

BIG WATER PLANNING AND ZONING MEETING MONDAY January 4TH, 2021

Work session 5:30

1.Call to Order 5:34pm

2.Discuss Meeting Agenda Items

Reviewing documents in packet and watching a video from LUAU: Conditional Use permit. Going to wait to watch the video until Scott Arrives.

Denise Requested documents from the general plan to find items needed to make sure we are in accordance with correct ordinances.

Board is quiet while looking over the packet.

Jenni Johnson suggests making the STR renewal much easier. Care about getting transient room tax. Need to make sure STR have parking and insurance. Parking is big deal make sure there is enough parking to accommodate all vehicles that will be a STR. Get rid of inspections. Homeowners insurance should cover what is needed. They also should have STR insurance. Requested Jenni come meet with us at Town Hall to make sure we are numbers are matching with the state so we are getting the correct amount of money. Remove the rule about food. Jenni thinks telling them how to keep their STR and what condition it needs to be is overstepping our boundaries and needs to be removed. Public hearing to make adjustments to the STR application after adjustments have been made. K & L keep take out M. If having multiple STR would be nice to only have 1 application of each owner. TRT funds for municipalities can be used for many different things. Everything in ORANGE in the STR application is being taken out. Add an Acknowledgement that they read rules and agree to all.

Jenni Johnson recommends Cross reference Application with Ordinances.

Starting Video from LUAU Video. Can find video at <https://luau.utah.gov/2018/03/11/conditional-uses-in-utah-do-you-know-the-law/>

Denise Wood -Network of Quality Communities-came off LUAU. Denise points out some great points in Article. <https://envisionutah.org/quality-communities>. Provided table of Usage for our zoning districts. Some of the zonings we are talking about tonight is RE2 and M1. There are not many differences if you compare them on your table of uses. Denise Highlights the difference. She talks about the difference of what is permitted in RE2 and M1. Two things are difference in the development standards between M1 and RE2.

A citizen provided some documents she would like the board members to look at and talk about.

3.Adjourn

6:30 PM PUBLIC HEARING for General Plan Amendment Application for Lone Rock Views
ALL TO ORDER 6:39pm

Open for comments and questions.

Stacy W.: Thanking to the clerk for getting her the agenda. Developer bought land knowing it was RE2. Bothers her because someone can come in and do that in her neighborhood. She thinks there are places in town this should be put, but the rest of the people over in RE2 will lose value. Said one property owner back there never received their letter. Does not like the idea of the easement being removed and replaced in a different place. She is opposed to

everything. Appreciate us for taking her opinion into consideration. Does know a developer who would buy these lots.

Ann Welsh: for one single project we need to re-due the whole general plan. She would like this area to remain low .. see what all the benefits are for the project. She isn't totally opposed but think there is another area in town. She would like to be a win/win for everyone. Jenni Johnson asked why she thinks it will bring property value down. She will not see this development from her house. She is just supporting her neighbors. Jenni Johnson wants clarification of her opinions .

Jenni Johnson informs the general plan is up to be re-written and would like to layout what we want the layout to look for Big Water. There is no law in saying we cant block other peoples views.

Hyrum Short: Land Owner He does understand some of these other views. If don't like what people are going to do, you should have bought the land yourself. He is happy to see some growth and development for a few reason: He doesn't believe it will bring his property down. With The revenue to the town with the growth coming in is something the town would need.

Patty Jensen: Please see Attachment for Public Hearing Remarks by Patty Jensen: 1-4-2021

Christy Watkins: Unable to hear-Trying Christy Again 7:14pm. Where is the road going to be to the town homes. There is a frontage road and eventually will be access from HWY.

Scott Garrett: Not a resident of big water. He is an attorney of some of the residents of big water. He said Patty Jensen hit on the head. Said if we pass anything tonight it will be illegal . He thinks we are amending the general plan just because of one project. He said it was subdivided already before according to a map. He thinks we need to back up and re-think. They object to any action to be taken tonight.

Bret Ehlers: Thanks, Mr Garrett. He is one of the properties in this subdivision. He purchased his property when he didn't think he would be dealing with condos. He says he lives in an area right now there that does not allow Airbnb. Thinks big water is spending money to put in all upgrades. Area was not designated as an Airbnb or rental zone. Denise Wood is telling him to wrap up. What Barrier walls are going to be built?

