

**BIG WATER PLANNING AND ZONING
MEETING Minutes
6:30pm
MONDAY November 1, 2021**

Work session 6:30

1.Call to Order 6:40pm

2.Discuss Meeting Agenda Items

We have 2 building permit applications. We still don't have a P&Z administrator. The applications are not in the packet because they are not public information, normally they would be done by the administrator and not part of a public meeting. One permit is for a metal awning attached to a block wall. Just for personal use, not commercial. There is a shop and living quarters already on the property. The other is for a manufactured home on lots that were consolidated last year. The lot consolidation was completed incorrectly, and they are still waiting on the engineer to complete the corrections so this approval would need to be conditional on getting that finished. It is being worked on. Big Water Boat Storage needs a letter stating that their billboard is in compliance for UDOT. There is a certificate of occupancy request. They have passed all of their inspections.

Chrissy wants to know why there is a 2,000 square foot minimum in RE-2. It has to do with the square footage of the minimum lot size. She wants a bigger lot so she can have more horses but doesn't need a large house.

Robert - There are some smaller houses in the RE-2 area but they were built before the zoning requirements were put into place. She doesn't have a lot yet. She wants to change the zoning requirements before she purchases land. RE-2 is all of the area around Shelter Cove as well as some of the outlying areas around the edges across the highway. She can't request a zone change on land she doesn't own. She is requesting a change in the RE-2 zoning requirements, not a change in zone. Could be part of the general plan. The manufactured homes are booked out until 2023, but they may be getting some 1,600 square foot homes in the next few months and wants to know how much flexibility there would be in making this change. It is recommended that she look for property in a different zone. It affects the property value in an area to allow a smaller house to built among the larger ones. People bought in the RE-2 zone because it requires the larger lots and homes and would have a higher value. Most towns are separated into zones like that for that reason. You don't want a really nice subdivision with a mobile home park in the middle of it. There are some RE-2 lots on the other side of the highway that you are more likely to get that change on. It is not spot zoning if it is adjacent to the zone you are requesting the change to. It really is going to depend on what property you are looking at.

Chrissy asks about Shelter Cove

Nicole – That whole side of town is zoned RE-2. Shelter Cove has requirements in addition to the town requirements for that zone.

Skylight Boat Rentals application for a resort. It is requesting an additional business as a resort. Southwest Public Health Department has submitted a letter that the septic is adequate for the 2 rv's currently being used in that capacity.

Discussion on the results of the General Plan Survey. Attempts to get a layout where all results can be read.

Recommend the board go online and look at some general plans. What the clerks have found are fairly long and it doesn't make sense to print them out.

Robert asks if anyone know someone who may be interested in being the Zoning Administrator. Mark Maham was suggested, he is retired law enforcement. We need someone who is willing to review applications and attend meetings. If he's interested, he will need to turn in a letter. Code enforcement needs to be someone with a law background, he might be good for that. You have to have special training to do code enforcement, it is not something for a volunteer and we will need to figure out where the money will come from to pay that position. We're hoping to maybe combine the plan review portion of the zoning administrator position into the new building inspector we are trying to hire. We have to get someone hired for that before the county stops coming out. We may have to charge extra for someone else to come out for inspections until we can get our own person certified.

Request the board look up some examples of general plans. It was recommended that we look at Apple Valley, Oak City, and Enoch because they have been recently updated. The only one of those available online is Enoch and it is 47 pages long so we didn't want to print that out.

3. Adjourn 7:31pm

MEETING 7:30 PM

AGENDA

1. CALL TO ORDER 7:31pm

2. ROLL CALL

Nicole: Here

Jenni: Here

Jeff: Here

Scott: Here

Robert : Here

3. APPROVAL OF MINUTES 10.4.2021 Jeff Motions, Nicole 2nds, all in favor

4. CONFLICT STATEMENT Robert - New Business item B

5. ADMINISTRATOR REPORT none

6. CITIZEN COMMENTS- Chrissy Rochford: Other towns do a clean it or lien it. If it is not cleaned up in a timely manner the town hires someone to come clean it up. If the owner can't afford it, we can lien the property. We can look into something like this, but we have had the issue before. We would have to create an ordinance allowing us to do this and the town has to be willing to pay for it. We can put a lien, but that doesn't mean we will collect the money any time soon. We have had a couple of cleanups in the past, but they don't stay that way. Right now we have a \$100 fine, but if that's paid, we can't make them clean it.

