

BIG WATER PLANNING AND ZONING
Big Water Town Hall, 60 Aaron Burr, Big Water, Utah 84741

AGENDA

6:00 PM WORK SESSION
7:00 PM PUBLIC HEARING
7:01 PM MEETING
March 3, 2025

6:00 PM WORK SESSION

1. Call to Order-
2. Discuss Meeting Agenda Items-
3. Adjourn -

PUBLIC HEARING - 7:00 PM -

-Verbiage Change for Zoning Code 15.20.090 Allowed Signage and Adding definitions to Zoning code 15.20.050

MEETING - 7:01 PM

1. CALL TO ORDER -
2. ROLL CALL -
3. APPROVAL OR AMENDMENT OF AGENDA-
4. APPROVAL OF FEBRUARY 2025 MINUTES-
5. CONFLICT STATEMENT -
6. ADMINISTRATOR COMMENTS -
7. CITIZEN COMMENTS -
8. OLD BUSINESS-

- A) Discussion and Possible Action on Special Events and Ordinance / Temporary Use Permits-
- B) Discussion and Possible Action on Amending Off Street Parking spaces -
- C) Discussion and Possible Action on Definitions -
- D) Discussion and Possible Action on Commercial/Industrial/Mixed Use-
- E) Discussion and Possible Action on Amending Table of Uses-
- F) Discussion and Possible Action on Land Use Ordinance-
- G) Discussion and Possible Action on Timeshare and Camp Resort Act -
- H) Discussion and Possible Action on Transportation Master Plan, Main Street Locations, Dedicated Trails and Cross Section/Right of Way Road Planning-
- I) Discussion and Possible Action on Approving a Demolition Permit Application (Escrow) Requirements -
9. NEW BUSINESS-

- A) Discussion and Possible Action on Proposed Resolution 02-2025 Allowed Signage-
- B) Discussion and Possible Action on New and/or Renewed Short Term Rentals Applications -

10. FINAL CITIZEN COMMENTS
11. FINAL COMMENTS -
12. ADJOURNMENT-

Big Water Municipal Planning and Zoning Commission

NOTICE OF PUBLIC HEARING

Notice is hereby given that on
Monday, March 3, 2025, 7:00 pm UT at Big Water
Town Hall located at
60 N Aaron Burr, Big Water, Utah,
Big Water Municipal
will hold a public hearing to:

- Verbiage Change for Zoning Code 15.20.090
Allowed Signage
- Adding definitions to Zoning code 15.20.050

**For more information on the proposed resolution, a copy can be seen at
town hall or the Utah Public Notice website.**

At the time and place set forth above, all interested people may
appear will be given an opportunity to be heard either in support or in
opposition. Each person will be limited to a reasonable amount of
time to comment.

6. Signs may be illuminated by lighting that is hooded and downward facing-. In no case shall light be permitted to trespass to adjoining property. Business signs may be illuminated by flood or neon lights.
7. Animated, flashing, or LED signs shall be subject to approval by the Planning and Zoning Commission.
8. All animated, flashing, and LED signage shall automatically transition to grayscale mode no later than thirty (30) minutes after local sunset and remain in grayscale until thirty (30) minutes before local sunrise. During this period, all dynamic content shall be limited to static grayscale imagery or text, with no animation, flashing, or color display, to ensure compliance with dark sky regulations and minimize light pollution.
 - a. Monochrome, Grayscale, and Approved Color Display Requirement:
 - i. All electronic message centers (EMCs) and LED signs shall be limited to monochrome, grayscale, amber, or orange displays between 2,200K and 3,000K to minimize blue light emissions and light pollution.
 - ii. Full RGB, color-changing, or cool white LEDs (above 3,000K) are prohibited for nighttime operation.
 - iii. LED signs must automatically dim after sunset to 100–300 nits to reduce glare and light trespass.
 - b. These requirements maintain the aesthetic integrity of the town while allowing for modern signage solutions, including LED technology.
9. Signs to be placed along the U.S. 89 frontage road must:
 - A. be on private property
 - B. comply with all state laws, regulations, and policies
 - C. Sign-placers may be required to remove or relocate signs to accommodate road development or improvement.
 - D. Approval must be obtained if making changes to an existing sign or placing a new sign under existing power lines

DEFINITIONS

Advertising Sign — Any sign or display device including but not limited to billboards, electronic message centers (EMCs), LED displays, banners, and freestanding or attached signage, used to advertise a product, service, brand, or event that conveys a commercial message, promotes a brand, business, or service, or directs attention to a commercial activity, whether located on-premises or off-premises.

