



Town of Bluff
Annual Conflict of Interest Disclosure Form

The following disclosures are required to be made annually by all officers of the Town of Bluff, pursuant to Utah Code Annotated 17-16a-6, 7, and 8. If additional space is needed, please use a separate sheet of paper. Per statute, the information provided shall be kept on file with the Town Recorder and may be subject to disclosure to the public.

I, BRIAN WAANEY am the duly elected/appointed
PLANNING + ZONING COMMISSIONER of the Town of Bluff.

1) I am an officer, director, agent, employee or owner of a substantial interest in the following business entities which are subject to the regulation of Town of Bluff, and within such business entities, I hold the following positions:

Business Entity Name / Position within Business Entity:

COW CANYON COFFEE, OWNER

Ownership of a substantial interest is defined in U.C.A. 17-16a-3(8) as an interest of 10% or more of the shares of a corporation, or a 10% or more ownership interest in other entities, legally or equitably held or owned by the officer, the officer's spouse, or the officer's children.

*Note: There is no case law or statutory guidance as to what constitutes a business entity "subject to regulation of the Town." A business which is simply issued a business license by the Town may or may not be deemed by a court, administrative agency, an auditor, or member of the public to be an entity regulated by the Town. Businesses regulated by interlocal agencies of which the Town is a member may or may not be deemed to be a business regulated by the Town (i.e., a restaurant subject to regulations imposed by an interlocal agency).

A business entity which requires a conditional use permit to operate may more likely be deemed to be a business entity regulated by the Town of Bluff than a business that simply receives a business license from the Town.

2) I am an officer, director, agent, employee or owner of a substantial interest in the following business entities which do business with or anticipate doing business with Town of Bluff:

Business Entity Name / Position within Business Entity:

N/A

Please note that pursuant to U.C.A. §17-16a-7, an officer must disclose his or her interest or involvement in such an entity immediately prior to any discussion in an open and public meeting pertaining to business that the Town of Bluff may do with any such entity, regardless of whether a disclosure of interest or involvement in the business was made in this document.

3) The following personal interests or investments of mine create a potential or actual conflict between my personal interest and my public duties:

N/A

4) *** OPTIONAL DISCLOSURES ***

The following disclosures of other business interests, investments, and other matters are not required to be made by law, but are made with the intent to more fully disclose other interests that may be deemed relevant to the administration of public duties, or in furtherance of my intent to provide a more complete disclosure of my economic or personal activities, or for other reasons:

NURSE EMPLOYED BY UNHS

DATED THIS 15 DAY OF January, 2026

By:

Signature

Printed Name

Title/Office:

COMMISSIONER OF P+2

STATE OF UTAH

COUNTY OF SAN JUAN

SWORN TO AND SUBSCRIBED BY ME

THIS 15 DAY OF January, 2026

Erin Nelson

Notary Public