Anne Welsh: Wants to know the General Plan Survey Results. 30 people responded and it has been out since July.

Nicole States we are going to go over it in the general

7. OLD BUSINESS-

- a) Discussion and Possible Action on General Plan Update- Michelle states the engineer is ready to help us. Shannon is no longer there but they have a new person to help us whenever we are ready. Jenni requests to wait until after the holidays.
- b) Discussion on General Plan Survey Results-Jenni - most of the people own. 1 who doesn't live here. 1-30 years. Most moved here for a job, 1 moved there for the school all the others love it here. Most plan to stay

here at least 20 years. 61 to 70 age group had the most responses. Most of us go 1-10 miles to work. Half of the people are not retired. 40% are retired. This is only off 30 people who responded. Household income is interesting, only 19 responses. 28 responses live here because it's a small town. Would really like to get more participation. Biggest areas for improvement are infrastructure and vacant and neglected properties. Out of 29 responses 4 and 5 for quality of life. We all know the roads are an issue. Looks like we want to encourage businesses. Most people seem ok with the access and response of government officials. Attach the survey results. Building code and enforcement process not many people approved of that. Town website was satisfied. Residential of single-family home was a yes, multi-family was a no, townhomes/ duplex was even, huge no for RV living. Mobile home parks was big NO!! Encourage green building, affordable housing. Don't like the mixed use. sewer system was more encourage. Commercial business was way up there too. Bike paths was a good thing. No large scale solar or wind farm. No to recreation, don't know on school capacity, medium upgrade town facilities, high increase employment opportunities, low increase elderly housing, not develop mixed use, high protect drinking water, med to high attract retail, not sidewalks. The link is still up there if people still want to participate. Talk about getting a QR code and mailing out postcards to participate. How long do we need to keep pushing this back? Want to push it to the next meeting then if nothing happens we can contact the engineer. Would rather keep pushing this back and get more input than have people come at us later. Can you guys start working on this and make adjustments if we need to. We will send out a separate email so it's not ignored thinking it's the water bill.

8. NEW BUSINESS-

- a) Discussion and Possible Action on Building Permit Application/Applications- Dustin Brown- adding a metal awning to the side of an existing building. Jenni Motions to approve Scott 2nd all in favor Allen Judge- Jeff Motions to issue permit contingent on fixing the parcel joinder mylar to include to the middle of the street. Nicole 2nd all in favor
- b) Discussion and Possible Action on Skylite Boat Rentals Business/Resort License- Health department issued a letter approving the septic size. Jenni Motions to approve Scott 2nd all in favor Robert abstained
- c) Discussion and Possible Action on Letter for Sign- Tina Western letter from the town saying she has permission to have the sign for UDOT- Scott motions to approve Nicole 2nd all in favor.
- d) Discussion and Possible Action on Beezer CofO – Remodel of home on other side of town. Jenni Motions to approve, Jeff 2nd all in favor
- e) Discussion and Possible Action on Zoning Ordinance Change Request – Chrissy Rochford- wants to change the requirements of RE-2 to allow a smaller home. It is recommended to look into land on the other side of town where the smaller homes are allowed. Or next to land that allows that where she could possibly change the zone. There is an agreement with SITLA that we would keep the area around Shelter Cove with the larger requirements to keep the property value up. RE-1 and RE-2 are both allowed to have horses.
Table

9. FINAL COMMENTS Jeff thanks everyone for coming out

10. ADJOURNMENT -Jeff Montions Jenni 2nds all in favor 8:08 pm.

Topic: Planning and Zoning Time: October 4, 2021 7:30 PM Utah

Join Zoom Meeting <https://us04web.zoom.us/j/843437115?pwd=VmxlQlB0K3JMMkh1NjdnaWlFbXpXUT09>