Business Sign — A business sign is any sign, display, or device that is permanently or temporarily affixed to a building, structure, or property and is used to identify the name, services, or products of a business, profession, or organization that operates on the premises where the sign is located. Business signs do not include off-premises advertising signs or billboards.

Nits — A unit of measurement for luminance, which quantifies how bright a surface (such as an LED sign or screen) appears to the human eye. Higher nits equals brighter display.

BIG WATER PLANNING AND ZONING
Big Water Town Hall, 60 Aaron Burr, Big Water, Utah 84741

DRAFT MINUTES

6:00 PM WORK SESSION

7:00 PM MEETING

February 3, 2025

6:00 PM WORK SESSION

1. Call to Order- at 6:08PM Present: Mark Burkett, Wryht Short, Robert Wilkes and Nicole Woods

2. Discuss Meeting Agenda Items- Discussed the commercial lighting. The code will need to be changed. Discussed signage and the way they are lit up at night. Heather Rankin was here to discuss the safety of people at night without proper lighting. They have adjusted their lighting to be on the red spectrum. They had a problem with their sign programming package but have now fixed their sign. The dark skies policy was also discussed. Discussed the difference between advertising signage and business signage. Looking at changing the table of uses signage. Looking at changing the signage measurements to 8 feet by 16 feet with a hood for downward lighting. Heather stated how delicate the sign is and a hood would catch the wind, ruining her sign. The commission discussed changing the colors of the sign for night usage and the timetables it is allowed. Discussed the zoning code for the signage and changing to allow for better definitions.

Discussed the escrow fees and how to break them down into a square footage. Need more research. Denise presented the trails map to the commission from sunrise engineering. Wryht would like to include a trail up the wash behind under canvas. All trails presented are within our town limits. Discussed possible main street locations. Trying to find properties that were not already privately owned. SITLA needs to be consulted first before moving forward with any plans.

3. Adjourn – at 7:21 PM

MEETING 7:00 PM

1. CALL TO ORDER – 7:21 PM Roll Call Mark Burkett, Wryht Short, Robert Wilkes and Nicole Woods

2. ROLL CALL –

3. APPROVAL OR AMENDMENT OF AGENDA- motion to approve the agenda made by Wryht and seconded by Nicole. All ayes.

4. APPROVAL OF DECEMBER MINUTES– motion to approve the minutes made by Nicole and seconded by Wryht. All ayes.

5. CONFLICT STATEMENT – none

6. ADMINISTRATOR COMMENTS – Denise Woods: Discussed working on the Transportation Plan. Any changes that the commission wants to make on the map will be put on the plan and she will get back to sunrise engineering. We have 3 building permits, and I am monitoring those projects. I have been working on compliance letters and those should be going out soon. We have to start somewhere and then move forward.

7. CITIZEN COMMENTS – Tom Reneau: Would like to welcome Mark Burkett to the board. Members of planning and zoning and Town council have been going to each other's meetings. I think that really helps with continuity between the two groups. Instead of being at loggerheads at times, there's more continuity, and I think it moves us forward. On old business item H I would like Aaron Burr to be considered as part of the proposed Main Street. On new business A and B If we do have a vice chairperson, have the same responsibilities and privileges that the chairperson would have. And, when

the chairperson's not available and the vice chairperson is, that person could take action as the chairperson would, and have the same seniority.

8. OLD BUSINESS–

A) Discussion and Possible Action on Special Events and Ordinance / Temporary Use Permits–
Tabled

B) Discussion and Possible Action on Amending Off Street Parking spaces – Tabled

C) Discussion and Possible Action on Definitions – Tabled

D) Discussion and Possible Action on Commercial/Industrial/Mixed Use– Tabled

E) Discussion and Possible Action on Amending Table of Uses– Tabled

F) Discussion and Possible Action on Land Use Ordinance– Tabled

G) Discussion and Possible Action on Timeshare and Camp Resort Act – Tabled

H) Discussion and Possible Action on Transportation Master Plan, Main Street Locations, Dedicated Trails and Cross Section/Right of Way Road Planning– The commission is going to send the maps, the road and the trail map, back to Sunrise.

