

Bluff Town Council Special Meeting Minutes

April 14, 2023

Bluff Community Center at 4:30 p.m.

190 N 3rd East P.O. Box 324

435-672-9990

Regular meetings are held the first three Tuesdays of every month 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) at least 4 days before the meeting. Agendas and minutes are posted at:

townofbluff.org on Town Council tab and audio, in addition, at the Utah Public Notice Website

This meeting was held electronically.

The meeting started at 4:30 p.m.

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

Public Comment: Leppanen explained the three-minute limit.

These people spoke against having a helicopter pad in the residential area of the Town:

Mary Gilliam
Dudley Beck
Michael Haviken
Josh Ewing
Jenny Chaffin

These people spoke in favor of having a helicopter near the Desert Rose:

Nick Nielson
Jim Hook

Jonathan Rudd, representing Amer Tume, stated his client has not done anything improper and suggested Mr. Tume has received approval by the city to do what he is doing. He asked if the Council had received the letter sent to Mr. Tume by the Town's attorney. Leppanen answered yes and she directed Rudd to confer with Chris McAnany about concerns in the letter. Rudd believes the city has sanctioned Mr. Tume's actions. Leppanen asked if Rudd had been provided with a copy of the resolution we are looking at and Rudd explained he did.

At 4:47 p.m. Leppanen read the agenda.

1. Consideration and Possible Enactment of a Temporary Land Use Regulation Prohibiting the Development of New Aviation Facilities for Fixed Wing Aircraft and Helicopters (All)

Leppanen noted the Town is not zoned for commercial aviation and time is needed to study, research and allow for public opinion. This is not about one person or one business but about zoning. This has come at us quickly and Chris McAnany, Town Attorney who just joined the meeting, suggested slowing things down. The State gives

towns and cities the authority to limit land use. Statute allows up to 180 days to study additional regulations. Hook said she was not aware of this issue until yesterday and suggested 180 days was a very long time. She suggested the helicopter could fly down to the river and avoid the residential part of town. Helicopters sometimes land at Recapture Lodge to do sheep counts, etc.

Tumeh spoke and explained he has a business license for a tour business, to explain his claim of Town permission, and has talked to Marcia Hadenfeldt a member of Planning and Zoning. He is working with Jones and DeMille and when his plan is finished is planning to go to P&Z. Leppanen suggested both lawyers talk.

Sayers motioned to adopt the ordinance as presented, Murray seconded and Leppanen, Murray, Sosa, and Sayers voted in favor, Hook opposed. This means the 180-day moratorium is in place. It could be reduced if needed.

2. Other – Leppanen suggested the attorneys take this opportunity to talk virtually after all other participants leave the meeting.

Murray motioned to close the meeting at 6:04 p.m., Murray seconded and Leppanen, Sayers, Murray, Sosa and Hook voted in favor.

Linda Sosa Recording Officer

This meeting followed the social distancing guidelines given by state and local authorities. This meeting was held virtually. The public could participate by telephone at 1 904-900-0507 (PIN: 364208783) or through meet.google.com/ytf-sjdx-csv.

For requests to receive emails/meeting invitations email linda@townofbluff.org

The audio of the meeting is posted on Utah Public Notice Website. The AV Tech was not available to record for YouTube.