Meeting ID: 843 437 115 Password: 754485

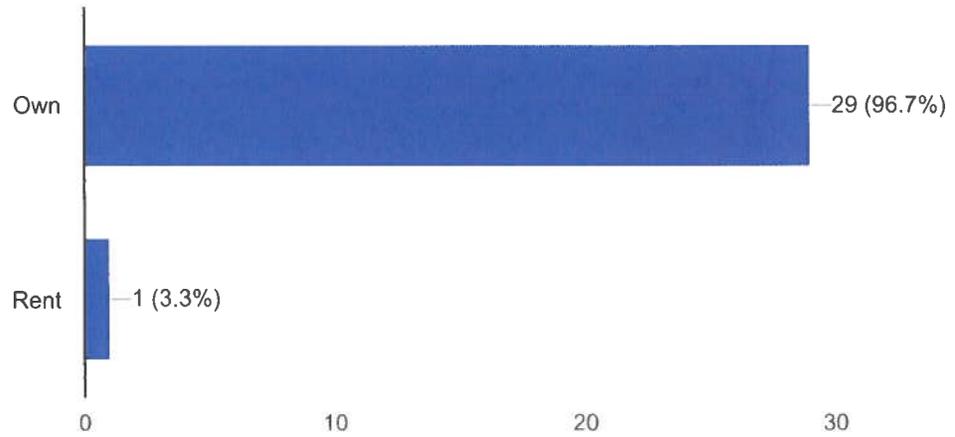
General Plan Survey Form

30 responses

[Publish analytics](#)

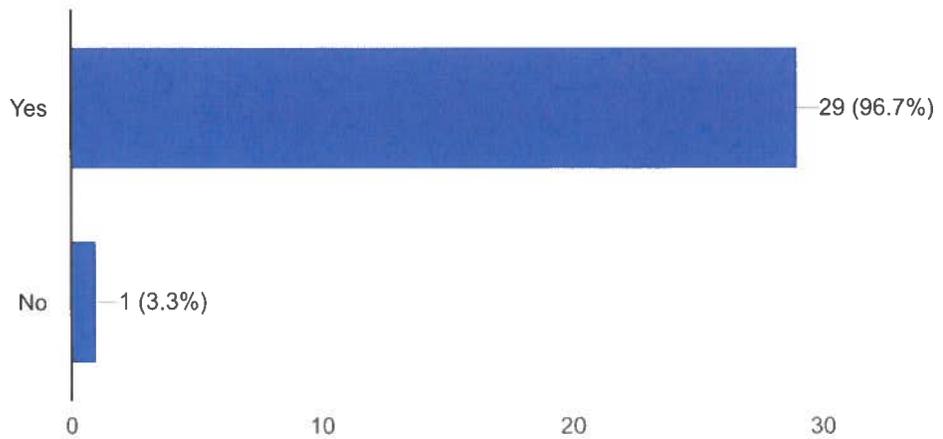
Do you own or rent your home?

30 responses



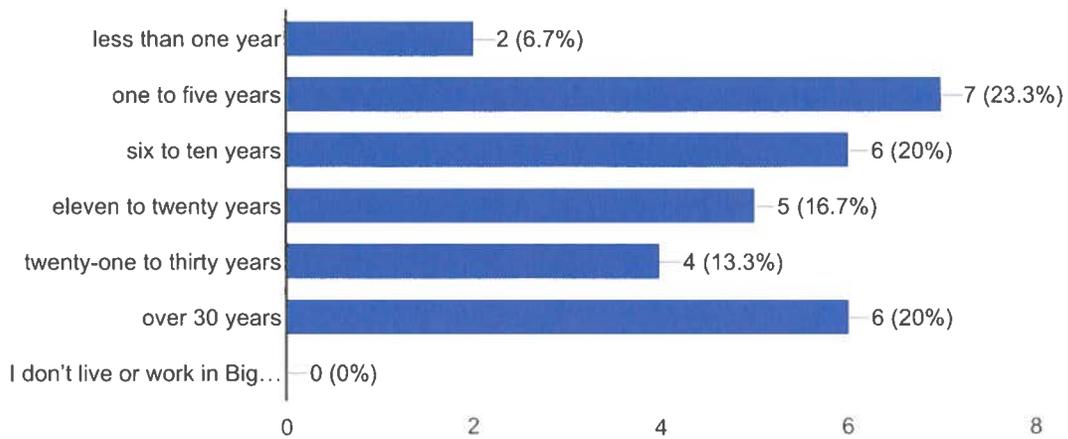
Do you live in the Town of Big Water?

