Bluff Town Council Special Meeting September 5, 2019 Bluff Community Center at 4:00 p.m, 190 N 3rd 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

Draft Minutes

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

The meeting started at 4:05 p.m.

Leppanen reported that David Everitt sent an email asking for candidates for openings on the County Planning and Zoning Commission. Kenneth Maryboy reinforced that more southern county representation is wanted, The Commission meets every other month and a small stipend is included. Letters of intent and a brief resume need to go to Everitt, the three Commissioners, and Walter Bird.

No Public Comment was made.

The Council decided to cancel the meeting of September 10th since several members would be out of town.

The Zoning Map discussion and vote:

Leppanen prepared an Attachment to be used to keep track of the parcels, motions, and votes on the zoning map. For each parcel that the council considered changing the zoning, a motion would need to be made. The suggested language for the motion was "I move to approve the map as submitted with parcel #______ designated as (zone for council to approve), rather than (planning and zoning's recommended zone)." The council considered in total 30 parcel zone changes.

Sayers identified each parcel on the zoning map by pointing to that parcel prior to motion and discussion, if any. The parcel was orally identified by parcel number. The zone proposed by planning and zoning was stated in the motion as was the council's proposed change to that zone. Murray made all 30 motions as noted in the left hand margin next to each motion.

Sayers and Hook alternated seconds on the 30 motions as noted under the parcel number next to the notation "2nd."

Mary Gillam tracked the parcel numbers on her computer and verified numbers and questions as presented. One parcel number for an alley was not available online which is an alley purportedly owned by the Tumehs. Amer Tumeh previously agreed to supply that parcel number. Leppanen will contact San Juan County to see if the number is available.

The document used for the motions and voting is Attachment A which is 8 pages in length and which is incorporated in its entirety into these minutes.

5:09 Break 5:22 Resume

The Council approved the map in its totality. Sayers motioned to accept the map recommended by Planning & Zoning with amendments, Murray seconded and Leppanen, Hook, Murray, Sayers, and Sosa voted in favor, which made this an unanimous vote

- 2. The Land Use Ordinance discussion and vote: This Ordinance had previously been discussed by the Council and Ordinance was again reintroduced for any further discussion. Hook asked to change language in Section 6.01.010, EE from "a septic system" to "a sewage disposal system." There were no other recommended changes or discussion. Sayers motioned to approve the Land Use Ordinance with the revision, Murray seconded and Leppanen, Hook, Sayers, Sosa, and Murray voted in favor which made this an unanimous vote. Leppanen will make the change in the document.
- 3. The Subdivision Ordinance discussion and vote; Sayers motioned to accept the subdivision ordinance and Murray seconded this. There was discussion on several topics. Hook asked if the archaeological descriptions should match those in the land use ordinance. It was suggested that there might be reasons they don't mirror each other but Leppanen will put that question to the council's attorney for a review as to any language conflict. Ordinances can be amended. There were also questions regarding the height of commercial buildings and setbacks; these are areas the council agreed could be revisited and discussed in work sessions. Leppanen, Hook, Murray, Sayers, and Sosa voted in favor of the Subdivision Ordinance which made this an unanimous vote. Both approved ordinances and the maps will be posted on the towofbluff.org website as well as in other conspicuous places.

Public Comments

Michael Haviken congratulated the Council on the their first year anniversary.

Leppanen said it has been a long year, we work well together and many people in town stepped up and helped. She expressed appreciation for people's faith in us. Sayers mentioned that the next School Board meeting is the 11th at Whitehorse High School and he may not be available to go. And, if not, he would like another council member to attend.

The meeting was adjourned at 5:54 p.m. Linda Sosa Recording Officer

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