

BIG WATER PLANNING AND ZONING Draft Minutes
6:00pm
MONDAY March 7, 2022

Work session 6:00

1.Call to Order – 6:05pm

2.Discuss Meeting Agenda Items

Alyssa Gamble – Wrote up a draft of the plan, wants to discuss to make sure it fits with our town. The hazard mitigation plan is a FEMA tool. Good practice to plan for natural hazards and put those plans into the zoning code. The main outcomes of the planning process - action items the town can take or use in other town processes and plans. This is being done in every town in the five-county area - 43 jurisdictions. She will need a description of new development that has occurred in the last 3-5 years, large subdivisions, etc. We are seeing growth in “this” section of town. We have a new glamping resort, lots of new houses, large rv park, some townhomes. So we are seeing commercial growth in the hospitality and tourism area as well as residential growth. We participated in 2016 and need to provide an update on our actions. Site specific soil studies for sewer leach field failures – soils tests are required for new systems, but the town has not done any on existing systems. The septic systems are overseen by the health department. The seeps in the wash are tested by the state. Need to have action items the town needs and will actually take. Needs someone to work with to finalize these items. We are approaching a deadline for the state and need to get this done. March 22 is when we are submitting to the state for review. Then it goes to FEMA in Denver for review. Won't get the plan back for adoption by the town until June. Jennie L volunteers the clerk and Mayor to take care of this. We can use the existing list and narrow it down and shift things to make them fit our town. Or we can do a workshop style discussion. Water permeable surfaces in town to recharge aquifer. Could look at implementing storm water drainage system – require curb & gutter for new development? Drought billing tiers would help protect water tables, there are several washes through town, but they are not a big problem. Could look at coordinating with UDOT to make sure culvert maintenance is being done on the washes. Jennie L suggests putting a sign near the creek to warn people that the creek will flood if there is any rain in the area, one by the gravel pit and one by the hatchery crossings. Be aware of the water levels. They tried culverts down there before, but it didn't work. There are some landslides around the area, but not really in town. Most is out on the monument or recreation area. Fuels management like spring cleanup. In conjunction with that we could provide education and training to citizens – something fire department could provide. Some kind of requirement surrounding large propane tanks – blocking, removal of fuels, etc. Most homes in town have a 250 or 500 gallon tank. We don't want to make this so prohibitive that everyone in town will have to make a change but want to mitigate the danger. Need to have an actionable item under each natural hazard we are exposed to. Can't use public information for all of them. Can annually put information on the utility bill for earthquakes. She will update this list and send it to the clerk who can coordinate with the Special Service District.

3.Adjourn 6:51pm

MEETING 6:30 PM

AGENDA

1. CALL TO ORDER 6:51 pm
2. ROLL CALL Jennie L here, Teresa here, Robert here, Jenni J and Nicole absent.
3. APPROVAL OF MINUTES 2.7.2022 Teresa motions to approve, Jennie L second – all in favor
4. CONFLICT STATEMENT - none
5. ADMINISTRATOR REPORT - none
6. CITIZEN COMMENTS- none
7. OLD BUSINESS-
 - a) Discussion and Possible Action on General Plan Update – waiting for survey results
 - b) Discussion and Possible Action on B4 Zone Change Application – haven't heard from the gentleman who requested this since he was told he would have to apply for a general plan change.
8. NEW BUSINESS-
 - a) Discussion and Possible Action on Business Licenses – Teresa motions to approve business licenses, Jennie L second – all in favor.
 - b) Discussion and Possible Action on Short Term Rental Licenses – Teresa motion to approve on the condition that they get a state license number, Jennie L second – all in favor.
 - c) Discussion and Possible Action on Hazard Mitigation Plan – will review - no action taken
9. FINAL COMMENTS
10. ADJOURNMENT 7:03 pm

Topic: Planning and Zoning Time: Monday March 7, 2022

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

Meeting ID: 843 437 115 Password: 754485