30 responses



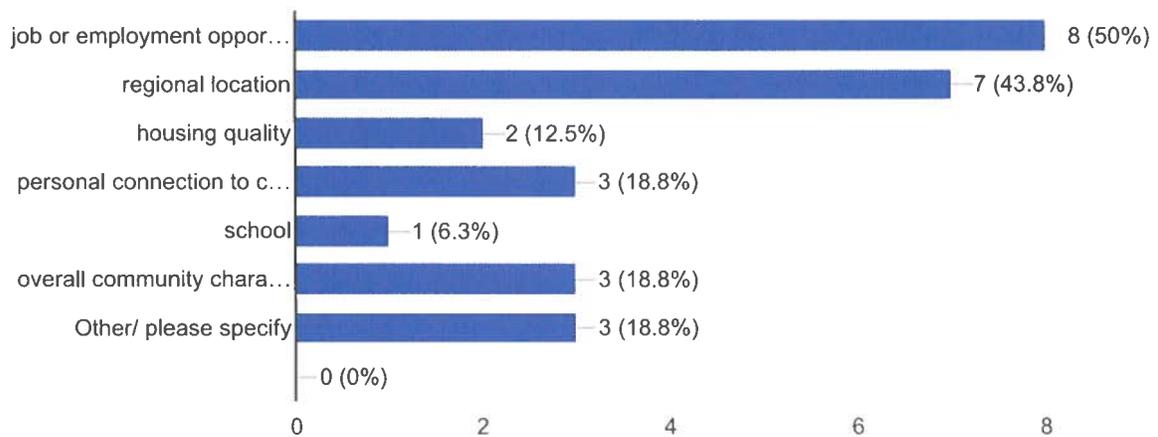
How long have you lived and or worked in Big Water?

30 responses



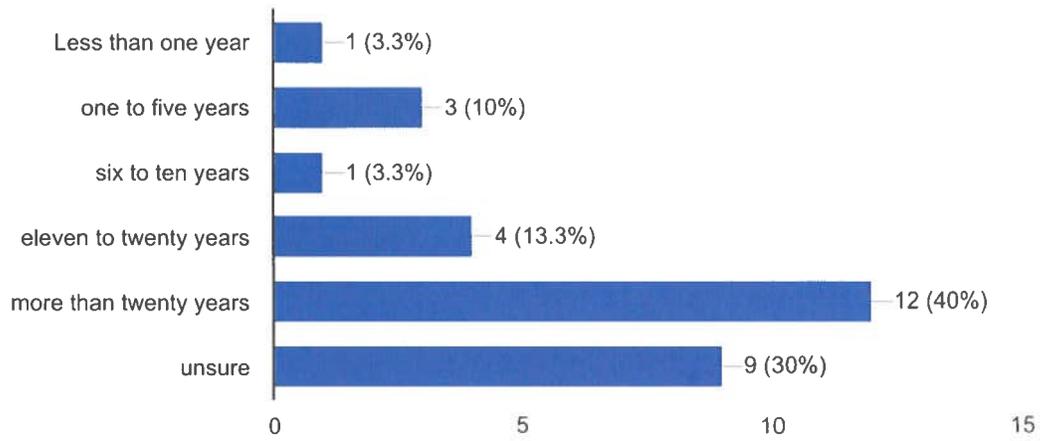
If less than 10 years what are the primary reasons for moving to Big Water (Check all that apply)

16 responses



How long do you plan to stay?

