

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

AGENDA

6:00 PM WORK SESSION

7:00 PM MEETING

December 1, 2025

6:00 PM WORK SESSION

- 1. Call to Order:**
- 2. Discuss Meeting Agenda Items-**
- 3. Adjourn –**

7:00 PM MEETING

- 1. CALL TO ORDER –**
- 2. ROLL CALL –**
- 3. APPROVAL OR AMENDMENT OF AGENDA –**
- 4. APPROVAL OF NOVEMBER 2025 MINUTES –**
- 5. CONFLICT STATEMENT –**
- 6. ADMINISTRATOR COMMENTS –**
- 7. CITIZEN COMMENTS –**

8. OLD BUSINESS –

- A) Discussion and Possible Action on Special Events and Ordinance/Temporary Use Permits –**
- B) Discussion and Possible Action on Amending Off Street Parking spaces –**
- C) Discussion and Possible Action on Definitions –**
- D) Discussion and Possible Action on Commercial/Industrial/Mixed Use –**
- E) Discussion and Possible Action on Amending Table of Uses –**
- F) Discussion and Possible Action on Land Use Ordinance –**
- G) Discussion and Possible Action on Timeshare and Camp Resort Act –**
- H) 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) –**
- I) 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) –**
- J) Discussion on Residential Setback Requirements –**

9. NEW BUSINESS –

- 10. FINAL CITIZEN COMMENTS –**
- 11. FINAL COMMENTS –**
- 12. ADJOURNMENT –**

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

DRAFT MINUTES

6:00 PM WORK SESSION

6:00 PM TOWN HALL

7:00 PM MEETING

November 3, 2025

6:00 PM WORK SESSION

1. Call to Order: at 6:18PM Present: Mark Burkett, Wryht Short, Nicole Wood, Jack Brisbin, Robert Wilkes arrived at 6:31PM

2. Discuss Meeting Agenda Items- Discussion of residential setbacks, zoning updates, temporary use permits, and community development.

Setbacks and Zoning Discussion-Reviewed current residential setbacks (front, rear, and side yards) for various zones (RE1, RE2, R1, R2, M1). Discussed aligning setback standards with neighboring jurisdictions (like Kanab) to simplify zoning codes and ensure consistency. Noted a need to update outdated setback standards, especially for side and rear yards and corner lots. Proposed renaming residential zones (e.g., from RE1/R1 to low/medium density) to make zoning clearer and more intuitive. Duplexes and Residential Overlays-Talked about introducing duplexes into residential zones (currently not allowed). Recognized the need to review state laws before adopting new residential provisions.

Suggested using other towns' zoning models (like Kanab's) to ensure legality and consistency.

Considered using residential and commercial overlays for flexibility in mixed-use areas.

Mapping and Design-Plans to recolor zoning maps to make distinctions clearer. Identified need to re-outline zones due to proposed new commercial categories: City buildings and parks, general commercial and downtown commercial.

Temporary Use and RV Occupancy-Began discussion on temporary use permits, especially for RV living and temporary commercial uses. Noted that current code does not allow RV living at all. Explored creating annual temporary use permits similar to Airbnb licensing. Discussed including sanitation, fire safety, and vehicle condition standards for RVs. Emphasized the need to balance community sentiment and practicality for housing and tourism.

3. Adjourn – at 6:54 PM

6:00 PM TOWN HALL DISCUSSION ON RESIDENTIAL SETBACKS – No comments

7:00 PM MEETING

1. CALL TO ORDER – at 7:04 PM

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

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

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

5. CONFLICT STATEMENT – none

6. ADMINISTRATOR COMMENTS – The administrator reported no new building permits. Milo's setback change was completed, allowing his building permit to move forward. A manufactured home building

permit was issued last month. Work continues with Roger Carter to align land use ordinances with Utah Code and municipal standards, ensuring consistency and resolving conflicts between current ordinances. The administrator noted continued community inquiries about setbacks, building specifications, and general plan updates. The dinosaur presentation and downtown area discussion were mentioned as part of recent council topics. Compliance efforts are ongoing, with a few nuisance issues expected to move forward soon. Luke McConville was introduced as the new Town Council representative to Planning & Zoning.

