

**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 PUBLIC HEARING**

**7:02 PM MEETING**

**October 6, 2025**

**6:00 PM WORK SESSION**

**1.Call to Order:** at 6:11 PM Present: Robert Wilkes, Jack Brisbin and Wryht Short (on the phone) Absent: Nicole Wood and Mark Burkett

**2.Discuss Meeting Agenda Items-** Discussion on the public hearings about beekeeping and the single-family dwelling and moving of buildings.

Moving of Buildings: There was a concern about the decision being left to one person, but it will try to streamline the process because sometimes it takes 3 to 4 months and it shouldn't take that long. Jennie Lassen explained her situation of how our code is impossible to follow as it is written, because a building inspector from Utah cannot inspect anything outside of Utah and they need to explain what the building inspector is supposed to inspect, as code does not address this. Discussion addressed the habitability of the structure coming into Big Water. The Planning and Zoning Administrator could take a walk through with a video and let the commission know what condition the structure is in. Another issue is liability, but video and pictures would be allowable. Discussion about how planning and zoning sometimes does not have meetings, and the applicant would have to wait another month. Discussion on amending the proposed verbiage to the moving of buildings and single-family dwelling ordinance.

Discussion on all the changes for the beekeeping ordinance to match the state code.

**3.Adjourn –** at 7:11 PM

**7:00 PM PUBLIC HEARING TO AMEND THE ZONING CODE 15.30.060 AND 15.24.080 TO ESTABLISH REGULATIONS FOR APIARIES AND BEEKEEPING TO MATCH STATE CODE-** Opens at 7:11 PM, No comments. Closes at 7:13 PM.

**7:01 PM PUBLIC HEARING TO AMEND THE ZONING CODE 15.24.020 SINGLE FAMILY DWELLINGS-PREINSPECTIONS AND 15.36 MOVING OF BUILDINGS-** Opens at 7:13 PM.

**Jennie Lassen:** I just want to say I'm in support of changing the zoning ordinance about the single-family dwellings and pre-inspection just to clarify the wording and to make it actually possible for someone to comply with it and move pre-inspection time into town.

Closes at 7:15 PM.

**7:02 PM MEETING**

**1. CALL TO ORDER –** at 7:15 PM

**2. ROLL CALL –** Present: Robert Wilkes, Jack Brisbin and Wryht Short (on the phone) Absent: Nicole Wood and Mark Burkett

**3. APPROVAL OR AMENDMENT OF AGENDA-** Motion to approve the agenda made by Jack and seconded by Wryht. All in favor.

**4. APPROVAL OF JULY 2025 MINUTES** – Motion to approve the minutes made by Wryht and seconded by Jack. All in favor.

**5. CONFLICT STATEMENT** – none

**6. ADMINISTRATOR COMMENTS** – not present

**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

**H) Discussion and Possible Action on Transportation Master Plan, Dedicated Trails and Cross Section/Right of Way Road Planning** – Motion to move to Town Council made by Jack and seconded by Wryht. All in favor.

**I) Discussion and possible Action on Main Street Feasibility Study Proposal** – Motion to move to send to Town Council made by Wryht and seconded by Jack. All in favor.

**J) Discussion and Possible Action on Amending Municipal Code 14.20.030 Lot Line Adjustments Within a Recorded Plan and 14.20.020 Parcel Joinder (Lot Consolidation)** – Tabled

**K) 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 Joinder (Lot Consolidation)** – Tabled

**9. NEW BUSINESS–**

**A) Discussion and Possible Action on Ordinance 13-2025 Amending the Zoning Code for Small Scale Apiary/Beekeeping to match the Utah State Code**- Motion to approve ordinance 13 2025 amending the zoning code for small scale apiary beekeeping to match the Utah state code made by Wryht and seconded by Jack. All in favor.

**B) Discussion and Possible Action on the Approval of an Apiary/Beekeeping Application**- Motion to approve the application made by Jack and seconded by Wryht. All in favor.

**C) Discussion and Possible Action on Ordinance 16-2025 Amending the Zoning Code 15.24.020 Single Family Dwellings and 15.36 Moving of Buildings** - Wryht made a motion to approve with the changes of additional language “Homes from outside Kane County must be approved by P&Z Administrator prior to haul and inspected by Building Inspector after installation” and seconded by Jack. All in favor.

**D) Discussion and Possible Action on Zoning Code Amendment for Mobile / Recreational Vehicle (RV) Occupancy** - Tabled

**E) Discussion and Possible Action on Residential Setback Requirements (this was requested by the Board of Adjustments in Sept 22 meeting)** – Discussion on wanting the public opinion. This is to be tabled and put on the agenda for the next meeting as a discussion item.

**10. FINAL CITIZEN COMMENTS-**

**Bodicca Joseph:** Noted that ordinances are passed and aligned with state code but seldom enforced. Called for Planning & Zoning to put more pressure on the Town Council to ensure enforcement. Supported the rule prohibiting homes older than 25 years from being brought into town. Suggested extending this principle by requiring a certificate of occupancy before older, long-vacant homes can be

reoccupied. Concerned about safety hazards in such homes, particularly outdated wiring that hasn't been inspected for years. Worried about fire hazards due to vacant or substandard housing and cluttered lots. Complained of vehicles parked in the public right-of-way, including a box truck that sat for over a year. Reported large garbage containers and storage containers being placed in rights-of-way, reducing road access. Highlighted that roads in some neighborhoods are only 50 feet wide and using them for personal storage creates serious safety concerns, particularly for fire and emergency response. Acknowledged the Commission's work to align ordinances with state code but questioned the value of regulations without enforcement.

## **11. FINAL COMMENTS –**

**Robert Wilkes:** Expressed agreement and empathy with the citizen's concerns regarding enforcement of zoning and safety issues, emphasizing that they share similar frustrations. Explained that while the Town Council cannot directly enforce ordinances, what the community truly needs is a dedicated code enforcer. Outlined the chain of command. Mentioned that in the past the State of Utah had law enforcement handle code enforcement, but this system had issues. Shared that as both a resident and the fire department engineer, they understand the citizen's perspective. Highlighted that narrow streets cluttered with cars create serious visibility and safety hazards, particularly for children playing outside and for emergency response vehicles like fire engines. Thanked citizens for attending and participating, noting that three people came this time compared to fewer at the last meeting. Emphasized a desire to keep discussions professional and respectful, with citizens speaking and commissioners responding in turn. Expressed appreciation for the commenting citizen's background and experience, noting that they have valuable insight to contribute. Also recognized the citizens' presence as important to maintaining quorum, which allowed the meeting to proceed.

**Jack Brisbin:** Thanked the commission for the opportunity to serve and agreed with the citizen's safety concerns, noting that fire code may be the best avenue for addressing such issues. They added that, although new to the commission, they are happy to help in any way they can.

## **12. ADJOURNMENT**–Motion to adjourn made by Jack and seconded by Wryht at 7:48 PM.