I) Discussion and Possible Action on Approving a Demolition Permit Application (Escrow) Requirements – Tabled

9. NEW BUSINESS–

A) Discussion and Possible Action on Voting on a Chairperson for Planning and Zoning Commission–
Robert volunteers to be the Chair. Wryht makes a motion to appoint Robert Wilkes as the Chairperson, seconded by Mark. All ayes.

B) Discussion and Possible Action on Voting on a Vice Chairperson for Planning and Zoning Commission – Nicole volunteers to be the Vice Chair. Mark makes the motion to appoint Nicole wood as the Vice Chairperson, seconded by Wryht. All ayes

C) Discussion and Possible Action on Commercial Lighting – A public hearing will be set up for the next meeting with a rough draft of some verbiage for change to zoning code. Nicole makes a motion for a public hearing for March 3, seconded by Mark. All ayes.

D) Discussion and Possible Action on Simple Subdivision Application, Preliminary Plat Application and Final Plat Application (sent by Sunrise Engineering) –Motion to approve applications made by Mark, seconded by Wryht. All ayes.

E) Discussion and Possible Action on New and Renewed Short Term Rentals Applications – There were no new ones to approve. Tabled

F) Discussion and Possible Action on Filling the Open Planning and Zoning Seat –Nicole motions to recommend that James Loyd fill the open seat on planning and zoning, seconded by Mark. All ayes.

10. FINAL CITIZEN COMMENTS – None

11. FINAL COMMENTS – Robert explains to the new commission members why he added a final citizen comment and a final comment, that are given by the commission, to the agenda. He thought it was beneficial to let the citizens, and the commission members speak one more time with any concerns before the meeting was to close.

12. ADJOURNMENT–Motion to adjourn made by Wryht and seconded by Nicole at 7:42PM.

Description	Fee
Building Permit Application	\$100
Plan Review	\$100 (additional reviews \$50 each)
Plan Review 10 lots or more	\$2,200 + \$85 per Lot
Commercial Plan Review	Building Permit Base (with 45% for engineering costs, additional as required)
Sign Permit	\$150 (Application Fee Plan Review, and Inspection Included)
Re-Inspection or Additional Inspections	\$56.40/each and up
Solar Permit- Residential	\$200 (Application Fee, Plan Review Fee, and Inspection Fee included)
Solar Permit- Commercial	\$300 (Application Fee, Plan Review Fee, and Inspection Fee Included)
Building Permit Fee	Determined by the most recently Utah State adopted publication of the ICC Building Code
Demolition and Grading Permits	\$150 (Includes \$25 Fire Inspection)
<u>Escrow Fees for Demolition Permits</u>	<u>\$1,000-\$1,500 - Small Structures (sheds, residential buildings)</u> <u>\$2,000-\$3,000 - Moderate Structures (single-family homes, mobile homes).</u> <u>\$5,000+ - Large Structures- (multi-story buildings)</u> <u>Up to \$10,000 - Hazardous Demolitions or Commercial Projects</u>

HISTORY

Amended by Res. 2023-11 on 10/18/2023

Amended by Res. 2024-05 on 1/17/2024

**BIG WATER TOWN
ORDINANCE 02-2025**

**THE TOWN OF BIG WATER, KANE COUNTY, UTAH IS AMENDING BIG
WATER ZONING CODE 15.20.090 ALLOWED SIGNS**

WHEREAS, the Planning and Zoning has worked diligently to update section 15.20.090;

WHEREAS, Planning and Zoning held a public hearing on March 3, 2025, and has duly considered such recommendations as was received;

WHEREAS, Big Water Town Council determines that the Zoning Ordinance is in compliance with the State Code, are in the best interest of the people of the Town of Big Water, and are consistent with the Town's current zoning policies;

WHEREAS, the Planning and Zoning passed these updates on March 3, 2025;

NOW THEREFORE, be it ordained by the Council of the Big Water Town, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** "15.20.090 Allowed Signs" of the Big Water Zoning Code is hereby *amended* as follows:

AMENDMENT

15.20.090 Allowed Signs

The Table of Allowed Signage (Table 5) identifies the maximum amount of signage allowed, by sign type, for each Zoning District.