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 Amending Municipal Code 14.20.030 Lot Line Adjustments Within a Recorded Plan and 14.20.020 Parcel Joinder (Lot Consolidation)** – Tabled
- I) 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 Zoning Code Amendment for Mobile / Recreational Vehicle (RV) Occupancy** – Will be taken off of the agenda.
- B) Discussion on Residential Setback Requirements** – Tabled

10. FINAL CITIZEN COMMENTS – no comments

11. FINAL COMMENTS – Members thanked attendees for participating and emphasized the value of community input. It was noted that this meeting was the first full quorum in some time, and members expressed appreciation for the full attendance.

12. ADJOURNMENT – Motion to adjourn made by Nicole Wood and seconded by Wryht Short. All in favor at 7:12 PM

■ SECTION 3 — DIRECT COMPARISON TABLE

Topic	Existing Big Water Code	Your Draft Industrial Code (15.25)
Zone names	I-1, I-2	I-1, I-2
Purpose statements	Only for I-2; one sentence	Full purpose statements for both zones
Use table	<input type="checkbox"/> None	✓ Detailed P/C/NP table
Development standards	<input type="checkbox"/> None	✓ Full standards for height, setbacks, coverage
Residential buffering	<input type="checkbox"/> None	✓ Buffers + fence requirements
Performance standards	<input type="checkbox"/> None	✓ Noise, odor, vibration, dust, lighting, hazards
Design standards	<input type="checkbox"/> None	✓ Industrial-appropriate design standards
Outdoor storage rules	<input type="checkbox"/> None	✓ Screening, height limits, arrangement rules
Access and circulation	<input type="checkbox"/> None	✓ Driveways, trucks, loading dock requirements
Landscaping	<input type="checkbox"/> None	✓ Minimum % landscaping + street tree rules
Fencing	<input type="checkbox"/> None	✓ Industrial fencing standards
Site plan review	<input type="checkbox"/> Not specified	✓ Required
Nonconformities	Only general code applies	✓ Explicit industrial nonconformity rules

► Recommendations Based on Comparison

Based on your draft and Kanab's code, here are suggestions to refine your Big Water 15.25 to ensure you're aligned with "best practice" in Utah municipal industrial zoning:

1. **Consider a three-tier industrial zone (I-1, I-2, I-3) similar to Kanab (M-1, M-2, M-3) if your community anticipates heavy manufacturing plus lighter industrial businesses plus warehousing/distribution.**
2. **Adjust measurement point for performance standards** — you might mirror Kanab and reference "measured at the boundary of the district or 500 feet from the use if in manufacturing district." This gives more clarity when adjacent to deeper industrial lots.
3. **Add option for "completely within building" for heavier processing** (especially for I-2) to ensure more intensive uses are enclosed (as Kanab requires).
4. **Check heights/lot coverage** – if consistent with your local fire/engineering standards and growth projections. Kanab is less specific; your draft is more defined which is fine — but ensure local feasibility.
5. **Design standards** – you may choose to moderate design expectations for heavier industrial zones (I-2) since industrial uses often have different functional aesthetics than commercial storefronts. Possibly differentiate between I-1 (higher design standards) and I-2 (functional but still screened).
6. **Outdoor storage and buffering rules** – ensure they align with traffic and industrial character of Big Water; the screening requirements in your draft are appropriate.
7. **Reflect local infrastructure** – Both codes must consider truck routes, heavy vehicle access, utilities; Kanab's code explicitly references truck/hazardous cargo routes. (See Chapter 10) kanab.utah.gov If Big Water has similar traffic concerns, consider adding a hazardous cargo route section.
8. **Adopt consistent terminology** – Kanab uses "Manufacturing Zones" rather than "Industrial Zones"; your use of I-1/I-2 is fine, but ensure internal consistency (definitions, cross-references).
9. **Screening and buffering measurement** – Kanab's setback from residential for outdoor storage says "shall be located not less than one hundred (100) feet from any residential zone boundary." kanab.utah.gov You might consider whether 100 ft buffer is appropriate for Big Water instead of e.g., 40 ft as in your draft.
10. **Conditional use vs permitted uses** – Ensure clarity in your table as to what uses are conditional (C) vs permitted (P) vs not permitted (NP) and how conditional uses are processed (public hearing, performance bond, etc.). Kanab uses a mix.

1. FULL CLEAN REWRITE OF CHAPTER 15.23

Commercial Zones — Supplemental Development Standards

(This is the “best practice” version: internally consistent, harmonized with existing code, legally clear.)

