup>nd</sup> quarter reports, the bank register report for June and outstanding bills. Sayers motioned to pay the following bills, Murray seconded and Leppanen, Murray, Sayers, and Sosa voted in favor.

ULGT - \$742.00

ULCT dues - \$206.37

San Juan Record – \$9.02

Our general fund total is \$13,386.36 and roads fund is \$26,303.20.

Leppanen completed and submitted the Transparency Report and Deposit and Investment Report to the State and they were approved. She compiled a how-to guide that will be kept in the office in case others need to do these reports. Zac Podmore sent Leppanen an article about Cedar Highlands, a recently incorporated town that is having transparency problems with the State and a copy of the letter outlining things they need to change. She noted that we have been meeting reporting deadlines and following best practices.

11. Roads/Planning and Zoning/Water (All)

A fire near the west entrance to Bluff sign caused people to think about a pull out or gravel across from it. Cars who park there are parking on top of dry grass. Leppanen said we could address this with UDOT. Podmore felt our joint Council/P&Z meeting went well. Sosa or Leppanen will attend the BWW meeting.

12. Schedule for Planning and Zoning's 2nd Public Hearing (Leppanen)

Leppanen will discuss timelines and procedures at P&Z's weekly meeting.

13. West Park Camping and BSA's Proposed Plan for Signs (Shook)

Wes Shook is planning on putting up a no camping and closed from dusk to dawn sign at West Park. Council concerns included the fact transfer of land is imminent, it seems unwelcoming, and enforcement problems. Shook said the County deputies could enforce.

14. Community Rebuild Open House in Moab on Saturday, July 13, 2019

(Leppanen)

Leppanen is hoping to attend. We have several lots available in Bluff and there may be one qualified applicant.

15. Utah Local Governments Trust: Team Appreciation and Recognition Program

(Leppanen)

Murray motioned to participate in this program, Sayers seconded and Leppanen, Murray, Sayers, and Sosa voted in favor. It is a tracking program where we send data to ULGT. Leppanen will call them for more details. Being part of this program will reduce our bill by 5%.

Other Business

Murray set up a working lunch meeting with the Council and Kermit Skinner, retired Town Manager, for 12:30 Friday. Leppanen and Sosa will post.

Public Comment

Adjourn at 7:27 p.m.

Linda Sosa, Recording Officer