

BLUFF TOWN INCORPORATION

FREQUENTLY ASKED QUESTIONS (FAQ)

Bluff is currently unincorporated. The Bluff Service Area Board (BSA) is responsible for parks and recreation, water, and mosquito control. All other services are currently provided by San Juan County.

QUESTION 1: WHAT ARE THE BENEFITS OF INCORPORATION?

Incorporated towns are self-governed. They have their own administrative body. Major decisions are voted on by the people who live there. Unincorporated towns do not govern themselves or provide their own municipal services. Most of these services are currently provided to Bluff by San Juan County.

QUESTION 2: WHAT IS THE PROCESS AND TIMELINE TO INCORPORATE?

Petition to Lieutenant Governor's Office (LGO)—>Economic Feasibility Study (EFS) is done by neutral consultant chosen by the LGO—>EFS report, which looks at revenues vs. costs, goes to LGO and, if it finds it is economically feasible to incorporate, a public meeting is set by LGO and the vote to proceed with incorporation is held—>If it finds it is NOT economically feasible to incorporate, the process ends.

For more detail, use this link to the Bluff Incorporation Website:

<http://www.incorporatebluff.org>

QUESTION 3: WHAT IS THE SIZE OF THE PROPOSED TOWN AND WHY WAS THAT MAP CHOSEN?

In the summer of 2016, after approval by the BSA, a group of 25 Bluff volunteers formed committees, including a map committee, to develop the proposed incorporated town boundary. It was decided to propose a large area that essentially covers the entire Bluff Valley. This was to ensure that our community has a say in future developments where we live that might change our quality of life. By including a larger acreage, Bluff increases its ability to influence decisions about oil and gas, residential, and commercial development.

Link to map of proposed incorporation.

QUESTION 4: DOES SIGNING THE PETITION MEAN I HAVE TO VOTE FOR INCORPORATION?

No.

The Petition is the first step in the incorporation process. If, at the time the issue is given to the town for a vote, you can vote NO if you do not believe that incorporation is in Bluff's best interest.

QUESTION 5: IF WE INCORPORATE, WHAT WILL OUR GOVERNMENT STRUCTURE LOOK LIKE?

A newly incorporated town must, by law, operate under a five-member council form of government. The five-member council, elected through a general election, includes four council members and a fifth council member who serves as a council member-mayor.

QUESTION 6: WHAT SERVICES ARE REQUIRED OF AN INCORPORATED TOWN?

The only services that an incorporated town must provide within its boundary involve managing town services, land use, and development. Other governmental services, such as fire prevention and garbage removal, may be included. After incorporation and the election of the council, the council may vote to add such optional other services. The elected town council will, as a priority, determine how best to select and oversee services.

QUESTION 7: WHAT WILL INCORPORATION OF BLUFF DO TO MY TAXES?

The answer to this question is not yet knowable. The Economic Feasibility Study is done by a neutral economic feasibility consultant who will provide an analysis of potential tax ramifications. This analysis will be presented to the community at a public hearing to allow voters to make an informed decision.

QUESTION 8: WHAT EFFECT MIGHT INCORPORATION HAVE ON OUR WATER RIGHTS?

Incorporation constitutionally guarantees Bluff protection from transfer of water rights and forever secures adequate water supplies for the town of Bluff.

For the precise language of Article XI Section 6 of the Utah State Constitution, use this link to the Bluff Incorporation Website: <http://www.incorporatebluff.org>

QUESTION 9: HOW CAN I BE INVOLVED IN THE PROCESS?

The incorporation process is defined by state law. It is an objective process with an analysis by a neutral economic feasibility consultant selected by the Lt. Governor, following input by the sponsors of the Petition to Incorporate Bluff.

You can:

- serve on a committee;
- be educated on the process and proposed “Bluff Inc” map;
- decide if you want to sign the Petition to Incorporate;
- attend the public hearing in which the results of the Economic Feasibility Study will be presented; and
- vote.