

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

APPROVED 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 Wood

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 Wood: 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.

R M Wryht