**TABLE 5
TABLE OF ALLOWED SIGNAGE**

SIGN TYPE	MAXIMUM SIZE (Feet, unless otherwise specified)	MAXIMUM HEIGHT (Feet)	ZONE PERMITTED	CONDITIONAL USE APPROVAL REQUIRED
Advertising	8 x 16	18	I-1, I-2	C-1
Business	8 x 16	18	C-1, I-1, I-2	
Identification	3 x 4	8	All Zones	

ion				
Name Plate	1 x 2	8	All Zones	
Trespass	2 x 3	8	All Zones	
Property Sale or Lease	30 inches x 30 inches/8 x 8	6/12	All Zones/C-2, I-1, I-2	R-1, R-2, RE-1, RE-2
Public Information	4 x 8	8	All Zones	
Temporary	8 x 16	18	All Zones	
Roof		Not more than 8 feet above the roofline	C-1, I-1, I-2	
All Signs	All signs shall be located on a Legal Lot, as defined by this Ordinance, and associated with the Principal Use, existing on the Lot.			

Notes Accompanying Table of Allowed Signage:

1. All signs shall be required to apply for, and be issued a valid building permit, as applicable, prior to installation and/or construction except Property Sale or Lease signs shall not require a building permit and no application fee shall be required.
2. All Temporary signs shall be fastened in a manner to insure public safety.
3. No sign shall be located within the clear view area of any lot or parcel, as provided by this Ordinance.
4. No portion of a sign shall extend beyond the property line of the lot on which the sign is located.
5. The location of all signs shall comply with the minimum front yard requirement of the Zoning District in which it is located.
6. Signs may be illuminated by lighting that is hooded and downward facing ~~lighting~~. In no case shall light be permitted to trespass to adjoining property. Business signs may be illuminated by flood or neon lights.
7. Animated, flashing, or LED ~~animated~~ signs shall be subject to approval by the Planning and Zoning Commission, ~~and shall be to a maximum size of 36" by 24" which shall be located in the business windows only.~~
8. All animated, flashing, and LED signage shall automatically transition to grayscale mode no later than thirty (30) minutes after local sunset and remain in grayscale until thirty (30) minutes before local sunrise. During this period, all dynamic content shall be limited to static grayscale imagery or text, with no animation, flashing, or color display, to ensure compliance with dark sky regulations and minimize light pollution.

- a. Monochrome, Grayscale, and Approved Color Display Requirement:
 - i. All electronic message centers (EMCs) and LED signs shall be limited to monochrome, grayscale, amber, or orange displays between 2,200K and 3,000K to minimize blue light emissions and light pollution.
 - ii. Full RGB, color-changing, or cool white LEDs (above 3,000K) are prohibited for nighttime operation.
 - iii. LED signs must automatically dim after sunset to 100–300 nits to reduce glare and light trespass.
 - b. These requirements maintain the aesthetic integrity of the town while allowing for modern signage solutions, including LED technology.
9. Signs to be placed along the U.S. 89 frontage road must:
- a. be on private property
 - b. comply with all state laws, regulations, and policies
 - c. Sign-placers may be required to remove or relocate signs to accommodate road development or improvement.
 - d. Approval must be obtained if making changes to an existing sign or placing a new ~~sign~~ under existing power lines ~~es~~.

SECTION 2: AMENDMENT “15.20.050 Use Definitions” of the Big Water Zoning Code is hereby *amended* as follows:

AMENDMENT

15.20.050 Use Definitions

To facilitate ease of administration and clarity in the uses allowed within Big Water Town the following use definitions are provided. The use definitions should be considered when applying the use provisions and requirements as presented in Table 1, Table of Uses.

1. **Accessory Building** — A building clearly subordinate and incidental to the principal existing building on the same lot and meeting all applicable Building Code requirements, as adopted by the Town. Metal Accessory Buildings must match the Principal Building.
2. **Accessory Dwelling Unit** — A Dwelling Unit which has a square footage not more than 30% of the square footage of the principal structure and which is located on the same lot as the principal structure and meets all applicable Building Code requirements, as adopted by the Town. Accessory Dwelling Units may be used for an employee or guest of the owner of the principal structure and as a Short Term Rental where permitted.
3. **Accessory Use** — A use subordinate to and clearly incidental to the principle existing use on the same lot.
4. Advertising Sign — Any sign or display device including but not limited to billboards.

