

BIG WATER
PLANNING AND ZONING
MEETING and PUBLIC HEARING

MINUTES

60 N Aaron Burr Big Water, Ut 84741
7:00pm

Monday December 5, 2022

WORK SESSION 6:30pm

1.Call to Order – 6:39

2.Discuss Meeting Agenda Items

Discussing the updates to the general plan contradicting the desire of the town to encourage commercial growth. Jenni Johnson asks if we currently have any requests for internal accessory buildings. Denise says we need to get these updates made so we are in compliance with the State of UT. We need to adopt an ordinance to include Accessory Dwelling Units (ADUs). Kanab ordinances, we can possibly use and mimic those to an extent of what fits within Big Water town specifics.

Board talks about page 10 needs to be re-worded where it states heavy manufacturing and warehouse use is not supported but we want to not discourage other types of commercial businesses. Re-word verbiage in the General Plan regarding new commercial/industrial/and manufacturing businesses. Denise brings up the restrictions on manufactured homes. It is determined that we are in compliance in our town ordinances. Update note in P&Z book to add definition for M1. Robert suggests Page 6 of general plan needs amendment for high density and heavy manufacturing and page 10- warehouse type uses needs corrected. ADUs cannot be used as short-term rentals of 30 days or less. Page 6- "high density residential development is not supported"- can regulate per zone but should not be in general plan as this would not help accommodate affordable housing. Page 7- annexations- take out sentence stating we are not currently seeking annexations.

3.Adjourn – 7:18pm

PUBLIC HEARING- General Plan 7:00pm- open 7:18 close 7:22

Marlin Gill, Lake Powell Marine center is discussing about the sewer system. He says as a business owner and a resident he wants to see the sewer system come so that we can develop the town in the right direction. He would like to see a grocery store.

MEETING

1. CALL TO ORDER- 7:22

2. ROLL CALL- Chair Robert Wilkes, Board members Nicole Wood, Jenni Johnson, Ashley Rankin Brunner, Teresa Hormel. Also in attendance Planning & Zoning Administrator Denise Wood, Town Clerk Katie Joseph, and SSD Clerk Stephanie Burkett.

3. APPROVAL OF MINUTES- November Minutes – Jenni motions to approve, Ashley seconds, Teresa aye, Nicole aye, Robert aye- all aye

4. CONFLICT STATEMENT- NONE

5. ADMINISTRATOR REPORT- Denise says we are still making changes so nothing to report at this time.

6. CITIZEN COMMENTS- Marlin Gill would like clarification on 1340 Discovery Way, the house, the foundation, and garage now block the view of his mother's house. Is it within the Town's specs? He has sent emails and talked to the Mayor regarding how this got approved. He says this build should have never happened. Jenni replies, asks if there is a building permit for that. Denise there is a building permit. Jenni says there is no accessory building restrictions as pertaining to steel framing and that it can be up to 27 feet high. Marlin asks how high the foundation can be raised; Denise says that it would be determined by the soil studies. Marlin would like to see the soil study to verify that. Jennie explains there is no "view protection" except to buy the lot adjacent to you. Jenni explains that we have dealt with this issue before with other properties.

Tom Reneau- notes that the link on the Big Water website is not working and he could not access the agenda. He is informed that it is also posted to the Utah Public Notice website. Also, Tom would like to see specific changes that are made on the general plan are also listed on the agenda. Robert explains that we wouldn't know the changes until the work session.

7. OLD BUSINESS-

a) Discussion and Possible Action to approve General Plan

Changes needed: All changes are pages 10, 6, 7. Jenni motions to send plan to Town Council with changes, Teresa seconds, All Aye with changes – move to Town Council

8. NEW BUSINESS-

a) Discussion and Possible Action to set a Public Hearing to discuss Accessory Dwelling – Tabled - we need to get the ordinance updated and schedule Public Hearing later.

b) Discussion and Possible Action to update zoning restrictions on Manufactured homes – Remove - We are currently in compliance with the Sq Ft minimum and do not have to make changes.

9. FINAL COMMENTS: Robert welcomes Ashley Rankin. Ashley says contact information needs to be updated. She is willing to help get the website updated if needed. Mobile device accessibility is very difficult to navigate.

10. ADJOURNMENT -7:43pm

Jenni motions, Teresa seconds all aye