

Bluff Town Council
Tuesday, March 5, 2019
Bluff Community Center at 6:00 p.m.
190 N 3rd East
P. O. Box 324
Bluff UT 84512

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 at least 4 days before the meeting.

Minutes

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

Approval of Regular Meeting Minutes from February 26, 2019

Leppanen, Sayers, Murray, and Sosa voted in favor of approving the minutes, Hook abstained

Introduction of Robert Ogle on behalf of Bluff Dwellings and Request for an Alcohol Permit
Ogle is applying for a permit to serve beer and wine and have package sales. The first step in the process is permission from the town and then it goes to the County and State. Leppanen asked him to return in two weeks for the March 19th meeting so we can think about it.

SITLA Southeast Utah resource specialist Bryan Torgerson.

Torgerson will come to our March 12th meeting and talk to us about SITLA and the proposed solar farm. Leppanen suggested inviting the Commissioners to the meeting.

Old Business

1. Update on Computer and Pelorus Training (Murray/Sosa)

Murray ordered and is donating a computer, printer, and Microsoft Office that should be here tomorrow. Sosa set up training with Kyle Walker of Pelorus Methods on March 29th in Bluff. Murray suggested other interested parties could join us in learning how the accounting program works.

2. Update on Community Development Block Grant (Leppanen)

Leppanen reported that we are waiting for the update.

3. Update on Bears Ears National Monument Consult Group (Schalk/Leppanen)

Schalk is preparing a written report of her meeting and will bring it to our March 12th meeting.

4. Town Council Office Hours Starting the Week of March 11, 2019 (Leppanen)

Starting March 12th Leppanen will be available to people at our office in the Community Center from 2 to 6 p.m. every Tuesday. This is to transition from being available to people at her home to our office. Sosa will be back up.

5. Possible Reconsideration of Moratorium Ordinance on Building Permits as Related to Commercial, Industrial, Residential Permits (All)

This was discussed at our Work Session earlier in the day. Chris McAnany spoke with Leppanen in a phone conversation about the total moratorium that we voted in favor of at our February 26th meeting. His concern was the language used in the Interlocal Agreement with San Juan County; it allows the County to write building permits for us while Planning and Zoning is working on the General Plan and ordinances. Currently the full moratorium is in place unless we rescind it. He suggested that we might want to discuss a less restrictive moratorium. We could also fix the language in the Interlocal. Leppanen checked with McAnany about this option. He sent a memo with more background and two possible draft ordinances that Council Members read before the regular meeting. The ordinances were A, which called for a total moratorium and

Ordinance B which restricted the moratorium to commercial, industrial, and new subdivisions. Sosa was concerned about the County allowing smaller plot sizes and the health problems that could be created if the County is lax with perk tests. Leppanen said that the Interlocal Agreement stated the Council be informed about new building permits and given time to agree or disagree. Not allowing building of single family dwellings could be challenged because there is no compelling reason not to. The Planning and Zoning Commission is working swiftly on the General Plan. Murray motioned that we accept Ordinance B and allow single-family dwellings. Sayers seconded. Leppanen mentioned the importance of having oversight and building a good relationship with the County Assessor. Wes Shook said that the County was responsible for correct perk testing. Leppanen read Ordinance B about the kinds of building that were acceptable.

The Council voted unanimously in favor of Ordinance B. Leppanen asked Sosa to post the ordinance on our website.

New Business

6. Communication Procedures with Planning and Zoning Commission (All)

Sayers had heard that Council Members attended P & Z meetings and had concern that it might cause unintentional pressure on those members. Leppanen explained that she is required to attend certain meetings, especially organizational meetings. All meetings are public. Hook explained that she was able to convey water information to the Commission at a recent meeting and the commission members asked her to provide further details, which she emailed to them. Sosa explained that she and Leppanen frequently attended the start of meetings and left when they started to discuss their work on the General Plan or other issues. Leppanen will check with other towns about how their Commissions work with their Council and research what is appropriate.

7. Report on March 5, 2019 Town Council Work Session on Taxes and Moratorium Enforcement (All)

The moratorium was discussed earlier in the meeting. Murray described tax possibilities including resort tax, TRT, airport, etc. He compared budgets of similar towns. Leppanen said that McAnany suggested getting a municipal tax consultant who could go into more depth and help with strategy. She will contact Bob Springmeyer for recommendations.

8. Report on San Juan County Commission Meeting on March 5, 2019 and SITLA Lease (All)

Sayers, Leppanen, Murray and Sosa attended the meeting and Murray spoke about our concerns and expressed surprise that we were not included in these talks even though the proposed solar farm is inside town boundaries. It is at the entrance to Bluff and he thought it could be unsightly. Sayers reported that it is SITLA land, we are not able to tax it, and they can make decisions without us. Leppanen mentioned that the Commissioners' resolution suggested some County tax benefit. It also mentioned a solar farm could reduce or rescind the current grazing rights. Bruce Adams stated he would not vote in favor of the project if it affected the grazer's lease and suggested raising the panels eight feet so cattle could graze under them. Leppanen reported that Mary Gillam, Durango geologist and local home owner, was concerned about the shallow layer of soil in the proposed area and the possibility of mud slides into Bluff Dwellings, Cow Canyon Trading Post, and the farm from blading the top soil; if we had a very large storm water would not soak into the ground as much as it does now. Gillam is working up a detailed paper for us. Leppanen informed Bluff Dwellings and Cow Canyon Trading Post of these concerns. She mentioned that SITLA recently moved to quickly on oil leases within the original boundaries of the Bears Ears and had to pull them back. Bryan Torgenson from SITLA will attend our next meeting and answer questions. Dobson noted that UDOT had recently been in Cow Canyon doing erosion clean up. Murray will write a resolution.

9. Amended Procurement Policy and Supporting Resolution

This was moved to our next meeting.

10. Golden Spike 150 Invitation for May 10, 2019 (Leppanen)

Sosa will take the invitation to the school.

11. Emery Telcom Request for Meeting and Franchise (Sosa/Leppanen)

Leppanen and Sosa first heard details about this project at a SJC Commission meeting and spoke with Jared Anderson of Telcom on the phone. He is willing to attend a Council meeting and interested in a public meeting. Leppanen explained this project will bring broadband from Moab to the schools in Bluff and Montezuma Creek schools then to Monument Valley and Navajo Mountain schools in the next phase. He needs to buy or lease a 100' by 150' piece of land for equipment and she suggested the new or old school. She will send him contact information,

Other Business

Adjourn at 7:04

Linda Sosa Recording Officer