

Bluff Town Council Work Session Minutes  
September 19, 2023  
Bluff Community Center at 9:00 a.m.  
190 N 3<sup>rd</sup> East P.O. Box 324  
435-672-9990

Regular meetings are held the first three Tuesdays of every month at 6:00 p.m.  
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 and audio, in addition, at the Utah Public Notice Website.  
To view the livestream, or watch past recordings, please visit our YouTube  
channel: <https://www.youtube.com/channel/UCTqBxSP-Erhxq6muVMX6vdw>.

This meeting was held electronically

The meeting started at 9:09 a.m.

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

**1. Discussion of Draft of “An Ordinance Amending the Bluff Municipal Code to Enact Provisions Governing the Operation of Aviation Facilities”**

An edited copy of the draft ordinance was sent by Amanda Podmore based on recommendations from the joint work session of September 12<sup>th</sup>. Hook noted that the official wording is airport not air strip. Leppanen explained she has been in communication with the BLM about the commercial use of the airport; it is not available now and availability is based on the future Bears Ears Management Plan. The airport cannot be zoned for commercial aviation because it is not available at this time even though it may be the best spot. Murray noted that the airport is not ready but he is willing to start planning to work toward commercial aviation. Marcia Hadenfeldt brought up conditional use. Distance from the residential area was brought up, Sayers suggested since the airport is four miles out of the center of town, there may be another location like the Bluff Bench that would work.

**2. Opportunity to Ask Questions About the Language in the Draft Ordinance of Attorney Chris McAnany**

McAnany explained conditional use is site specific and includes specific criteria that addresses negative impacts. There can be a cap on a specific use or limited to a geographical area. Noise was discussed with the idea of an actual test.

**3. Executive Session to Hold a Strategy Session to Discuss Pending or Reasonably Imminent Litigation Pursuant to Utah Code 52-4-205**

At 10:03 a.m. Sayers motioned to close the Work Session and go into closed session to Discuss Pending or Reasonably Imminent Litigation, Murray seconded and Leppanen, Murray, Hook, Sayers and Sosa voted in favor.

Linda Sosa Recording Officer

For requests to receive emails/meeting invitations, email [linda@townofbluff.org](mailto:linda@townofbluff.org)