15.23.010 Purpose

The purpose of this Chapter is to establish supplemental development, design, and operational standards for commercial zoning districts within the Town of Big Water. These standards are intended to (a) promote high-quality site planning and architecture; (b) ensure compatibility with adjacent residential zones; (c) provide safe, efficient circulation for vehicles and pedestrians; and (d) support the orderly implementation of the Town’s long-range planning policies.

This Chapter supplements the base provisions of **Title 15**, and where conflicts occur, **this Chapter controls** for commercial zoning districts.

15.23.020 Definitions

The definitions for this Chapter shall be as provided in **15.42.010 – Definitions**.

The following additional definitions are hereby adopted and inserted into §15.42.010 by reference:

Commercial Temporary Structure:

A temporary, non-permanent structure, tent, canopy, booth, or prefabricated unit used for temporary commercial activity including but not limited to retail sales, seating, public events, grand openings, and farmers markets.

Downtown / Main Street C-1 Area:

A defined geographic sub-area of the C-1 zone, as designated by Town Council resolution, where specific build-to and pedestrian-orientation standards apply.

15.23.030 Commercial Temporary Structures

A. Applicability

Commercial Temporary Structures are a specific type of Temporary Use subject to **Chapter 15.16**, except where modified by this Section.

B. Duration

Commercial Temporary Structures may be approved for up to **179 days within any 12-month rolling period**.

C. Approval Authority

1. The **Zoning Administrator** shall issue permits for Commercial Temporary Structures.
2. The **Planning and Zoning Commission** shall review applications requiring architectural or site-design determinations.

D. Standards

1. Shall not obstruct required parking, drive aisles, fire lanes, or visibility triangles.
2. Must comply with the International Building Code and Fire Code.
3. Must be secured, anchored, and located on a hard-surfaced pad.
4. Must provide required ADA access.
5. Must not create dust, noise, or glare impacts beyond normal commercial levels.
6. Shall not display signage except as allowed under §15.20.090.

15.23.040 Height Regulations

A. Maximum Height

The maximum building height in C-1, C-2, and C-3 districts is **27 feet**, unless a greater height is approved by the Town Fire Chief and Planning Commission through Conditional Use Permit.

B. Minimum Height

Buildings shall have a minimum façade height of **12 feet** along any street-facing frontage.

C. Supersession

This Section supersedes the height standards contained in §15.20.060 Table 3 for commercial districts.

15.23.050 Temporary Events in the Public Right-of-Way

No person shall conduct commercial activity within a public right-of-way unless authorized through a valid **Special Event Permit** issued by the Town.

15.23.060 Minimum Lot Area, Width, and Yards

A. Lot Area

- C-1: 5,000 sq ft
- C-2: 5,000 sq ft
- C-3: 12,000 sq ft

B. Lot Width

No minimum requirement.

C. Setbacks (General Case)

- Front yard: **0 ft**
- Side yard: **0 ft**
- Rear yard: **2 ft**

D. Setbacks Adjacent to Residential Zones

Where a commercial parcel directly abuts a residentially-zoned parcel:

1. If the building exceeds 16 ft in height → **20 ft setback**
2. If the building is 16 ft or lower → **10 ft setback**

E. Supersession

This Section supersedes the corresponding dimensional standards in §15.20.060 Table 3.

15.23.070 Special Regulations

- Outdoor storage, used materials, or merchandise shall be located within a fully enclosed building or screened by a **6-foot sight-obscuring fence**.
- All lots shall be kept free from weeds, trash, debris, and solid-waste accumulation.
- Dumpsters shall be screened from public view and located behind the front building line.

15.23.080 Commercial Design Standards

(Condensed and clarified for enforceability)

A. Site Design

1. Shared driveways and cross-access are encouraged and may be required when feasible.
2. Drive-through lanes shall be located away from residential property lines.
3. Sidewalks, pathways, and trails shall be provided consistent with the Town's adopted Trails or Transportation Master Plan.
4. Parking shall be located behind or beside buildings in the Downtown/Main Street C-1 Area.

B. Building Placement (Downtown/Main Street C-1 Area)

1. Buildings shall be located within **0-10 ft** of the front property line.
2. Parking is prohibited between the building and sidewalk.

C. Architecture

1. No mirrored glass or high-gloss metals except as minor accents.
2. Buildings shall use at least **two exterior materials** with no single material exceeding 70% of the façade.
3. Ground-floor street-facing façades shall provide **minimum 25% glazing**.
4. Architectural detailing shall wrap at least **10 ft** along secondary façades.
5. Façades longer than 50 ft shall incorporate modulation, roofline variation, or plane breaks.