- electronic message centers (EMCs), LED displays, banners, and freestanding or attached signage, used to advertise a product, service, brand, or event that conveys a commercial message, promotes a brand, business, or service, or directs attention to a commercial activity, whether located on-premises or off-premises.
5. **Apiary/Beekeeping** — "Apiary" means any place where one or more colonies of bees are located; "Bee" means the common honey bee at any stage of development; "Beekeeping" means anyone who is the state registered owner or operator of a hive or hives; "Hive" means a frame hive, box hive, box, barrel, log, gum skep, or other artificial or natural receptacle which may be used to house bees.
 6. **Automobile and Recreational Vehicle Repair** — A building or land area in which, or upon which, a business or service involving the maintenance, servicing, or repair of automobiles and/or recreational vehicles is conducted or provided.
 7. **Business Sign** — A business sign is any sign, display, or device that is permanently or temporarily affixed to a building, structure, or property and is used to identify the name, services, or products of a business, profession, or organization that operates on the premises where the sign is located. Business signs do not include off-premises advertising signs or billboards.
 8. **Cemetery** — A place designated for the burial or keeping of human remains, including crematories and mausoleums and meeting all applicable Local, State and Federal requirements and regulations.
 9. **Church** — A facility principally used for people to gather for public worship, religious training, or other religious activities. One accessory dwelling for the housing of the pastor or similar leader of the church and their family will be considered accessory and incidental as a part of this use.
 10. **Commercial Day Care/Preschool Center** - Any facility, at a nonresidential location and operated by a person qualified and licensed by the State of Utah, which provides children with day care and/or preschool instruction as a commercial business and complying with all State standards and licensing.
 11. **Commercial Enclosed and Outside Storage of Automobiles, Watercraft, and Recreational Vehicles** - A building or land area where four (4) or more automobiles, watercraft, and/or recreational vehicles are stored for a period exceeding seventy-two (72) hours for a fee.
 12. **Commercial Sales and Service** — An activity involving the sale of goods and services carried out for profit.
 13. **Contractor's Shop/Office** — A facility providing building construction and maintenance including carpentry and the installation of plumbing, roofing, electrical, air conditioning, and heating.
 14. **Contractor's Storage Yard** - A facility or land area for the storage of materials, equipment, and/or commercial vehicles utilized by building and construction contractors, craftsmen and tradesmen, and may include accessory offices related to such activities.
 15. **Construction Trailer** — A trailer, or other temporary movable building, used for the housing of materials, or the location of a construction office, required during the duration of the establishment of any authorized building or structure, and which must be removed upon completion of construction.

16. **Dwelling** - means a residential structure attached to real property that contains one to four units including any of the following if used as a residence:
 - a. a condominium unit;
 - b. a cooperative unit;
 - c. a manufactured home; or
 - d. a house
17. **Domestic Livestock** — Animals historically found on farms in Southern Utah, including farm poultry and farm animals.
18. **Equestrian Facilities** - A facility created and maintained for the purpose of accommodating, training, or competing equids. These facilities may include stables, corrals, rodeo arenas, and riding schools.
19. **Fire Department Temporary Sleeping Quarters**: - Temporary sleeping quarters for use by fire department personnel while on duty. Must be on the same property as the Firehouse. May consist of bunkrooms, recreational vehicles, etc.
20. **Food Establishment** - An establishment where food and drink are prepared and served. This may include beer in accordance with Municipal Code 5.12.
21. **Golf Course** - A recreational facility primarily used for the purpose of playing golf, but which may include associated eating and drinking areas, retail sales areas and staff offices.
22. **Gravel Pit** — An open excavation or pit from which gravel or other stones or earthen materials are obtained by digging, cutting, or blasting.
23. **Guest Ranch and Resort** — A facility, including either a single building, permanent or semi-permanent camping facilities (glamping), or resort cabins, which serve as a destination point for visitors and generally has recreational facilities for the use of guests and may include residential accommodations for guests. Guest residency is limited to no more than 90 days.
24. **Home Day Care** — The care for children who are family and non-family members in an occupied dwelling, and complying with all State standards and licensing, by the resident of that dwelling at least twice a week for more than three (3) children, but fewer than nine (9) children. The total number of children being cared for shall include children under the age of four (4) years residing in the dwelling, who are under the supervision of the provider during the period of time the child care is provided. When a care giver cares for only three (3) children under age two (2), the group size, at any given time shall not exceed six (6).
25. **Home Occupation (Major)** — An activity carried out for gain by a resident of the dwelling unit and conducted as a customary, incidental, and accessory use to the dwelling unit, or conducted on the same lot as the residents dwelling and provided that the Home Occupation (Major):
 - a. Does not result in noise or vibration, light, odor, dust, smoke, or other air pollution greater than generally created by a residential use noticeable at or beyond the property line.
 - b. May allow for the conduct of the Home Occupation (Major) and the storage of required materials and supplies in an accessory structure.
 - c. Has signage limited to a non-illuminated identification sign six (6) square feet or less in size.

