

Bluff Town Council Public Hearing Final Minutes

October 28, 2025

Bluff Community Center at 5:00 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@townofbluffutah.gov) at least 4 days before the meeting. Agendas and minutes are posted at: townofbluffutah.gov and audio, in addition, at the Utah Public Notice Website. The public can participate via phone: +1(253) 215-8782 Password 96871904729# and via Zoom: <https://zoom.us/j/96871904729>

Note, this is a different meeting link than regularly scheduled meetings

To view the livestream, or watch past recordings, please visit our YouTube channel:

<https://www.youtube.com/channel/UCTqBxSP-Erhxq6muVMX6vdw>.

This meeting was in person and virtual.

5:02pm Meeting Called to Order and Roll Call

Town Council: Mayor Ann K. Leppanen, Jennifer Davila, Linda Sosa, Britt Hornsby

P&Z: Amanda Podmore (5:44pm), Marcia Hadenfeldt, Malia Collins, Gary Haws, Brian Whitney (excused absence)

Town Staff: Erin Nelson

Open Public Hearing (Leppanen):

1. Reminder of Rules and Procedures and Summary of Public Hearing Topic (Nelson) Nelson explained that someone will motion to move into Public Hearings and we will stay in the same meeting. Once each topic is concluded, the topic is closed. PowerPoint reviewed all rules and procedures for participation in Public Hearing. Written Comments accepted until 5:00pm Friday, November 7.

2. Public Comments – in Person Attendees – 3 Minutes Each as Timed by the Designated Timekeeper, Gary Haws.

3. Public Comments – Virtual Attendees – 3 Minutes Each as Timed by the Designated Timekeeper, Gary Haws.

The draft ordinances can be found at: <https://townofbluffutah.gov/public-notice/> under “Additional Information/Handouts” for each item.

There are seven separate public hearings:

A) Amendments or Dissolution of Land Use Clearance Ordinance (5:06pm): Nelson reviewed that the Land Use Clearance was originally implemented due to the Building Department via San Juan County, now that Building Department is in Bluff, it is a duplicative fee and process. By eliminating, there is a reduction of \$200 in fees for residents. No public comment.

B) Adoption of a Cemetery Ordinance (5:09pm): Nelson reviewed the Cemetery Ordinance which will allow Town Council to collect fees, set general provisions, and appoint a Cemetery Board who will be responsible for managing the day-to-day duties and make additional decisions. Cemetery Plot is the 112'x80' NW section (North of Road, West of loop) that the most recent

burials are located. Potential future use to the West of the current section under discussion, survey will be completed determining if feasible. San Juan County Commission is on board with this process proceeding. Public Comment: Josh Ewing – Thanks extended to Council for this detailed ordinance and while he spent the least amount of time reading this ordinance, he expressed gratitude for all of the hard work on this and all ordinances. Emphasized that the lack of attendees is not an indication of lack of concern for the ordinances but may be due to the number of ordinances presented today. A public open house suggested in the future to familiarize public with all Town of Bluff Ordinances.

C) Adoption of Recreational Vehicles Parking/Storage and Mobile Home and

Recreational Vehicle Ordinance (5:16pm): Hadenfeldt reviewed the purpose and charts of Recreational Vehicles, Recreational Vehicle Parks and Mobile Home Parks explaining the standards set for RV Parks & Mobile Home Parks. This ordinance went to public hearing many months ago and is still in legal review, it is back in public comment due to the amount of time that has passed.

Public Comment: Josh Ewing – most likely not an issue for many people, but camping on the streets is something that needs to be addressed and a simple wording change could address, recommends adding ‘unoccupied’ to the 24 hour allowance. Confusing definitions around long term (30 days) vs short term stays, define driveway and number of RV’s allowed per driveway. Pay attention to the policy you’re trying to make. Prohibition on generators except when electrical outage, if an RV is to be plugged in, it should be to a home or an RV Park. Residential C Roads is mentioned and does not believe there is a difference between Residential & Commercial C Roads.

Nicole Croft – Definitions of RV Park. Language does not make it clear if Bears Ears Partnership will fall under an RV Park or not since they do not charge their volunteers to stay. Hoping to receive clarity to ensure compliance.