D. Awnings & Color

1. Vinyl or glossy awnings prohibited; fabric or metal permitted.
2. Fluorescent and high-contrast color schemes are prohibited.
3. Earth-tone palettes encouraged.

E. C-3 Corridor Standards

1. Any berthing shall allow views into commercial sites.

2. Chain-link fencing prohibited along street frontages.

15.23.090 Other Regulations

- A. Landscaping shall comply with Chapter 15.____ (Landscape Requirements).
- B. Parking shall comply with §15.20.080.
- C. Signs shall comply with §15.20.090.
- D. Residential uses within C-2 and C-3 shall comply with applicable residential standards in Chapters 15.18 and 15.19.

● 2. REDLINE / MARK-UP VERSION

*(This shows how the **rewrite** differs from your original draft.)*

Format:

- **[ADD]** = added language
- **[DEL]** = removed or replaced language
- **Bold** = key changes

Example Redline Snippets (complete document is long; here are the essential deltas)

Purpose Section

[ADD] “Where conflicts occur, this Chapter controls.”

[DEL] “this ordinance” → “**Title 15**”

Definitions

[ADD] Moved all definitions to §15.42.010

[DEL] Placeholder definition section

Temporary Structures

[DEL] “Approved by Planning and Zoning Board” (conflicted with Building Inspector)

[ADD] “Zoning Administrator issues permits; Planning Commission reviews design-sensitive cases.”

[ADD] “Subject to Chapter 15.16 except as modified herein.”

Height

[DEL] Table 3 height reference

[ADD] Supersession clause

[ADD] Conditional height flexibility with Fire Chief approval

Setbacks

[DEL] All retained Table 3 values (10 ft front; 30 ft res buffer)

[ADD] Unified 0/0/2 ft setbacks

[ADD] Clear residential buffer logic

[ADD] Supersession of Table 3

Design Standards

[DEL] Unclear references to “Coordinator” and “Board”

[ADD] Consistent reference to Zoning Administrator + Planning Commission

[DEL] Unadopted references to “Landscape Requirements” with no chapter

[ADD] “As may be adopted by Town Council.”

(If you want the full redline of every line, I can produce that too — just tell me.)

● 3. INTEGRATED MODEL VERSION (Merged With Chapter 15.20)

This shows how 15.23 fits into the existing Zoning Code without contradictions.

Key Integration Points

- Table 3 (15.20.060) modified to reference 15.23 for commercial districts.
- Table of Uses (15.20.030) updated to add C-2 and C-3 zones.
- Residential buffers, heights, and setbacks removed from Table 3 and relocated to 15.23.
- New cross-references added in Temporary Uses (15.16).
- Sign, parking, and landscaping chapters updated to reflect new C-zones.

I can output this integrated model as a full section-by-section document if you'd like.

● 4. COUNCIL-READY ORDINANCE ADOPTION DRAFT

Town of Big Water, Utah

Ordinance No. ____-2025

**AN ORDINANCE AMENDING TITLE 15 OF THE BIG WATER TOWN CODE TO ADOPT
CHAPTER 15.23, COMMERCIAL ZONES SUPPLEMENTAL DEVELOPMENT STANDARDS,
AND TO MAKE RELATED AMENDMENTS**

Section 1. Findings

The Town Council finds that:

1. Commercial development within the Town requires updated and consolidated regulations.
2. The proposed Chapter 15.23 clarifies design, height, setback, and temporary structure standards.
3. The amendments are consistent with the Town's General Plan.
4. Proper notice and public hearings were conducted.

Section 2. Adoption

Chapter 15.23 of the Town Code is hereby enacted in the form attached as *Exhibit A*.

Section 3. Conforming Amendments

- A. §15.20.060 (Table 3 – Nonresidential Development Standards) is amended to reference the standards of Chapter 15.23 for commercial districts.
- B. §15.20.030 (Table of Uses) is amended to add C-2 and C-3 zoning districts.
- C. §15.16 is amended to reference Commercial Temporary Structures.
- D. Conflicting ordinances are repealed.

Section 4. Effective Date

This ordinance shall take effect immediately upon publication.

● 5. COMMERCIAL PROJECT REVIEW FLOWCHART (TEXT)

Step 1 — Pre-Application

- Applicant meets with Zoning Administrator
- Determine zone: C-1, C-2, C-3
- Determine whether site is in Downtown/Main Street Area

Step 2 — Determine Required Approvals

- Site Plan?
- Architectural Review?
- Temporary Structure permit?
- Special Event permit?
- Conditional Use Permit (if height >27')?

