

BIG WATER PLANNING AND ZONING MEETING MINUTES MONDAY July 20TH, 2020

Agenda

1. Call to Order
2. Roll Call

PUBLIC HEARING 6:00 PM UT (5:00 PM AZ)

3. Final Comments
4. Adjournment

Transcript:

Unknown 0:30
same.

Unknown 0:51
I'm going to go ahead and call this meeting to order.

Unknown 0:56
In water planning and zoning, dated Monday 20th 20th Money.

Unknown 1:04
Time

Unknown 1:17
right here.

Unknown 1:24
So what? So what we're going to do today is to have a public hearing

Unknown 1:29
on

Unknown 1:31
the townhouse tower project, project, a town project, or an RV orange.

Unknown 1:39
So we're inviting you to Mr. Crowther's presentation of the townhomes. So you know what it's going to consist of and what they're doing. And we're going to go ahead and have public input

with your comments suggestions to let us know how you feel about it. So we'll go ahead and let Mr Crowther start talking about his project.

Unknown 2:17

My name is Mike Crowther and I am here common law firearms back here. there's anything I can answer. Y'all know recently I purchased land (unknown feedback) purchased a 10 foot 69 townhomes, three bedroom units with garages not much else to say they're

Unknown 2:55

great

Unknown 2:57

road out there but the road all the way Around subdivision.

Unknown 3:09

I don't know if you've seen all the plans and

Unknown 3:16

renderings of the floor arrangements, square footage from 1100 to 1400 square feet. And surplus area certainly needs portable housing to accomplish with this, they're going to be run by an HOA set up as an HOA very regulated. And

Unknown 3:44

cuz he can't hear me. Can you move forward because they can't hear you. They can't hear you so they can understand.

Unknown 3:53

Yeah, I tested it before.

Unknown 4:00

It's good to be

Unknown 4:02

board members but not one will control walking. Their walk can be parked there while can be kept on the lines, there will be chickens and stuff like that

Unknown 4:12

is going to be community for multifamily.

Unknown 4:19

Complex 6-9 years

Unknown 4:21

Scoot over. They can't see you

Unknown 4:25
by now.

Unknown 4:29
Anybody

Unknown 4:32
see if you'd like to ask some questions about the project

Unknown 4:37
it's gonna be somewhere between

Unknown 4:40
engineering and between 209 teen starting out talking to 69 to 70 3-bedroom.

Unknown 4:58
people that come to the lake Have a lot of money to park boat and it's going to be oversized
garage Impala for an RV that takes

Unknown 5:08
at least 13 six products

Unknown 5:14
won't be able to keep

Unknown 5:18
that garage

Unknown 5:20
expected to

Unknown 5:23
know I expected to be sold for a mixture on local that can afford it and we're going to have
people who want to have a summer house or a lake house that will buy them and selling them.

Unknown 5:40
Can you move closer to the

Unknown 5:44
standard

Unknown 5:44
gray here because they can hear Johnny's just fine and they could have they could hurt
Michelle when she was over here but I guess that areas were just fine

Unknown 5:55

by the campfire is Government regulated discrimination, everything controlled by the state. So anybody who has the money means

Unknown 6:10

you know, I can control who goes in there. If any of them are rented out long term rentals, I would require the HOA to do a

Unknown 6:20

background check. I'm not going to allow this like the units or the apartments in the trailer parks to age.

Unknown 6:29

We don't want

Unknown 6:31

it'll be better for everybody. And that's what's going to be required.

Unknown 6:37

Have you thought about limiting VRBOs because would that create an issue for your tenants having a lot of transient traffic?

Unknown 6:43

I don't think so. I believe and I'm going to be honest, and I'm not going to tell ya. I don't consider a certain number. But I'm still doing this project to make money. I'm not doing this because I'm a nice guy and let's be honest,

Unknown 7:05

there's a need to this year.

Unknown 7:07

And just be honest, that's obviously

Unknown 7:15

correct.

Unknown 7:17

Do you have any plans to build an entrance off of 89?

Unknown 7:21

They're working on that the city engineers are in the process, not just not that entrance, the whole the whole thing all the way

Unknown 7:29

through and

Unknown 7:31

you see people come when I come into town people are right up on the passage and old castles old This place has been discovered.

Unknown 7:43

So all it goes.

Unknown 7:46

So one of the issues we run into with limited access, or this

Unknown 7:55

universe, state is not

Unknown 7:58

it's a federal highway

Unknown 8:01

And so in order to do that, it needs to be applied by the CD for a master's degree to be able to get that process to get that little way

Unknown 8:12

to get through it.