- d. Does not produce traffic volumes exceeding that produced by the dwelling unit by more than 10 average daily trips during any 24-hour period.
 - e. Complies with all Federal and State licensing requirements.
 - f. Complies with all Local licensing requirements.
26. **Home Occupation (Minor)** — An activity carried out for gain by a resident of the dwelling unit and conducted entirely within the dwelling unit as a incidental use and provided that the Home Occupation (Minor):
- a. Does not result in noise or vibration, light, odor, dust, smoke, or other air pollution greater than generally created by a residential use noticeable at or beyond the property line.
 - b. Does not require the use of any accessory structure.
 - c. Does not include any outside storage of goods, materials, or equipment.
 - d. Signage is limited to a non-illuminated identification sign of six (6) square feet or less in size.
 - e. Does not produce traffic volumes exceeding that produced by the dwelling unit by more than 10 average daily trips during any 24-hour period.
 - f. Complies with all Federal and State licensing requirements.
 - g. Complies with all Local licensing requirements.
27. **Home Preschool** — A preschool program and complying with all State standards and licensing for non-family members in an occupied dwelling, by residents of that dwelling, in which lessons are provided for not more than six (6) children for each session of instruction. Sessions shall last for not more than four (4) hours and shall not overlap. Individual children may attend only one (1) preschool session in any 24-hour period.
28. **Hotel/Motel** — A building offering transient lodging accommodations to the general public and which may offer additional services, such as restaurants, meeting rooms, entertainment, and recreational facilities.
29. **Household Pets** — Animals ordinarily permitted in the house or yard and kept for the company or pleasure of the owner. Household pets may include, but are not limited to dogs, cats, chickens, ducks, and rabbits. Household Pets do not include exotic animal or inherently and/or potentially dangerous animals, fowl or reptiles.
30. **Kennel** — Any establishment at which four (4) or more dogs or cats are bred or raised for sale, boarded or cared for commercially or on a nonprofit basis.
31. **Light Manufacturing** — The assembly, fabrication or processing of goods and materials using processes that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building or lot where such assembly, fabrication or processing takes place, where such processes are housed entirely within a building, or where the area occupied by outdoor storage of goods and materials used in such processes does not exceed twenty-five percent of the floor area of all buildings on the property. Light manufacturing generally includes processing and fabrication of finished products, predominantly from previously prepared materials, and includes processes that do not require extensive floor areas or land areas.
32. **Manufactured Home** — A structure transportable in one or more sections, which is built on a permanent chassis and designed for use with or without a permanent

