

BIG WATER PLANNING AND ZONING COMMISSION

Big Water Town Hall, 60 Aaron Burr, Big Water, Utah 84741

APPROVED MINUTES

6:00 PM WORK SESSION

7:00 PM PUBLIC HEARING

7:01 PM PUBLIC HEARING

7:02 PM MEETING

May 5, 2025

6:00 PM WORK SESSION

1.Call to Order- opens at 6:14PM Mark Burkett, Wryht Short and Nicole Wood; absent Robert Wilkes and James Loyd.

2.Discuss Meeting Agenda Items- Discussion on the renewal of STR's and the lot line adjustment amendments. Discussion on the commercial overlays for the new verbiage for the Commercial, Industrial and Mixed-use classifications in our zoning code. Discussion on c-1, c-2 or c-3 and the density of the zoning area. Discussion on the dark skies policies.

3.Adjourn – Closes at 6:41 PM

7:00 PM PUBLIC HEARING- Amending the Municipal Code 4.04.040 Building Department Fee Schedule, 14.14.020 Building Permit Application, 14.20.030 Lot Line Adjustment Within a Recorded Plat- opens at 7:00PM; No comments, closes at 7:02PM

7:01 PM PUBLIC HEARING - Establish Demolition Standards Zoning Code Section 15.46-opens at 7:02PM; No comments, closes at 7:02 PM

7:02 PM MEETING –

1. CALL TO ORDER – opens at 7:02PM

2. ROLL CALL – Mark Burkett, Wryht Short and Nicole Wood; absent Robert Wilkes and James Loyd.

3. APPROVAL OR AMENDMENT OF AGENDA- Motion to amend the agenda, item 4 needs to change to April minutes and eliminate item I off of the agenda, made by Wryht and seconded by Mark. All in favor.

4. APPROVAL OF APRIL 2025 MINUTES– Motion to approve the April 2025 minutes made by Mark and seconded by Wryht. All in favor.

5. CONFLICT STATEMENT – none

6. ADMINISTRATOR COMMENTS – We have two building permit applications that were approved. I still answer all those e-mails on permits and questions on zoning. And then sometimes we find some conflicts in the zoning from meeting code to zoning ordinances. So, as we catch them, we'll let you know so you guys can work on them. We're still monitoring the open building permits. We're working on the complaints and compliance issues still. It's going to be ongoing.

7. CITIZEN COMMENTS – No comments

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

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H) Discussion and Possible Action on Transportation Master Plan, Main Street Locations, Dedicated Trails (Big Water Trailhead Project) and Cross Section/Right of Way Road Planning – Tabled

J) Discussion and Possible Action on Adding Demolition Standards Requirement Section in Zoning Code 15.46 – Motion to approve the adding a demolition standard to the zoning code made by Wryht and seconded by Mark. All in favor. (Amended verbiage of “requiring a building permit” added to section 15.46.020)

K) Discussion and Possible Action on Amending Municipal Code 14.14.020, Building Permits For Verbiage Additions – The changes made are the building permit renewal is \$100, is what will be on there for the renewal, because they only last, as we have put on here, there is a permit expiration and renewal. A building permit that shows no progress or, as I said, no inspection activity for a period of 180 consecutive days shall be considered expired. To continue construction, the applicant must pay the applicable renewal fees and obtain a renewed permit before resuming any work. Two (2), a building permit that is not completed within six years of the date of issuance shall be subject to an additional fee equal to 30 percent of the original permit cost. This surcharge must be paid before any further inspections or certificate of occupancy can be issued. Motion to approve made by Wryht and seconded by mark. All in favor.

L) Discussion and Possible Action on Amending Municipal Code 14.20.030, Lot Line Adjustment and Application for Verbiage Changes– The changes made were to a minimum of six paper copies that shall be presented to the town clerk instead of 12 because 12 was a little excessive. And then farther down on number four, we also added besides the zoning administrator, the town's engineer, the mayor and the planning commission chair and town attorney would also have signature blocks on there. Motion to approve the changes were made by mark and seconded by Wryht. All in favor

9. NEW BUSINESS–

10. FINAL CITIZEN COMMENTS– no comments

11. FINAL COMMENTS – Denise brought the new section in the newsletter to the attention of the planning and zoning commission. They want to start adding a little blurb to the newsletter every month from the planning and zoning. Nicole thanks everyone for coming.

12. ADJOURNMENT–Motion to adjourn the meeting at 7:11PM made by Wryht and seconded by Mark. All in favor.