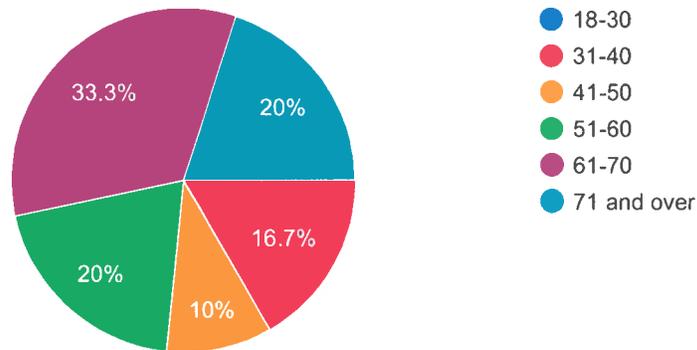
30 responses



Household Information

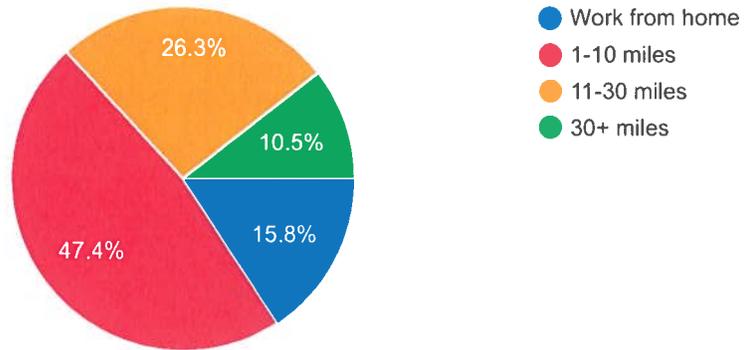
Which category best describes your age? (Optional)

30 responses



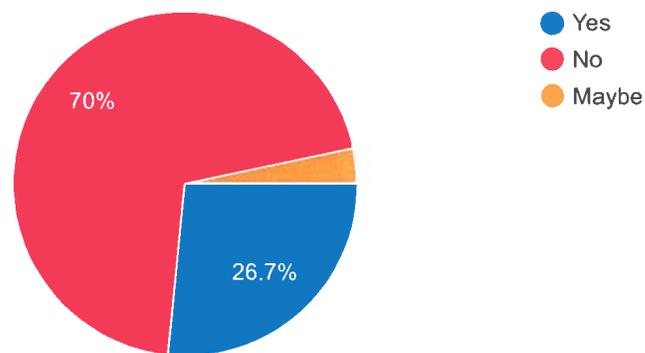
If you are employed, how far do you commute to work?

19 responses



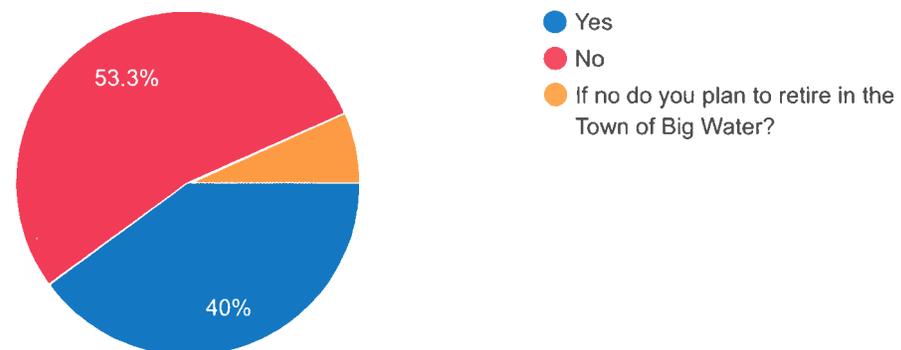
Do you have school age children under the age of 18 at home?

30 responses



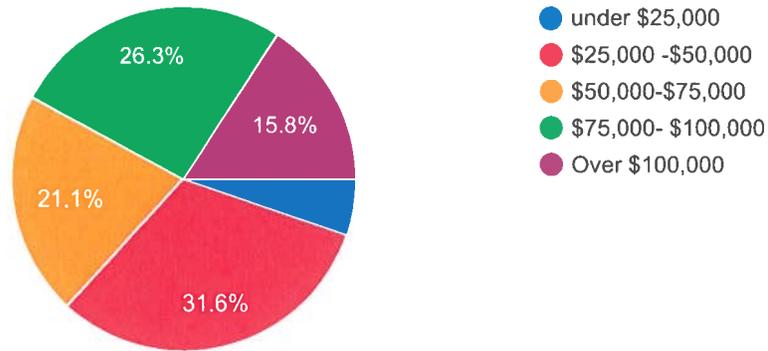
Are you retired?

