

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 MEETING

June 2, 2025

6:00 PM WORK SESSION

1.Call to Order- @ 6:24 PM Present: Mark Burkett, Wryht Short, Nicole Wood and Robert Wilkes

2.Discuss Meeting Agenda Items- Discussion on the lot line adjustment application. The commission got clarity from the lot owner, Martin Anderson, about where the lot line adjustment is going to be on what lots. Martin states the changes are 67.4 feet and the new ones are 70 feet. The commission agrees everything presented looks good to them for approval.

Discussion on livestock definitions and other contradicting verbiage across the zoning code. Talked about what the definition of a domestic pet is. Talked about what was redundant in the code and what can be taken out. Discussed the definitions and clarified with more detail what domestic and livestock were. More clarity on the equine aspect of livestock.

3.Adjourn – @ 7: 02 PM

7:00 PM MEETING –

1. CALL TO ORDER – @ 7:03 PM

2. ROLL CALL – Present: Mark Burkett, Wryht Short, Nicole Wood and Robert Wilkes

3. APPROVAL OR AMENDMENT OF AGENDA- Motion to approve made by Wryht, seconded by Mark, all in favor.

4. APPROVAL OF MAY 2025 MINUTES – Motion to approve made by Nicole, seconded by Wryht, all in favor.

5. CONFLICT STATEMENT – Nicole and Wryht have a possible conflict with the domestic livestock, as they own them, changes being discussed later in the meeting. Mark none; Robert none.

6. ADMINISTRATOR COMMENTS –

7. CITIZEN COMMENTS – Tom Reneau 15.24.060 Domestic livestock keeping. Item 9 no livestock shall be used for raised for commercial purposes but shall be for families only. Will that preclude the owner of chickens from selling their eggs? Because some people in Big Water have chickens and they do offer their eggs for sale. And they do advertise sometimes on the bulletin board in the post office that they have eggs available. Nicole responds No because they would have to make more than \$2500 and have a business license. Robert responds So this wouldn't pertain to them because they're not – they're doing it for themselves and what they have left over they're selling.

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– Table

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 (Big Water Trailhead Project) and Cross Section/Right of Way Road Planning – Tabled

9. NEW BUSINESS–

A) Discussion and Possible Action on AMENDING MUNICIPAL CODE 14.20.030 LOT LINE ADJUSTMENTS WITHIN A RECORDED PLAT AND 14.20.020 PARCEL JOINER (LOT CONSOLIDATION) –Tabled

B) Discussion and possible Action on AMENDING ZONING CODE 15.10.160 PROCEDURES FOR LOT LINE ADJUSTMENTS AND 15.10.150 STANDARDS AND REQUIREMENTS FOR PARCEL JOINER (LOT CONSOLIDATION) – Tabled

C) Discussion and Possible Action on Approving Lot Line Adjustment Application– Motion to approve the lot line application made by Nicole, seconded by Wryht, all in favor.

D) Discussion and Possible Action on the following Zoning Codes for Animal Governance

15.42.010, 15.20.050, 15.20.030, 15.24.060, 15.20.020, 15.24.050 and 15.24.090- (The following verbiage was presented to the commission as proposed changes to the zoning referenced above.)

“Change Definition – 15.42.010 and 15.20.050

Domestic Livestock - are the domesticated animals that are raised in an agricultural setting to provide labor and produce diversified products for consumption such as meat, eggs, milk, fur, leather, and wool.

Add Definition – 15.42.010 and 15.20.050

Equine - For the purposes of this ordinance, “equine” shall mean any member of the horse family, including but not limited to horses, ponies, donkeys, mules, and zebras, whether domesticated or wild. This term encompasses animals used for riding, driving, draft, breeding, boarding, or other agricultural or recreational purposes.

Change Definition –15.42.010 and 15.20.050

Pets, Household - domestic animals ordinarily permitted in a place of residence, kept for company and pleasure, such as dogs, cats, domestic birds, guinea pigs, white rats, rabbits, mice, pot-bellied pigs, pygmy goats, and other similar animals generally considered by the public to be kept as pets, excluding fowl.

15.20.030 –

- Put permitted in R-1(*) and R-2 (*) for domestic livestock
- Add Equine to the Table

15.24.060 Domestic Livestock Keeping

5. On lots smaller than a half-acre -- no more than 10 fowl, no roosters, and no domestic livestock permitted

6. On lots of a half-acre -- no more than 2 domestic livestock or equine and 10 fowl

7. On lots of one acre -- no more than 4 domestic livestock or equine and 15 fowl

8. On lots of one and a half acres -- no more than 4 domestic livestock or equine and 25 fowl
9. On lots of 2 acres or more, 6 domestic livestock or equine per acre and 25 fowl shall be permitted”
- Motion to approve Zoning Codes for Animal Governance 15.42.010, 15.20.050, 15.20.030, 15.24.060, 15.20.020, 15.24.050 and 15.24.090 made by Wryht and seconded by Mark, all in favor.

10. FINAL CITIZEN COMMENTS- none

11. FINAL COMMENTS – Wryht: This has been amazing, the progress and the learning curve that I've got to be a part of. Thanks for bearing with me and answering my questions, even though you've probably answered them multiple times.

12. ADJOURNMENT–Motion to adjourn made by Nicole seconded by Wryht at 7:23 PM