Ron Harbut: He agrees with what Bret Ehlers and Scott Garrett said. He believes to be able to move easement it requires all Landowners permission to change where it goes. He is in contact with the land Use Ombudsman.

Mark Maham: Question for board. In March 2020, the board changed RE2 to now read a dwelling can be placed on an acreage of land. What constitutes a dwelling? He thinks it was changed from Single Family home to Dwelling which would allow for multi Family.

Close Public Hearing 7:28

MEETING 6:30 PM

AGENDA

1. CALL TO ORDER 7:29pm
2. ROLL CALL

Denise Wood-Jenni Johnson-Scott Bergantz-Robert Wilkes-Tina Bond-On Zoom

3. APPROVAL OF MINUTES 12.14.20 -Jenni Motions, Robert 2nds. All in Favor
4. ADMINISTRATOR REPORT- Tony Left - 1 STR application 4 Building Permits
5. CITIZEN COMMENTS-

Ann Welsh- Would like to know Impact fees- Michelle says its around \$2600 for just impact fees not including meters and such. For example Kanab impact fees are around \$10,000. Utah state laws on which you can use fees for.

Adam W.: Talks about vaccines and how many people it could possibly kill. Be cautious on getting it and don't think its safe.

Patty Jensen: On minutes you just approved, it was told to them that all applications were removed, but the new applications were signed on 12-8-2020.

a) Citizen Requested Discussion on Requested Rezoning from M-1 to RE-2 on South End of Town, and CUP allowances-Stacy W. Wants us to take 7 zones and change them to any residential areas. Conditional use permit for Multifamily use to be removed from RE2. Document from Utah small towns she gave us. We were also told under Legman, we can deny any CUP at any time. You can ask for a hearing during CUP and can be revoked onl... How do you revoke someone's CUP who has spent hundreds of thousands of dollars. She does not want commercial traffic thru her residential area. Thinks we need to hold off taking any actions on application tonight.

6. OLD BUSINESS-

- a) Discussion and Possible Action on STR Application Process- We have been reviewing for a period of times -Ashley Rankin was supposed to be here- In our workshop we went over STR Application and what it entails. We come to a conclusion on some things that need to be taken out and some verbiage that needs to be added. Going to recommend to TC some corrections and Deletions that would need to be made. Delete inspections for Liability purposes. Going to include State Taxes and Insurance. Hopefully this will streamline the renewal process also. Jenni Motion to send it to TC for approval with corrections Robert 2nds All in Favor.

7. NEW BUSINESS-

- a) Discussion and Possible Action on Requested Rezoning from M-1 to RE-2 on South end of Town and CUP for Multi-family Dwelling Allowances Jenni motions to put this on for next agenda- Scott 2nds all in favor- Add to next agenda
- b) Discussion and Possible Action on General Plan Amendment Application - P&Z makes a recommendation to TC Jenni Motions to forward on General Plan amendment for approval to TC and Robert 2nd. All in favor
- c) Discussion and Possible Action on Zoning Change Application. P&Z makes a recommendation to TC Scott Motions to forward on General Plan amendment for approval to TC and Jenni 2nd. All in favor
- d) Discussion and Possible Action on Lot Consolidation Application- Does not need a Public Hearing because he owns all lots. These are not plotted lots. These are a parcel a ground. Not a subdivided plot. P&Z makes a recommendation to TC Scott Motions to forward on General Plan amendment for approval to TC and Robert 2nd. All in favor
- e) Discussion and Possible Action on Planned Development Application P&Z makes a recommendation with a correction from RE1 to RE2 to TC Robert Motions to forward on General Plan amendment for approval to TC and Scott 2nd. All in favor

8. FINAL COMMENTS

Denise Wood will fill in Ashley Rankin on STR application

9. ADJOURNMENT Jenni Motion Robert 2nd all in favor 7:57pm

Big Water Clerk is inviting you to a scheduled Zoom meeting.

Topic: Planning and Zoning

Time: Oct 12, 2020 6:30 PM Utah

Join Zoom Meeting

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

Meeting ID: 843 437 115

Password: 754485

One tap mobile

+17207072699,,843437115#,,#754485# US (Denver)

+13462487799,,843437115#,,#754485# US (Houston)

Dial by your location

+1 720 707 2699 US (Denver)

+1 346 248 7799 US (Houston)

+1 301 715 8592 US

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 253 215 8782 US

Meeting ID: 843 437 115

Password: 754485

Find your local number: <https://us04web.zoom.us/j/843437115>