Step 3 — Submit Application

Must include:

- Site plan
- Utility plan
- Landscape plan
- Architectural elevations
- Parking & circulation plan
- Material/color samples

Step 4 — Staff Review (ZA)

Check compliance with:

- 15.23 (this chapter)
- Table of Uses
- Parking & signage requirements

Step 5 — Planning Commission Review

Required when:

- Design standards triggered
- Conditional Use Permit required

- Variances or deviations requested

Step 6 — Building Permit

After zoning approval:

- Submit construction drawings
- Fire review
- IBC/IFC compliance

Step 7 — Inspections and Final Approval

- Zoning inspection
- Building final
- Business license sign-off

✓ Your Big Water Draft 15.25 Industrial Zones

(from your uploaded file: Industrial section for municode.docx)

and

✓ Kanab City Industrial / Manufacturing Zones (M-1, M-2, M-3)

(based on the official Kanab City “Chapter 21 – Manufacturing Zones” and “Chapter 10 – Performance Standards”)

I will cite Kanab’s provisions where applicable.

■ ****SIDE-BY-SIDE COMPARISON TABLE**

Big Water Draft 15.25 vs Kanab City Manufacturing Zones**

1. Zone Structure

Topic	Big Water Draft (I-1, I-2)	Kanab City (M-1, M-2, M-3)
Number of industrial zones	Two (Light Industrial, Heavy Industrial)	Three (Research/Tech, Light Mfg/Warehousing, Heavy Mfg)
Intensity tiers	Broad distinction between light and heavy	Granular: M-1 (lightest) → M-2 → M-3 (heaviest)
Transitional industrial zone	None beyond I-1	M-1 serves as high-tech/research transitional zone
Heavy-use containment	I-2	M-3

Observation: Kanab’s system is more stratified. Big Water could add an optional I-3 category if future development needs deeper separation.

2. Purpose Statements

Topic	Big Water	Kanab City
I-1 Purpose	Light industrial, service-industrial, compatible with commercial	M-1: Research, office, specialized light manufacturing in “park-like atmosphere”
I-2 Purpose	Heavier industrial, processing, fabrication, bulk storage	M-2: Light manufacturing, warehousing, fabrication M-3: Heavy manufacturing, milling, forging

Topic	Big Water	Kanab City
Emphasis on transition areas	Yes (I-1 as transition)	Yes (M-1 transitions into commercial)
Emphasis on compatibility	Strong	Moderate

Observation: Both cities share similar intent, though Kanab emphasizes “park-like” character in M-1.

3. Permitted Uses

Category	Big Water I-1	Big Water I-2	Kanab M-1	Kanab M-2	Kanab M-3
Light manufacturing	P	P	P	P	P
Heavy manufacturing	C	P	NP	C	P
Research facilities	P	P	P	NP	NP
Warehousing/Distribution	P	P	C	P	P
Fabrication/Machine shops	P	P	NP	P	P
Welding/Metalwork	P	P	NP	P	P
Outdoor storage	P	P	Limited	P	P
Concrete/Asphalt plants	NP	C	NP	C	P
Salvage/Recycling	NP	C	NP	NP	C
Hazardous materials	C	C	NP	C	C
Truck terminals	C	P	NP	C	P

Observation:

Your draft follows modern Utah practice and is **more permissive in I-2 than Kanab M-2**. Kanab forbids some uses unless in M-3. Big Water is more flexible.

4. Development Standards

Setbacks

Standard	Big Water I-1	Big Water I-2	Kanab (All M-Zones)
Front setback	20' (10' landscaped)	30'	"None except front yard shall comply with the requirement of any adjoining zone."
Side Setback	10'	15'	"None except when adjacent to residential/commercial zone."
Rear setback	10'	20'	Same rule: follow adjoining zone requirements
Abutting residential	30' side, 40' rear	Same	100' outdoor storage setback (not full building setback)

Observation:

Big Water provides **specific numeric setbacks**.

Kanab uses a **floating setback system** based on adjacent zones.

Kanab's residential buffer for **outdoor storage** is much larger (100 ft).

Height

Topic	Big Water	Kanab
Max height	I-1: 45 ft, I-2: 60 ft	No specific maximum listed in Chapter 21
Expanded height	Conditional use	Not addressed

Observation: Big Water is more explicit & prescriptive.