D) Adoption of an Ordinance Regulating Engine Brakes (Jake Brakes) (5:28pm):

Nelson reviewed the ordinance including the purpose, mitigation of noise, air pollution and rural town nature outlined in General Plan. Ordinance will allow Bluff to contact Law Enforcement for enforcement. Leppanen noted reports from Business Owners and Residents at the edges and into center of Town.

Public Comment: Josh Ewing - Confirmed Jake Brakes are heard in the middle of Town. Locations of signs being posted at the location where highway crosses town boundary. This location seems impractical and not the best place to remind truckers where they should be slowing down. May be beneficial to change the ‘sign location’ verbiage to ‘at the discretion of Mayor/Town manager/Council’.

E) Adoption of Vehicle Idling Ordinance (5:31pm):

Nelson outlined the ordinance noting the ‘2 consecutive minutes’ clause was taken from other municipalities’ ordinances and reviewed specific exemptions. Nelson requests feedback for enforcement (Bluff Mayor) and penalties that may apply.

Public Comment: Josh Ewing – Unsure if there is a reason to limit commercial vehicles due to an equal challenge with non-commercial vehicles, especially in the center of town. Conflict of Commercial Vehicle definition may include School Buses. 2 minutes is a tight period of time and 5 minutes may be more reasonable. With Public Education and proper signage, the issue will most likely be resolved (once the ordinance is passed). Questioned if Public safety or Health is the reason to differentiate between commercial and private vehicle?

F) Adoption of Renewable Energy Ordinance (5:35pm): Hadenfeldt outlined the renewable energy ordinance purpose and charts outlining parameters. Sol Smart, a Renewable Energy agency, came alongside and reviewed the current ordinance and recommended edits. Feedback

requested for clarification of ordinance and ease for residents to install solar. *Public Comment:* Josh Ewing – Does Clean Energy work in his day job, gratitude expressed to P&Z and Sol Smart. Solar has a bad name for disturbing agricultural lands, language recommended to minimize soil disturbance. Smaller scale solar is exempt and additional things should be included outside of solar lights. Recommendation to create a ‘Level’ for projects that do not need a permit, referencing HP340 exempts Rocky Mountain Power plug-ins for projects under 1200 watts. Conditional Use examples should be expanded to include slope and soil types. Current overlays allow solar in Bears Ears Ntl Monument, if the monument is reduced, the lands could be developed unless Bluff restricts in this ordinance.

G) Adoption of General Plan Amendments (5:44pm): Nelson reviewed changes to the General Plan referencing the State recommendation to update every 5 years. Emphasized the strength in aligning our strategic plan to our general plan to increase credibility. Agreed this is a lengthy document with updates on statistics, clarity, zoning (as there was no Town zoning when first written). Sections added by suggestion and requirement from the state: ‘future use’ map (is NOT a change to current zoning), Airport, Housing, Agriculture, Water (feedback requested!). Multiple sections have stayed relatively the same. Planning and Zoning’s Future Use Map was shared which included: Gathering areas, Factory-Industrial, Riparian Corridor. Large change to map (in black) indicates the area disconnected, was recommended for Renewable Energy, may need to revisit and reassign. Red-line document is available and may be more navigable. Towns may no longer be exempt in of Low-Moderate Income requirements in the next couple of years.

Public Comment: Josh Ewing - Tax bill received while reading this and with the amount accomplished, his taxes paid to Bluff are of great value. Current Conditions: Bears Ears National Monument should be mentioned and Bluff’s support. Housing: Expansion of the role of Government and other key players. Recommends emphasizing Accessory Dwelling Units and their potential for increasing affordable housing, full-time residents and density. Water: agrees it needs work and is willing to help brainstorm, agrees secondary water plan is beneficial and may help agriculture section. Flooding: missing the impact of massive mining operation expansion above town and implications to Town with the removal of millions of tons of gravel without reclamation or mitigation plan. Future land use map will be of interest to residents, previously mentioned open house would be beneficial.

Leppanen sat in on the first meeting with Podmore and Nelson and was impressed with all work they put into the General Plan and the deadline being met. Hansen Group also helped review.

4. Other/Adjourn (5:58pm): Written Public Comment submitted via mail or email to office@townofbluffutah.gov by Friday, November 7 by 5:00pm.

6:00pm Hornsby motioned to adjourn, Davila seconded, Leppanen, Sosa, Hornsby, Davila, Haws, Collins and Podmore voted in favor.

For requests to receive emails/meeting invitations, email linda@townofbluffutah.gov