

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 PUBLIC HEARING
7:01 PM MEETING
March 3, 2025

6:00 PM WORK SESSION

1.Call to Order- at 6:03 PM Present: Wryht Short, Mark Burkett, Robert Wilkes, Jim Loyd and Nicole Wood came at 6:10 PM

2.Discuss Meeting Agenda Items-Wryht talked to Raymond Rankin and Ray said that the white light it still not in compliance with the dark skies policy. Questions on what monochromatic lighting is. Defined. As involving or producing visual images in a single color or in varying tones of a single color (such as gray). Discussion on what the appropriate time before and after sunrise or sunset is. Safety is the number one concern.

Demolition costs discussed. Jennie Lassen from Town Council suggested it be based on square footage. Nicole is working on commercial, industrial and mixed-use coding. She will have something for the next meeting. Right now, Big Water only has one commercial zone option. They discussed revamping it to include commercial 1, 2, and 3 categories. 1. Government, 2. General commercial and 3. Downtown commercial

3.Adjourn – 6:57 PM

PUBLIC HEARING - 7:00 PM –

-Verbiage Change for Zoning Code 15.20.090 Allowed Signage and Adding definitions to Zoning code 15.20.050- Open at 7:01 PM

Nickelle Burton asks can we please have a paper copy for the public hearing, so we know what you are deciding. (Paper copies given out of the changes to the zoning code that are proposed.) Is the Roadway Sign in compliance? Robert: It wasn't but now it is. Lights were up now they are downward.

Nicole Wood: Discussed the verbiage changes for the lumens and the nits so it is not too bright for night time. They basically have a bright and dim setting.

Robert: The nit is kind of a measurement for how bright it is. So having it under 3,000 would keep it kind of a lower dim color, or lighting brightness. It was the only way that we could actually constructively figure out how to control how bright it was without being like, it has to be dim.

Jim Lybarger: Why are the dimensions changing from the 36 in x 24 in sign? Nicole: Because that was put in when we thought they would only be put up in windows. The chart above has the sizes that are allowed and we contradicted them.

Robert: Any sign has to have a permit. Talked about what a code enforcement officers qualification need to be to have one.

Closes at 7:18 PM

MEETING - 7:01 PM

1. CALL TO ORDER – 7:18 PM

2. ROLL CALL – Wryht Short, Mark Burkett, Robert Wilkes, Jim Loyd, Nicole Wood, all present

3. APPROVAL OR AMENDMENT OF AGENDA-Nicole made a motion to approve the agenda, seconded by mark, all in favor

4. APPROVAL OF FEBRUARY 2025 MINUTES– motion to approve the February minutes made by Nicole with changes made to take the “s” from her name and Denise’ name, seconded by Mark, all in favor

5. CONFLICT STATEMENT – None

6. ADMINISTRATOR COMMENTS – Had 3 building permits applied for with 2 approvals. Been answering emails and the mayor and I have been going around talking to the citizens. I am in the process of writing 4 letters of compliance. There is just so much, so we must start little and move from there.

7. CITIZEN COMMENTS – None

8. OLD BUSINESS–

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

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

C) Discussion and Possible Action on Definitions – Table

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

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

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

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

H) Discussion and Possible Action on Transportation Master Plan, Main Street Locations, Dedicated Trails and Cross Section/Right of Way Road Planning– Table

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

9. NEW BUSINESS–

A) Discussion and Possible Action on Proposed Ordinance 02-2025 Allowed Signage-Wryht makes a motion to approve Ordinance 02-2025 Allowed Signage with added verbiage of All animated flashing LED signage shall automatically transition to grayscale mode no later than 30 minutes before local sunset and remaining in grayscale until 30 minutes before local sunrise during this period. All dramatic 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.

Number one, 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 emission and light pollution. I, all RGB color-changing or cool white LEDs above 3,000K are prohibited to nighttime operation. III LED signs must automatically dim before sunset and 100 to 300 nits to reduce glare and light trespass.

And then I'd also like to add the definition of monochrome being of relating to or made with a single color or hue. Number two, involving and producing visual image in a single color or in varying tones of a single color. Seconded by mark. All in favor.

B) Discussion and Possible Action on New and/or Renewed Short Term Rentals Applications – Table

10. FINAL CITIZEN COMMENTS- none

11. FINAL COMMENTS – Robert: I would like to congratulate Jim for being here. Appreciate you. Look forward to you growing with us.

12. ADJOURNMENT–Motion to adjourn made by Jim, seconded by Wryht. All in favor at 7:30 PM