Unknown 8:16

Who did you talk to?

Unknown 8:20

I've actually been talking to josh--

Unknown 8:23

him in the last year. And so we've done several federal access on limited exercise and it is about a year process.

Unknown 8:35

City master plan their labs, that actually allows the city to

Unknown 8:45

see does have this

Unknown 8:49

also. Right.

Unknown 8:56

Another engineering

Unknown 8:58

question is that

Unknown 9:04
If you get a grant,

Unknown 9:07
or you can take a chance.

Unknown 9:09
So it'll be

Unknown 9:12
multiple work

Unknown 9:13
to actually build that option that

Unknown 9:18
will actually grow in a publicly

Unknown 9:21
traded area and build dreams to

Unknown 9:26
feel past.

Unknown 9:28
There. I don't know if it's going to be multiple homeworks or

Unknown 9:34
it's going to be

Unknown 9:39
well wash where it comes down.

Unknown 9:41
So I mean, you're just going to be filling up. The washes can be redirected and

Unknown 9:47
redirected where it has to go. But why do we have we can redirect things? Yes, go in the same spot and we're just

Unknown 9:56
going to build the road.

Unknown 10:12
Slow down

Unknown 10:16
with this type of project was

Unknown 10:19
can't be just regular sentences. So we have to do is treat treat

Unknown 10:26
that is probably the way it

Unknown 10:30
is actually. And it actually treats the athletes before it actually goes out. And it's about 30 times
the regular rate is pretty dirty chemical promotion actually looks.

Unknown 10:50
So bad

Unknown 10:55
is a system that you have to do all

Unknown 11:01
All the large

Unknown 11:04
scale developments after us system stable, anything over 5000 gallons a day.

Unknown 11:15
So we're actually working with yours. And

Unknown 11:22
large piece there. Is there a face to or anything?

Unknown 11:27
No because of the

Unknown 11:29
the settings, the separate fields, we have to have one reserved, we can only have 68 or 69 units

Unknown 11:39
were restricted by

Unknown 11:41
because we didn't have a

Unknown 11:44
sewer system. So we're using a lot more still the Leach fields treatment takes up about half

here. So that that really limits and so unless there becomes a shift system is locked in. If you look at that, we're basically using all the available area up on top for for the development. So there's nothing nowhere else.

Unknown 12:22

One question

Unknown 12:25

that water as a way to be so

Unknown 12:33

supposed to be like

Unknown 12:39

what was your question? My question is

Unknown 12:49

correct.

Unknown 12:50

So one

Unknown 12:59

insurance, anything Because if I don't, if I don't do this project with the town's

Unknown 13:09

so it's one or the other, not working my money that way, which, you know, there'll be no major way there'll be nothing down there. So that's that's what I will do.

Unknown 13:21

It's pretty, pretty simple.

Unknown 13:23

Would you rather see my

Unknown 13:25

brother see something like this it's been preserved but he's not because that this will increase the value

Unknown 13:34

of modular homes sky's the limit on what they can do around here. And

Unknown 13:42

so the question is

Unknown 13:48

about families and

Unknown 13:52

so, are there any plans of what to have a park within

Unknown 13:56

it's going to be mixed

Unknown 14:03

So we haven't got all the way

Unknown 14:08

with it so like each one of you can actually have grass and stuff like that at the top.

Unknown 14:16

You can do a lot of stuff like that we were still in the preliminary processes trying to get what their requirements for that. But it's, you know, there's still going to be a lot of room for open spaces knocking off the factory building. It takes more sentences. So you're really going to see a lot of space and then back for building that because as soon as it goes down into that last personalized stuff like that top box what what other people need to take a look on there.

Unknown 14:53

So there's

Unknown 14:55

something so fat, grass and stuff for really well.

Unknown 15:02

It is possible to get there.

Unknown 15:08

Does anybody on my channel

Unknown 15:36

Okay, it's one thing

Unknown 15:46

to say your name

Unknown 16:05

Jenny, hold on.

Unknown 16:10

Sorry, my name is

Unknown 16:36

Jenny Johnson wants to know who's paying for the road to the loss.

Unknown 16:46

Lake pal wants to know when will the application for the cup be made

Unknown 16:53

for the conditional use permit.

Unknown 16:55

day it's gonna make

Unknown 16:58

it'll be approved. Next month at the planning and zoning meeting.

