

TOWN OF BLUFF, UTAH, ORDINANCE NO. 2025-5-22

An Ordinance Vacating a Portion of the Public Alley Found in Block 19, Cottonwood Addition Subdivision, Section 26, Township 40 South, Range 21 East, SLB & M.

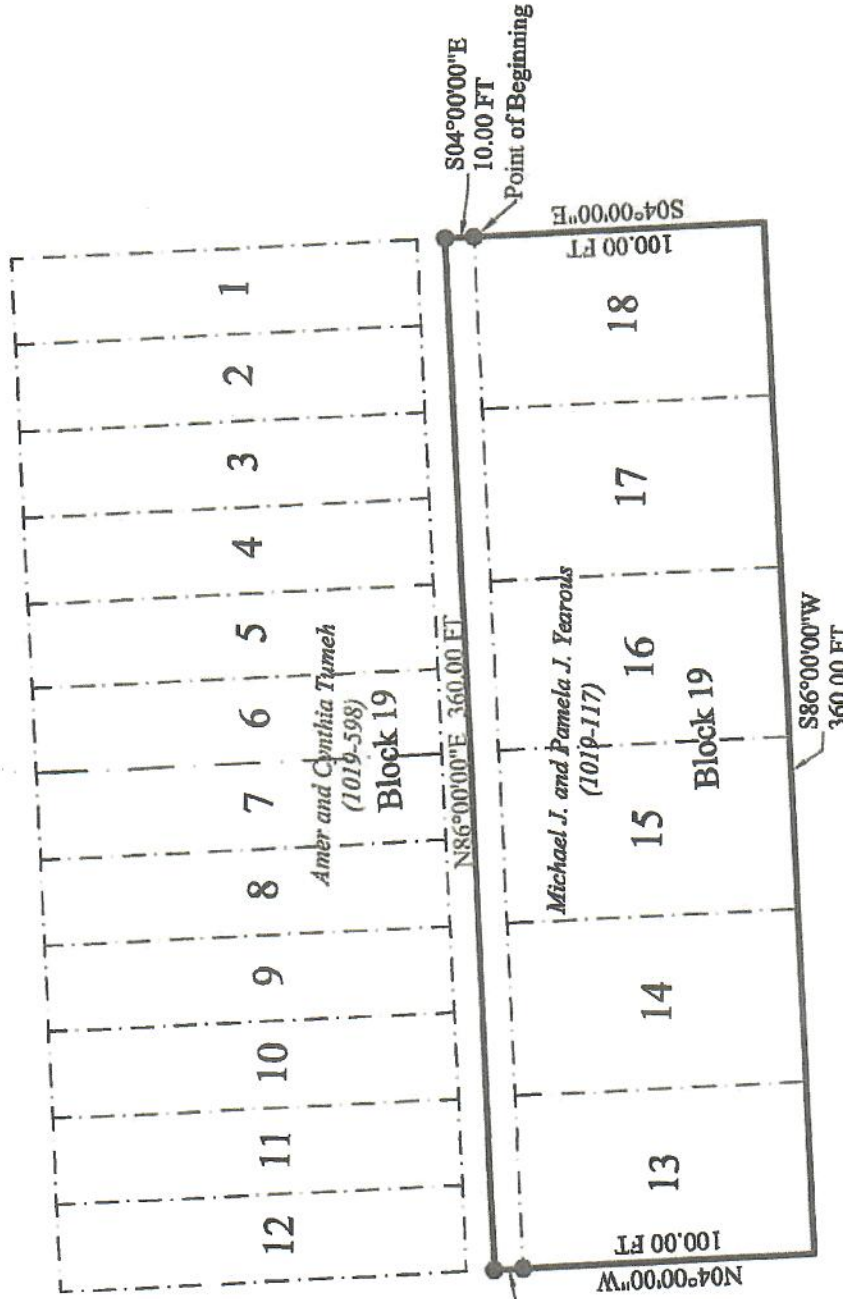
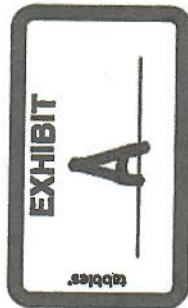
The following describes the intent and purpose of this ordinance:

- a. Utah law, U.C.A. Section 10-9a-609.5, provides that a local government may vacate all or part of a public street upon a showing of good cause where neither the public interest nor any person will be materially injured by the proposed vacation.
- b. Pamela Yearous, the Petitioner, is the co-owner of six (6) lots in the Cottonwood Addition that are adjacent to an alley held by the Town, as shown in **Exhibit A**, attached.
- c. An adjacent property owner previously applied to San Juan County and was granted a petition to vacate the northern one-half of the alley in question, as referenced by the instrument recorded at Entry No. 158689, Book 1031, Page 618 of the San Juan County land records.
- d. The Petitioner provided proof of mailing to all adjacent property owners, as otherwise provided by law.
- e. Notice of the public hearing on the subject petition was duly published in The San Juan Record and Utahlegals.com on January 1, and 8, 2025.
- f. At the public hearing on January 14, 2025, the Bluff Town Council heard testimony from interested persons.

NOW THEREFORE, the Town of Bluff, acting through the Town Council, upon an affirmative vote of a majority, at a duly noticed public hearing held by the Council, ENACTS AS FOLLOWS:

1. The Town finds that it has received a complete and accurate Petition, and public notice was provided in the manner provided by law.
2. There is good cause for the Petition. The subject alley was partially vacated by previous action, and the remainder has limited public value. No private property owner in the vicinity will be materially harmed, and the public interest will not be harmed by the granting of this Petition.

**Block 19, Cottonwood Addition Subdivision, Section 26,
Township 40 South, Range 21 East, SLB&M
Bluff, UT**



Alleyway Description

A tract of land within Block 19 of the Cottonwood Addition Subdivision within Section 26, Township 40 South, Range 21 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows;

Beginning at the northeast corner of Lot 18, Block 19 of said Cottonwood Addition Subdivision; thence S86°00'00\"/>

Combined Yearous and Alleyway Description

A tract of land within Block 19 of the Cottonwood Addition Subdivision within Section 26, Township 40 South, Range 21 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows;

Beginning at the northeast corner of Lot 18, Block 19 of said Cottonwood Addition Subdivision; thence S04°00'00\"/>

