

BIG WATER PLANNING AND ZONING MEETING MINUTES TUESDAY April 09, 2019

Work Session 6:30 PM UT (5:30 PM AZ) – Discussion on RV Park ordinance. Jenni recommends simplifying the requirements. Looking into the state and county codes to find what will work for us without overburdening. Discussion on Sleight RV Park CUP - Kris doesn't feel it meets the criteria for an RV Park. More information is needed to make this determination. Discussion on meeting schedule – Monday will work better for both Scott and Denise. Discussion on remote meetings – Planning and Zoning board would like to have this available. Clerk needs to check on requirements for this - does it have to be available to the public if it's available to the board? What process and program need to be used? Glamping and Shanty villages are becoming popular. We have requests in for multiple and need an ordinance to address these. STR applications – we have run into some issues with the insurance for the town and Jenni recommends we remove that requirement from the application. Planning and Zoning thought the Manual changes had already been approved for Town Council. Two more changes were suggested – to remove resorts from the approved uses in R-1, and to remove requirements of elderly housing facilities to be owned by at least one of the residents.

Public Hearing Sleight RV Park CUP – All of the work that has been going on is repair of existing infrastructure. Nothing new is going in so a building permit is not required. Mr. Sleight owns the land and is renting the spaces and the house to an individual. This individual owns camp trailers that will be parked on the property long term, and intends to have people coming through the area stay in them short term. Planning and Zoning would like to know if the septic system has been inspected and is adequate for the intended use. P & Z wants a written business plan for clarification and they feel that an RV Park is the incorrect use designation for what Mr. Sleight wants to do. They recommend applying for a Conditional Use Permit for a resort and note that if the current Planning and Zoning Manual amendments being recommended to Town Council will make it so a CUP is not required for this use. – Closed hearing at 7:47 pm.

Meeting at 7:30 PM UT (6:30 PM AZ)

Agenda

1. **Call to Order** – 7:47 PM
2. **Roll Call** – Scott, Tina, Billie, and Denise present; KC absent
3. **Approval of Minutes-2.12.19** – motion by Billie, seconded by Scott, all present voting in favor
4. **Planning and Zoning Administrator report**
5. **Citizen Comments** - no citizen comments
6. **New Business-**

- a. Discussion and Possible Action on changes to the RV park ordinance. – Tabled, recommend using state and county regulations to simplify
- b. Discussion and Possible Action to recommend changes to RV Park Ordinance to Town Council. - Tabled
- c. Discussion and Possible Action on Sleight RV Park CUP. – Denied, motion to deny by Billie, second by Tina, all present voting in favor
- d. Discussion and Possible Action on meeting schedule change. – Scott moves to change meeting times back to Monday, second by Billie, all present voting in favor.
- e. Discussion and Possible Action on remote meetings. – This is something that may require an ordinance and approval by Town Council – clerk to check on this and bring it up to Town Council if necessary.
- f. Discussion and Possible Action on Ordinance to include Glamping and Shanty Villages. – Possible designation to Vacation Rentals, make sure it includes RVs and related stuffs.
- g. Discussion and Possible Action on STR applications. – There are three applications up for approval, two for Broderick and one for Tracey. All have passed inspections and met requirements to use. Billie motion to approve, second by Scott, all present voting in favor. The board recommends some changes to the application to address the insurance problems we've come across.

7. Old Business-

- a. Discussion and Possible Action on Planning and Zoning Manual.
- b. Discussion and Possible Action on recommending Planning and Zoning Manual changes to Town Council. – Billie motion to approve with changes, seconded by Tina, all present voting in favor.

8. Final Comments

9. Adjournment 8:16 pm