Unknown 17:02

Well we don't know this information all right now.

Unknown 17:13

Pat Johnson asked if it's complete its conditional use permit is complete,

Unknown 17:18

right? Or we don't know yet.

Unknown 17:20

Completion, right? Last time.

Unknown 17:33

There was a list of stuff

Unknown 17:49

was it took about a week and a half, two weeks.

Unknown 17:54

And I unmuted you so you can go ahead and ask your questions.

Unknown 18:00

Question is, is the

Unknown 18:02

has the zoning administrator signed off on the application?

Unknown 18:13

These are questions right now about the townhome. I'm going to kind of redirect you. Here you.

These

Unknown 18:20

are questions about the town townhomes themselves right now. And that will soon as I get the public's going, then you can make all these comments. But right now I just want to direct it at hand. So if you can sit down, so any questions you have about the townhome project itself so that they can finish up with their presentation, and then we can all talk.

Unknown 18:52

Oh, any other questions or comments you would like?

Unknown 18:57

Oh, I didn't hear

Unknown 19:04

I didn't hear if the zoning administrator had signed off on the application.

Unknown 19:09

That's a question what

Unknown 19:18

she said. Jill, will answer your question in a few minutes. This is informational right now. They have any

Unknown 19:33

questions.

Unknown 19:37

Way to be

Unknown 19:45

like a company that manages that force collection.

Unknown 19:49

No, they don't. They're not on prem. So to be somebody from St. George or someone will

Unknown 19:53

find somebody and they'll they'll have

Unknown 19:54

a person that are their deals

Unknown 19:56

that come out of the tour, make sure things are going

Unknown 19:59

right. With me controlling the board, I will be on that board. I'll make sure that it goes as it's supposed to

Unknown 20:09

for a long time, and it really does help to have somebody that is addressing

Unknown 20:14

me until the project's 90% right.

Unknown 20:22

Okay, Nikki are unmuted, you could go ahead and answer our ask your question

Unknown 20:29

that you asked.

Unknown 20:31

Um, hi. I just wanted to know, in the event that this goes through, and they are sold as VR videos, or there's only a select amount of VR videos that are sold, what are we going to do with the influx of students that could possibly be admitted to big water because right now we have two teachers and a teaching principle. So we could ultimately double if not triple our Our student population and how do we provide services for them within the standards of the Utah State Board of Education's highly qualified teaching requirements.

Unknown 21:17

Set questionnaires should be directed to

Unknown 21:25

Well, it's gonna affect

Unknown 21:27

our students and so we need look

Unknown 21:31

for more teachers who's gonna pay for more support?

Unknown 21:35

That was that, go ahead again.

Unknown 21:37

I said it's going to affect ultimately if these are single family dwellings or multifamily complexes, we are going to have more students and we're going to have the need for more teachers and more support staff and who's going to find that, um, have you looked into that is that been addressed? Because this is A very large project, which could detrimentally double our population at the school site. I'm a teacher there. You don't know me Hi. Um, and I would love to teach more kids and I, but I just, you know, right now we're, we have about, oh, I don't know, anywhere from 49 to 54. or anytime during school years, people come and go, but if we were to double or triple that I teach third, fourth and fifth grade and take care of special education services all by myself. So how is this influx in in family size going to? What is what is that looking at? What are you guys looking at that isn't being addressed? This is a big deal. You

know, it really is.

Unknown 22:46

This could be more of a question. I think they're saying to the school district.

Unknown 22:57

Has the school district been informed of The proposed development and Are they aware of the possible influx in our population the student population?

Unknown 23:18

I'm sorry, I can't hear you

Unknown 23:27

all these questions

Unknown 23:35

nation without

Unknown 23:41

really wish I could have heard

Unknown 23:43

any of that. I couldn't hear any of that.

Unknown 23:48

Just a little bit

Unknown 23:51

of my

Unknown 23:54

school. So that's gonna be a school district thing to impress. But with the increase in, in population with these buildings, they're going to see a big increase in

Unknown 24:09

tax that goes through the school.

Unknown 24:15

process. The more at risk.

Unknown 24:25

Huh?

Unknown 24:26

Okay, um, those are assumptions being made, and they make sense. But have these conversations taking place with anybody in the district? Because I think they should be.

Because whether we have more tax revenue and support for the schools, if canaves not aware of it, because that's where we get our funding from as King County School District. I really think they should be part of this decision as well or at least be made aware of the fact that we could need a bigger school With two or three more teachers

Unknown 25:08

how they accomplish that. So

Unknown 25:16

it's a question that the town can ask. And it's okay.