30 responses



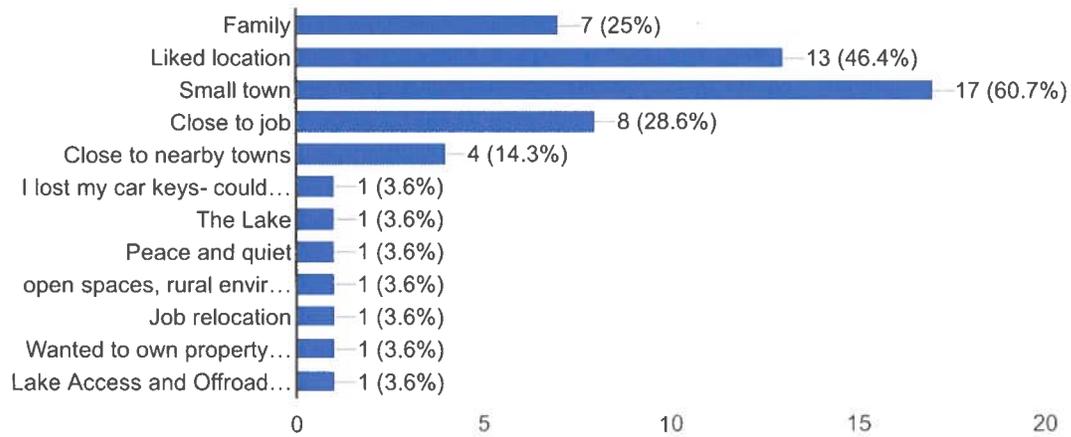
Household income (OPTIONAL)

19 responses



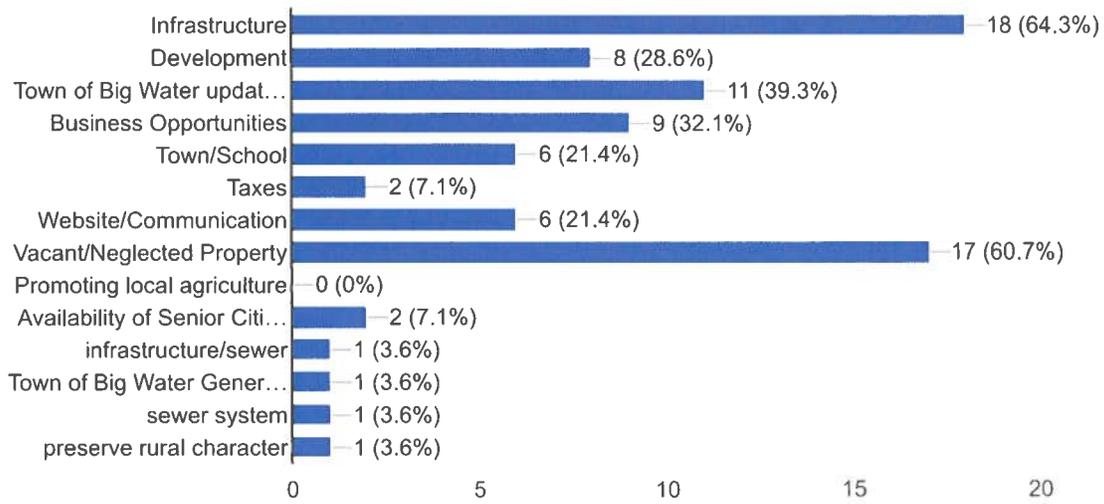
What is the major reason you selected Big Water to live? (Check all that apply)

28 responses



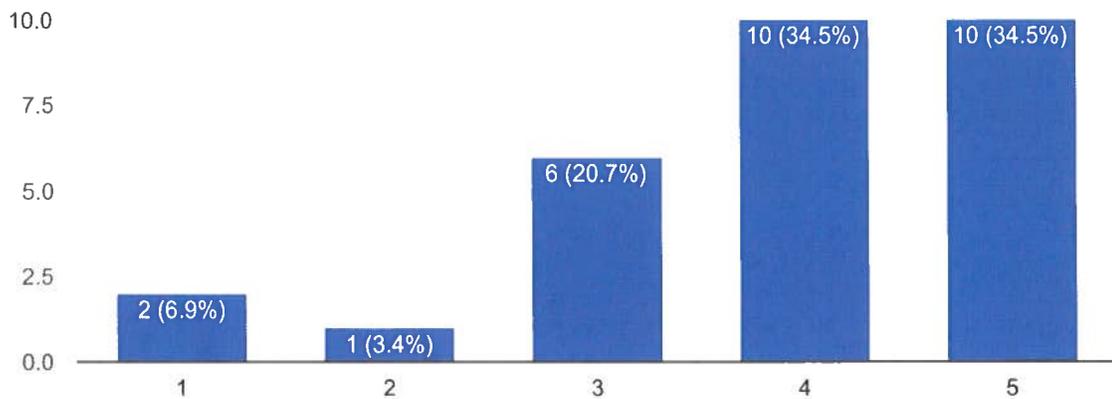
Greatest Item for Improvement of Town? (Check all that apply)