- foundation when connected to the required utilities. The term "manufactured home" does not include a "recreational vehicle".
33. **Manufacturing, Processing, and Assembling** — Establishments engaged in the mechanical or chemical transformation of materials or substances into new products.
 34. **Multi-Family Residential Dwelling** — A building containing more than one (1) dwelling unit and complying with all requirements of the Zoning District in which it is located, including lot size and density requirements.
 35. **Nits** — A unit of measurement for luminance, which quantifies how bright a surface (such as an LED sign or screen) appears to the human eye. Higher nits equals brighter display.
 36. **Private Club** — Any nonprofit corporation operating as a social club, recreational, fraternal or athletic association, or kindred association organized primarily for the benefit of its stock holders or members.
 37. **Professional Offices** — A building for the professions including but not limited to government, physicians, dentists, lawyers, realtors, architects, engineers, artists, musicians, designers, teachers, accountants and others who, through training, are qualified to perform services of a professional nature, and where no storage or sale of merchandise exists.
 38. **Public Uses and Utilities** — A use operated exclusively by a public body or quasi-public body, such use having the purpose of serving the public health, safety or general welfare, and including recreational facilities, administrative and service facilities, and public utilities including water and sewer facilities, gas and electricity facilities, cable television facilities, and telecommunications facilities, but excluding airports, prisons and animal control facilities.
 39. **Recreational Vehicle Park** — An area of land upon which two or more campsites are located, established, or maintained for occupancy by a tent or recreational vehicle as a temporary dwelling unit for recreational or vacation purposes.
 40. **Residential Facility for Elderly Persons or for Persons with Disabilities** — A facility as defined by Sec. 17-27-103; Sec. 17-27-501; and Sec. 17-27-502, Utah Code Annotated, as amended or a residential dwelling (for four (4) or more persons) as licensed by the Utah Department of Human Services, Division of Services for People with Disabilities. Disability means a physical or mental impairment that substantially limits one or more of a person's major life activities, including a person having a record of such impairment or being regarded as having such impairment. (57-21-2(9)(a) Utah Code Annotated, 1953, as amended)..Disability does not include current illegal use of, or addiction to, any federally controlled substance. Disability does not include placement in lieu of confinement, rehabilitation, or treatment in a correctional facility.
 41. **Salvage yard** — The use of any lot, portion of a lot, or land for the commercial storage, keeping or abandonment of junk, including scrap metals or other scrap material, or for the dismantling, demolition or abandonment of automobiles or other vehicles or machinery.
 42. **School** — Any building or part thereof that is designed, constructed, or used for education or instruction by a public or private organization in any branch of knowledge, but excluding preschool center.
 43. **Self-Service Storage Facility** — A structure, or structures, containing separate,

individual, and/or private storage spaces of varying sizes leased or rented on individual leases for varying periods of time. Such facilities are to be used for dead storage only. The following activities are prohibited within any Self- Storage Service Facility:

1. Commercial, wholesale or retail sales, or miscellaneous or garage sales.

The servicing, repair, or fabrication of motor vehicles, boats, trailers, small engine equipment, or similar equipment.

The operation of power tools, spray-painting equipment, compressors, welding equipment, kilns, or similar equipment.

The establishment of a transfer business.

Any use that is noxious or offensive because of odors, dust, noise, or vibrations.

Short Term Rental - A residential dwelling unit or a part of a dwelling unit, including an accessory dwelling unit, a single-family unit or multiple-family unit, being utilized by any person, other than the owner, as lodging on a daily, weekly, or any other basis for up to thirty (30) consecutive days, in exchange for rent. Nightly rental does not include the use of Dwelling for Commercial Uses.

Single-Family Dwelling — A building arranged or designed to be used for and containing one dwelling unit. All single family dwellings including new manufactured, modular, or site-built homes shall meet all applicable codes, ordinances and regulations and have the minimum floor square footage of particular zone in which the dwelling is located and a ratio of dwelling unit length to width of not more than four (4).

Telecommunications Site/Facility — A facility used for the transmission or reception of electromagnetic or electro-optic information, which is placed on a structure. This use does not include radio frequency equipment that has an effective radiated power of 100 watts or less. This use is not required to be located on a building lot or to comply with the minimum lot size requirement for the district in which it is located.

Temporary Dwelling Unit — A dwelling unit established for a limited period during the construction of a permanent structure unit and meeting all applicable codes, ordinances and regulations and located on a lot of record for which a valid Building Permit has been issued by the Town.

Temporary Use — A special event or use established for a maximum period of 45 days, such use being discontinued after the expiration of 45 days, as provided by Section 15.16.030 and conducted in compliance with all the requirements of this Ordinance.

Wholesale Business and Storage — Establishments or places of business primarily engaged in selling of merchandise to retailers; to industrial, commercial, institutional, or professional business users; to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies.

4H and/or Educational Projects — The keeping of domestic livestock and/or household pets for educational purposes, such activities being sponsored by an educational or agricultural organization.

PASSED AND ADOPTED BY THE BIG WATER TOWN COUNCIL

	AYE	NAY	ABSENT	ABSTAIN
Council member Jim Lybarger	_____	_____	_____	_____
Mayor David Schmuker	_____	_____	_____	_____
Council member Levi Banfill	_____	_____	_____	_____
Council member Luke McConville	_____	_____	_____	_____
Council member Jennie Lassen	_____	_____	_____	_____

Presiding Officer

Attest

David W. Schmuker, Mayor, Big
Water Town

Katie Joseph, Clerk, Big Water Town