Unknown 25:19

I appreciate that. I appreciate that. All I want is, you know, Rick to be addressed and for the research to be included with everything else that's taking place and all the other concerns. I just want to make sure that our kiddos get the best quality education that they can. That's the bottom line. So that's it. I don't want to take any more your time.

Unknown 25:42

Thank you. Thanks, Mickey.

Unknown 25:54

So kms would like to know

Unknown 25:58

the minimum residence size for our eg Is 2000 square feet or how are you allowing smaller

Unknown 26:09

to get through

Unknown 26:12

the project itself so that these gentlemen

Unknown 26:17

if anybody has any more

Unknown 26:20

questions

Unknown 26:23

let us know people,

Unknown 26:38

rental investors, renters and

Unknown 26:44

knows what's going on

Unknown 26:55
for starving myself to

Unknown 26:58
start another For his for

Unknown 27:03
me It can be a mixture of all three it's all to the exterior of

Unknown 27:11
the planet setups you can build any of the three models in

Unknown 27:18
so we can actually mix and match whatever

Unknown 27:25
312 I

Unknown 27:28
don't know it 112 bedroom without

Unknown 27:30
oversized garage.

Unknown 27:35
really stupid.

Unknown 27:44
Okay, so from Lake Powell pal wants to know what will be done to mitigate additional impact on resources such as Ms fire law enforcement etc

Unknown 28:01
I can add to that right now.

Unknown 28:04
Because we right now this, this is the very beginning and this is the input process. So those are good points to bring up and we'll put it in our notes and make sure that they're covered. You know, so we can cover that in any other questions.

Unknown 28:23
We can't answer certainly not not at this point in time. So

Unknown 28:27
kms would like to know what bond rd we're requiring for this project.

Unknown 29:05

She said why not it is allowed by the zoning code. So

Unknown 29:10

there's two different ways to

Unknown 29:16

record the plat.

Unknown 29:18

Cuz the light is short.

Unknown 29:21

So two ways to

Unknown 29:24

bond if you're recording the platform for all your infrastructure. That's not the case I put in infrastructure. And so, the bonds, the bond is only required to cover introduction to plat for your infrastructure. So before completing infrastructure for play.

Unknown 29:48

So is there a reason for some period

Unknown 29:50

of time on your loss a pipe

Unknown 29:59

in its mouth,

Unknown 30:01

Because we'll phase out infrastructure, building on the road, and stuff like that, and then actually build your infrastructure as you build it as you grow if you

Unknown 30:17

wanted to

Unknown 30:19

down here, all the roads, and all that stuff, just

Unknown 30:24

it doesn't make any sense

Unknown 30:26

where I can run along that more site, go south, and pretty much it was a sales day, then maybe next time I'll get 10 or 15 sales right away, maybe all

Unknown 30:44
and it's going to be

Unknown 30:47
the face of guns gonna have a lot of them. There's everybody on the sidelines right now a lot of these investors and stuff. They just don't know what's gonna happen. And it's time so further ado, I will start on building.

Unknown 31:09
Do you have a backup plan? So let's say

Unknown 31:14
you're just not getting the sales you want. What is your backup?

Unknown 31:17
is actually more so.

Unknown 31:25
I'm not borrowing money. I'm not.

Unknown 31:27
I'm not doing anything.

Unknown 31:34
If this goes with multifamily, it'll be multifamily. We don't.

Unknown 31:41
We are

Unknown 31:48
here to stay. Yeah, there is concern and it's rightfully so

Unknown 31:55
worlds is coming

Unknown 31:58
without embracing

Unknown 32:06
Yes, um, I got disconnected. So unless everybody's chat on mute, Stacy lovely.

Unknown 32:18
Okay, see you're on an ask ask your questions.

Unknown 32:22
Well, my question was has there been a report from the Utah Department of Public Health,

about dealing with the waste? That's what I would like to see.

Unknown 32:33

Next.

Unknown 32:40

We've been talking with,

Unknown 32:42

so

Unknown 32:44

it's actually easy for you, but we haven't formally started that process yet. We've done a little bit of testing and we've been working for our beers with apartment

Unknown 32:57

on site waste.

Unknown 33:01

As we get further into this process, it's not going to be an issue since matter design.

Unknown 33:11

Okay, so I'm still not clear and maybe you can't answer this.

