

BIG WATER PLANNING AND ZONING MEETING **MONDAY June 10, 2019**

Work Session 6:30 PM UT (5:30 PM AZ)

Recreational Park Ordinance from Kane County, need adjustment on lot size requirements. Need to look up state codes on the county ordinance to see what we can do. Don't want to require a conditional use permit - need to review to see what we want to do. Next work session will be on putting together the Recreational Park ordinance. Council will research desired changes.

STR applications discussion. Maybe do an approval pending passing an inspection because the inspections haven't been done. The other property is new and doesn't require an inspection.

Sue and Fred Thomas have some questions about their house plans. They are having a hard time getting septic dimensions. Welcome to the community.

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

Agenda

1. Call to Order
2. Roll Call - KC, Billie, and Denise here, Scott and Tina absent - Tina is excused. Scott made it at 7:32pm.
3. Approval of Minutes-5.20.19 Billie motion, KC second - all in favor
4. Citizen Comments-

Sean Tracey - has some questions about P&Z ordinances. Is a landlord required to keep a septic system in good running order? In a rent to own situation is this required by the town? No, this is something that is addressed in the contract. There was no kind of home inspection. If the contract is as is it becomes the responsibility of the purchaser. An inspection should be requested by the purchaser. The septic failure becomes a town issue when it has failed to the point of leaking sewage.

Sean has also put in for the Zoning Administrator position. He has a STR in town. Elaborate on letter of intent. He wants to prioritize issues. Interested in checking into grants that may help increase tourism to Big Water. Pomegranates could help improve the economy. There is funding available for agricultural endeavors. Healthier options than road junk food. Page will likely outgrow itself and Big Water will pick up the overflow. Sean knows that there is no way to bulldoze the issues; they will need to be picked at slowly. Big Water needs a sewer system to

grow, as there was a lot of misunderstandings with the last attempt...there needs to be some kind of bid made before it will be brought up again.

Asked again if there are any kind of rules through the town to monitor septic systems. There are not, all of that needs to be done through the health department. He has moved out of the property and is looking into options. Need to get a perc test first. Do septic have to go in before the home? No.

5. New Business-

a. Discussion and Possible Action on changes to the RV park ordinance:

The board needs time to go through the county ordinance again and tweak it for Big Water. There will be a work session before the next meeting to figure it out, and hopefully get it ready to present to Town Council.

b. Discussion and Possible Action on Remote meetings:

Clerk researched and brought in what she found: 24 hour notice is required. The board would like more time to review the information presented.

c. Discussion and Possible Action on STR applications: (This voting was done second)

One application is complete (Tran) and will be approved. Motion to approve the STR by Billie, seconded by Scott - all in favor. There will be a temporary approval as soon as they pass the inspections, this will be finalized at the next meeting. Motioned by Scott, seconded by KC

6. Old Business- None

7. Final Comments

8. Adjournment

Motion to adjourn by Billie, second by KC all in favor

Adjourned at 8:11pm