28 responses



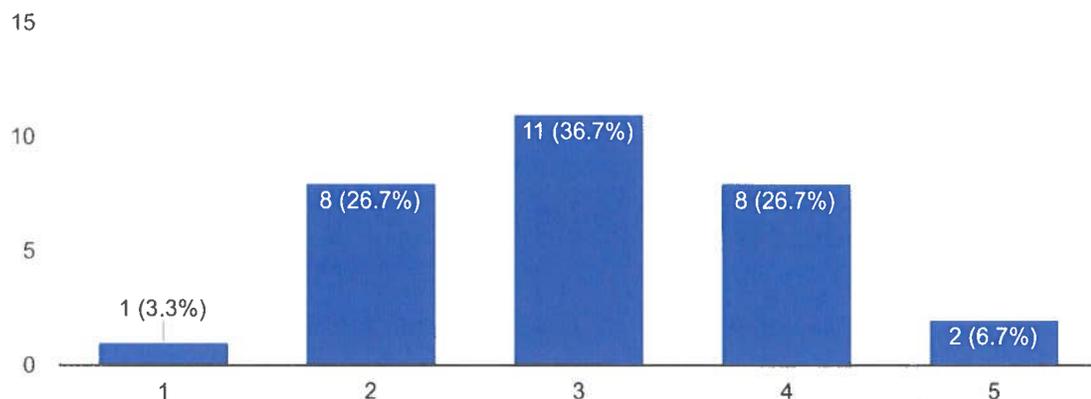
How would you rate the quality of life in Big Water?

29 responses



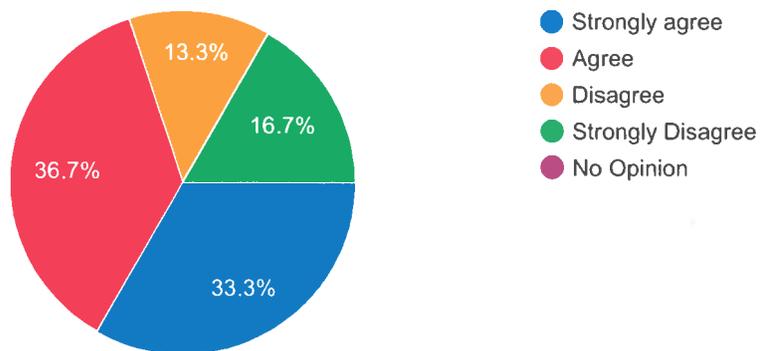
How would you rate the general condition of the local roads in Big Water?

