

Bluff Town Council Meeting
October 15, 2019
Bluff Community Center at 6:00 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 in writing to Ann Leppanen (ann@townofbluff.org) in writing 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

The meeting started at 6:02 p.m.

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

Approval of Regular Meeting Minutes from October 8, 2019

Sayers motioned to approve the minutes, Sosa seconded and Leppanen, Sayers, and Sosa voted in favor, Murray abstained

Approval of Special Meeting Minutes from October 11, 2019 – carried over to next week

Approval of Special Meeting Minutes from October 14, 2019 – carried over to next week

Public Comment – Jen Davila thanked Leppanen for the sign update

Unfinished Business

1. Discussion of Bids and Selection Process for Community Development Block Grant for the 50-year Bluff Water Study (All), Update of Status of the Contract/Agreement with the Selected Engineering Firm (Leppanen)

Leppanen explained that there was a tight timeframe for contract approval but we made it work. She got the contract from Sunrise at 3:15 p.m., sent it to CDBG, and at 5:01 p.m. CDBG sent approval to get it signed. She will upload the contract to Mary Jacobs at CDBG tonight. A Council member will work with Robert Worley at Sunrise on planning the date of the kick-off town meeting in November, inviting the CDBG rep to it, and working on putting together a steering committee. Leppanen notified the other three firms that they had not been chosen.

2. Update on the Status of the Land Use Section of the Inter-local Agreement with San Juan County, Summary of Phone Conference on October 11, 2019 with Chris McAnany re: Signage and Snow Plowing (Leppanen)

No update at this time, Chris McAnany is working on it and will contact Sayers.

3. Well Application Update (Leppanen)

We have until October 29th to file a protest; we are not inclined to do this. Murray will check with the State to see if there is anything we should be doing on our end.

4. Roads, Water, P&Z

The Dark Skies Public Hearing by P&Z included a well done presentation and favorable public comments. Their next meeting is October 24th. The Council will forward the sign application and building application form to them for that meeting after we approve them at our October 22nd meeting.

Roads – Work is progressing on the turn lane.

New Business

5. Discussion and Vote on the Ordinances for a Business License Application and the Building Permit Application Process (All)

We reviewed the ordinance and application at our Work Session on October 14th. Murray motioned to approve the ordinance with one spelling correction, Sayers seconded and Leppanen, Murray, Sayers, and Sosa voted in favor. The business license application was created by Leppanen and is being modified by Hook. Leppanen stated we can approve the format, finalize the form and put it on the website. Included is the notice that businesses post at their business, the list of businesses, and the numbering system:

101 – retail/wholesale...stores, home industry

201 – food...restaurants, taverns, food truck

301 – lodging...motels, B and B, Airbnb, RV parks, campgrounds

401 – services,,,guides, outdoor recreation, building, repair and maintenance, gravel pits

501 - non-profits...FCM, Hole in the Rock, affordable housing, churches

Murray motioned to approve the business license application, posted notice, numbering system, and business list, with possible needed revisions, Sayers seconded and Leppanen, Sayers, Murray, and Sosa voted in favor. These need to be finished and put on the website. Murray suggested we get it to Pelorus and then make modifications.

We discussed the building permit packet in the Work Session. It is identical to the County permit with San Juan County changed to Bluff and our logo. McAnany is working on the language for working with the County and the Interlocal Agreement. Murray motioned to approve the building permit application packet, Sayers seconded and Leppanen, Sayers, Sosa, and Murray voted in favor. The Town will approve building permits and they will then go to the County; the County will do inspections. The sign permit will go to P&Z.

6. Report on Bluff Water Works Meeting on October 10, 2019 (Leppanen)

Leppanen reported Justin Galloway bought property and had been assured that it had a water meter. It did not and the BWW decided to offer him a water meter at cost. Jen Davila mentioned that the ongoing communication between the wells and computer may be because Rocky Mountain Power have the same radio frequency.

7. Report on Bluff Service Area Meeting on October 9, 2019 (Leppanen)

No Council Member could be present. The lease has been presented to the BSA and they will vote to sign it at their next meeting.

8. Report on San Juan County Commission Meeting on October 15, 2019

Hook attended and sent the Council an email report.

9. Report on Meeting with Michael Bryant (Sayers, Sosa)

SEULAG is celebrating their 50th Anniversary by creating a video of representatives of all the towns around the state. Sayers was interviewed in our office. He explained how Bryant has given us great advice, especially with the International Zoning Code. Sayers explained our project to buy the “old” school and will be exploring funding possibilities with Bryant.

10. GRAMA Report (Sosa)

Sosa explained that we have received a GRAMA request from Geomancer for zoning information, utility and water line maps, and a transportation master plan. This is related to a State project that could increase PILT funding. After discussion, Sosa will let them know the information available on our website and the resources BWW may have for water lines and the County.

11. Status of Request for Updates on San Juan County Water Conservancy and San Juan County Public Health Meetings (Leppanen)

Lois Young will update us at a meeting early in November

12. Information on EV Charging Stations: Should this go to Planning and Zoning? (Leppanen)

Leppanen will send this to P&Z.

13.. Utah League of Cities and Towns Land Use Training in Moab on November 2, 2019 from 9 a.m. to 4:00 p.m. (Leppanen)

Leppanen and Sosa have registered, Murray may go.

14. Utah Outdoor Recreation Grants Workshop in Monticello on November 5, 2019, 3 p.m. to 5 p.m.

This could help with funding for bike paths and trails. Leppanen is interested in going.

15. Zions Bank appointment for funding school building purchase (Leppanen)

October 17 Leppanen has an appointment to talk to Marcus Keller at Zions Bank in SLC about the “old school.” She sent Keller school information from Kyle Hostler about a review of the building done in 2007. The building is sound, except it will need a new roof, and it mentions the possibility of septic problems, although there haven’t been any. She will also meet with Bob Springmeyer and ask about sales tax reporting.

16. Public Service Reminder – Frisbee School Assembly at CC on October 16th, 1:30

Public Comment - Davila said there was a BOB meeting October 22 at 10:30 at Cottonwood Steakhouse

Adjourned at 6:58 p.m.

Linda Sosa Recording Officer