

Bluff Town Council Regular Meeting Minutes
January 9, 2024
Bluff Community Center at 4:00 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 4:00 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 in person and virtually

The meeting started at 4:01 p.m.

Roll Call Mayor Ann K. Leppanen, Luanne Hook, Jen Davila, Linda Sosa, Britt Hornsby
Erin Nelson Town Manager

Approval of Bluff Town Council Regular Meeting Minutes of January 2, 2024

Hook motioned to approve the minutes with a modification, Hornsby seconded and Leppanen, Sosa, Hook, Hornsby and Davila voted in favor

Public Comment: None

6. Request by Bluff Dwellings for Local Consent for On-Premise Banquet Liquor License (Dallin Tate, Bluff Dwellings)

Dallin Tate reminded the Council that they approved consent in 2019 but covid happened and they did not complete it at that time. Sosa motioned to approve consent, Hornby seconded and Leppanen, Sosa, Hook, Hornsby and Davila voted in favor.

Introduction of Elaine Gizler, San Juan Economic Development, and Presentation on Housing Assessment

Elaine Gizler announced that this is the very first housing assessment done in the County and Points Consulting from Idaho has been hired to conduct it. It will County-wide and include locations on the reservation. They are interested in Planning and Zoning, community growth, housing stock, etc. There will be several public meetings and Bluff's is January 31st from 10:00 a.m. to 12:00 p.m. at the Community Center. Gizler will use the completed assessment to talk to legislators and organizations for support, funding and grants. She stressed the need and importance of housing for growth and progress in the County and towns. Economic Development is posting flyers

and using media to advertise the housing meetings. Next, the County has applied for and received a Fellow who will work with Economic Development for the next two and a half years. He will work on housing assessment and outreach starting in February. Commercial blight will be identified so owners can be worked with to help turn them around, which will increase tax revenue. Sales tax leakage, when residents buy goods outside of San Juan County, is estimated at \$93,000,000 and Gizler would like more businesses that can offer goods and services. She explained grave concerns about large decreases in sales and transient room tax because the sale of Gouldings business and property to the Navajo Nation This would be a loss of 23% of the Counties TRT, 55% of which goes into the County general fund. Gizler's team is also working on biking trails at Mud Springs in the northern part of the County and a County-wide system. Leppanen thanked Gizler for her information and hard work. She encouraged Bluff residents to attend the housing assessment meeting on the 31st echoing the importance to the town and County.

Unfinished Business

1. Report on Design Review Committee meeting of Tuesday, January 9, 2024 (Leppanen/Davila/Nelson); Report on Status of Equal Justice Government to Government Environmental Protection Act Grant (Nelson)

Leppanen explained the committee meeting was cancelled because Janet Slowman-Chee was in transit and not able to attend. Leppanen has had good conversations with Slowman-Chee. Nelson is continuing to work on the grant and had no new updates.

2. Status Process of Changing Bank Account Signatories at Zions Bank (Leppanen)

Hornsby motioned to change signatories and change the Town credit card, Hook seconded and Leppanen, Davila, Hornsby, Sook and Sosa voted in favor. Sayers and Murray will be dropped and Davila and Hornsby added.

3. Report on San Juan County Commission Meeting on January 2, 2024 (Leppanen)

This information was covered by Gizler.

4. Update on Planning and Zoning Work Session of January 4, 2024 (Hook)

Hook reported continuing work on the sign ordinance with another work session Thursday. They are following Dark Skies and the General Plan. They are creating a draft ordinance, will have a public hearing and send recommendations to the Council. Leppanen noted a tight schedule for this ordinance and will meet with Podmore.

5. Discuss and Vote on Changing Signatories to the Zion Bank Account (Leppanen)

Covered in #5.

New Business

6. Request by Bluff Dwellings for Local Consent for On-Premise Banquet Liquor License (Dallin Tate, Bluff Dwellings)

Moved to top of meeting.

7. Request by Bluff's Planning and Zoning for Direction on Potential Ordinance for Large Scale Dirt Moving (Amanda Podmore)

Podmore explained P&Z is researching how other towns deal with this issue. Davila voiced concerns of the effect of moving large scale dirt on neighbors and suggested looking at County regulations for technical information and safety of ground and neighbors. Kirsten Bushnell has contacted Leppanen and Nelson about having a more formal agreement for using the County for building code and inspections. Leppanen noted the interlocal agreement that the County never finalized included that and the has been doing this work. Leppanen, Nelson and Podmore will meet with Bushnell to find out what the County is looking for.

8. Other

Hook asked that adding a council member to the Active Transportation Committee be on the next agenda.

Davila summarized the upcoming weekend Balloon Festival activities.

9. Executive Session to Discuss Imminent or Pending Litigation Pursuant to Utah Code 52-4-204

Executive Session to Discuss Imminent or Pending Litigation Pursuant to Utah Code 52-4-204

At 4:56 p.m. Sosa motioned to close the meeting and go into executive session to discuss imminent or pending litigation pursuant to Utah Code 52-4-204 and close the regular meeting from there, Davila seconded and Leppanen, Davila, Hook, Hornsby and Sosa voted in favor.

10. Adjourn

Linda Sosa Recording Officer

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