30 responses

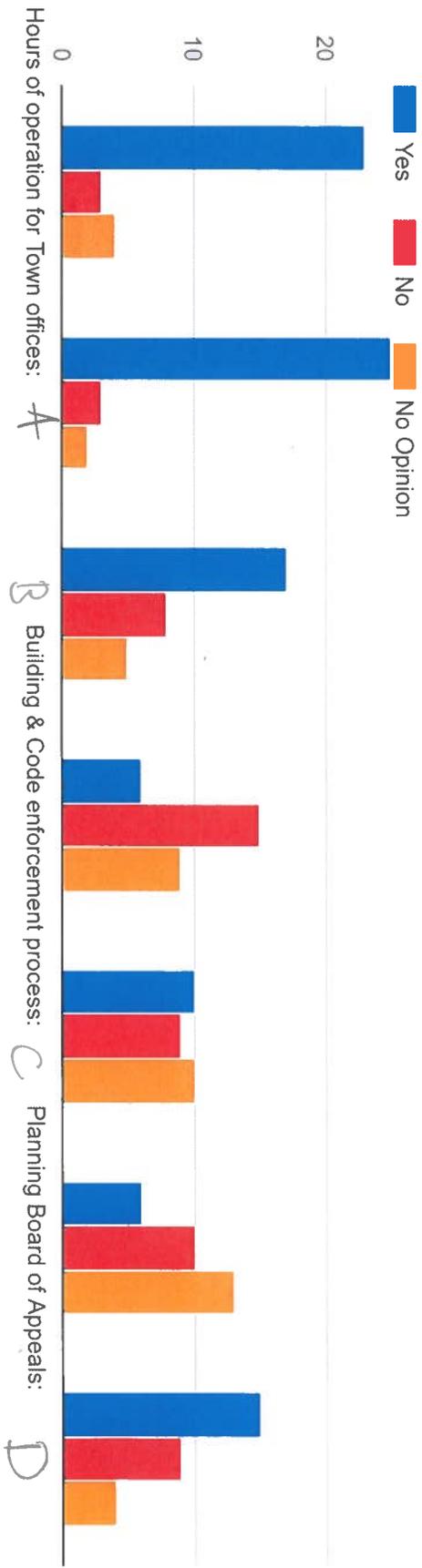


Big Water should actively encourage and support new business?

30 responses



Are you satisfied with the following services from Town government?



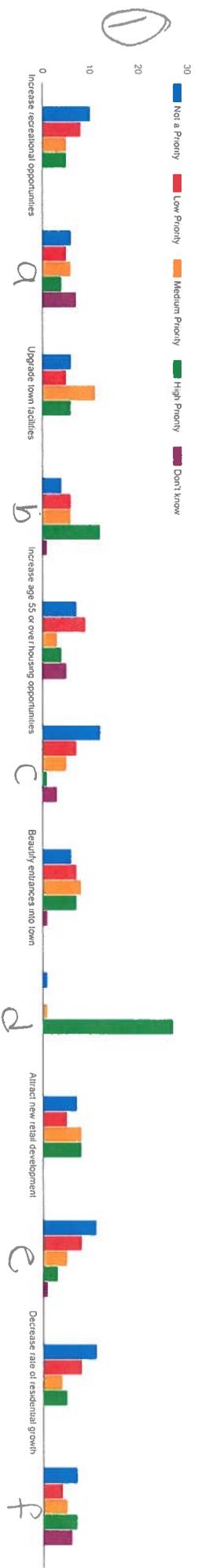
A. Access to town officials

B. Responsiveness of town officials to concerns

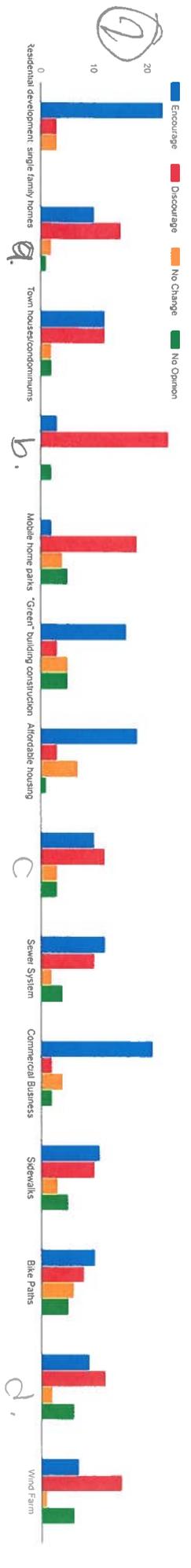
C. Building permit process

D. Town of Big Water website

Please indicate how you feel about the general issues:



What type of development should Big Water encourage?



1.

- a. Increase school capacity
 - b. Increase local employment opportunities
 - c. Developed mix use
 - d. Protect drinking water quality and quantity
 - e. Provide sidewalks in commercial areas
 - f. Propose a growth management ordinance for transient visitor business
- 2.
- a. Residential development: multiple unit housing
 - b. Recreational vehicle as a permanent dwelling.
 - c. Mixed-use Residential/commercial
 - d. Large-scale Solar installation.