Unknown 33:15

How are we going to be assured that there's not an environmental impact in such a low lying piece of land, that you're talking about putting a huge Leach field in? That's what I would like to have reassurances on. And maybe you can't give that to me right now. I don't know.

Unknown 33:31

So we previously mentioned that we've got to do a pretreatment system, and it actually cleans the effluent for reaction. So it's a system that's used all over the country, and it's called Pentax and it actually treats the waste before we ever put it into the night for fries. It actually takes VOB Loney now, we didn't get along with the technical aspects of basically the clean sweep.

Unknown 34:00

And so at that point,

Unknown 34:03

from the vantage system, you're about two feet of soil infiltrations, what they typically wants to travel about two to three feet through the soil microbes depleted enough. So

Unknown 34:19

I guess I'd like to see that approval from the Utah Department of Health Resources

Unknown 34:25

for the construction plan approval, but that is something that's going to be required, and we do these systems on.

Unknown 34:34

Okay, I caught about a fourth of what you said, but I think I understand.

Unknown 34:39

That's gonna be part of our construction plans that will be required as part of the approval process.

Unknown 34:47

When we do

Unknown 34:48

these systems all over this. We go all over the state all over southern Utah, and they're done all

Unknown 34:55

so that process would all be in place before there was any approval for it. The project Yes or no?

Unknown 35:04

construction correct.

Unknown 35:07

Construction isn't what you said

Unknown 35:10

the use permit that will be this will

Unknown 35:17

be into the trucking process

Unknown 35:24

Okay, thank you very much for unmuting me out the rest of my comments are to the zoning commission Thank you

Unknown 35:33

can go ahead and ask them

Unknown 35:38

yeah, not yet. Okay. I'm

Unknown 35:43

Pat Jensen would like to know, how can you follow the zoning codes a big water and the state of Utah and not really know what's going to happen going to be happening? How can you file for conditional use permit without all the details of the built

Unknown 35:59

so

Unknown 36:01

So

Unknown 36:02

conditional use permit, doesn't mean you have all the details, all plans often design it saying, These are the conditions with which you can do the project. One of those conditions is

Unknown 36:16

approval

Unknown 36:17

for all project,

Unknown 36:19

road, water on the infrastructure, those

Unknown 36:25

conditions are lined out. Option conditional use permit

Unknown 36:29

only 30 conditions that outlines how the properties

Unknown 36:33

went until you get a conditional use permit. You we can't really start that process because we don't know part of the sort of conditional use permit claims of how you actually accomplish.

Unknown 36:45

So it's not saying you have to have all the

Unknown 36:47

planets

Unknown 36:48

sign, although

Unknown 36:51

it says

Unknown 36:52

Yeah, it's true. That's it

Unknown 37:07

kms wants to know has Glen Canyon National Recreation been informed that the septic system will drain to the lake?

Unknown 37:15

Well, it will in the ground

Unknown 37:18

that's actually regulated by

Unknown 37:21

so they're the ones that actually will regulating at groundwater infiltration. In fact, we're working within some stuff with commentary that isn't necessarily going to be as they get notified

Unknown 37:37

of us talked to having

Unknown 37:50

missed.

Unknown 37:53

Is that all your questions?

Unknown 37:56

Stacy? Oh, I'm sorry. Yes. I told you that the rescue Okay.

Unknown 38:02

Any else have any questions on that?

Unknown 38:23

Basically, the costs

Unknown 38:27

state,

Unknown 38:29

county, the state and county

Unknown 38:33

they have adding adding and adding, they want to

Unknown 38:36

ask.

Unknown 38:38

Okay, that's their, their raw data. So

Unknown 38:47

all these costs have been imposed on me.

Unknown 38:51

So if we were to

Unknown 38:53

discuss inflation,

Unknown 38:56

as I say, you know, I'm all for dropping this down below. You need to be done with these.

Unknown 39:13

Yes, I mean, we're gonna do this right? I don't know. Thank you.

Unknown 39:18

Okay.

Unknown 39:19

You know what I feel? I don't do crap. I look at all the houses that are built in grade eight. I could not feel sorry. I did not do anything halfway.

Unknown 39:27

I do it right.

Unknown 39:31

But like you guys, if you start getting involved in this too deep, you're gonna make it more expensive than it's worth. Monster. Yeah. But so.

Unknown 39:44

So let me let me get in your

Unknown 39:48

lap. That's a whole different project. They're wanting, like sets. So we want we pull some stuff that would work. We've done a lot of projects with like,