Lot Coverage

Topic	Big Water	Kanab
Lot coverage limits 60% (I-1), 70% (I-2) No lot coverage limits stated		

5. Performance Standards

Kanab has an entire chapter dedicated to performance standards (Ch. 10).

Standard	Big Water	Kanab
Noise	≤65 dBA at property line	≤80 dBA at 500 feet or at zone boundary
Odor	None detectable off site	"No objectionable odors" (general)

Standard	Big Water	Kanab
Vibration	None perceptible	None perceptible at district boundary
Air particulates	Comply with state/federal; dust control required	Detailed particulate and emissions controls
Lighting	≤0.5 foot-candles at property line	General shielding; no strict metrics
Hazardous materials	Must meet State & Federal	Similar; regulated under performance chapter

Observation:

Big Water applies **more modern, precise, numeric standards**.

Kanab uses **general performance rules**.

6. Outdoor Storage & Screening

Topic	Big Water	Kanab
Screening	8' wall/fence or landscaped berm	Screening required; specifics less formal
Height limit	Cannot exceed screening height	Not specified
Residential buffering	40' setback + wall	100 ft from residential zones
Orderly arrangement	Explicit	Implied

Observation:

Kanab imposes a **much larger residential buffer**, but fewer restrictions on storage form.

7. Design Standards

Category	Big Water	Kanab
Architectural variety	Required along Hwy-89	Not required
Earth-tone colors	Encouraged	Not specified
No reflective materials	Yes	Not addressed
Long-wall articulation	Required (100 ft rule)	Not addressed
Office front orientation	Required	Not required

Observation:

Big Water Industrial Zones borrow design standards from the commercial chapter (15.23).

Kanab design standards for manufacturing districts are minimal.

8. Site Plan Review

Topic	Big Water	Kanab
Site plan review required		
Truck circulation map	Required	Recommended but not required
Landscaping plan	Required	Required for M-1 only (“park-like”)

◆ FINAL SUMMARY FINDINGS

Where Big Water is Stronger

- Far more detailed design standards
- Clearer noise/lighting standards
- More thorough development standards (setbacks, coverage, height)
- More modern performance standards
- Better integration with commercial corridor aesthetics
- Cleaner, more structured use table
- Better organization and internal logic

Where Kanab is Stronger

- More robust heavy-industrial buffering
- A three-tier industrial system allowing precise placement
- Detailed manufacturing performance standards (Ch 10)
- Stronger separation of very heavy uses (M-3)

Recommended Enhancements for Big Water Based on Kanab

- 1. Optional I-3 (Heavy Industrial / Manufacturing) zone**
 - Would mirror Kanab's M-3 and allow better separation in the future.
- 2. Increase outdoor storage setback from residential**
 - Kanab requires 100 feet → Big Water uses 40 feet.

- Recommend increasing to **75–100 ft** for I-2.

3. Adopt Kanab's measurable district-boundary performance rules

- e.g., measure noise/vibration at **district boundary** rather than property line.

4. Require certain processing activities to be fully enclosed

- Kanab requires manufacturing processes indoors.

DRAFT: TITLE 15.25 — INDUSTRIAL ZONES

(Ordinance-ready, fully compatible with Big Water's commercial chapter format)

****Chapter 15.25**

INDUSTRIAL ZONES SUPPLEMENTARY DEVELOPMENT STANDARDS**

15.25.010 Purpose

The purpose of the Industrial Zones is to provide locations where light and heavy industrial activities may be established, maintained, and operated in a manner compatible with surrounding land uses. These regulations are intended to:

1. Support the economic development goals of the Town of Big Water by providing areas for manufacturing, fabrication, distribution, warehousing, service trades, construction industries, and associated services.
2. Ensure that industrial uses do not create adverse impacts on public health, safety, or welfare.
3. Establish appropriate transitions and buffers between industrial and non-industrial zones, especially residential areas and the downtown corridor.
4. Encourage high-quality site design that reflects the community's visual character while recognizing the functional needs of industrial operations.
5. Minimize traffic conflicts through coordinated access, shared driveways, and safe circulation patterns.
6. Ensure adequate screening, landscaping, and performance standards for noise, odor, dust, glare, and other impacts.

15.25.020 Definitions

For the purposes of this chapter:

- **Light Industrial Use** means manufacturing, processing, storage, or assembly operations that do not produce excessive noise, vibration, odor, glare, or hazardous byproducts and that can operate safely near commercial uses.
- **Heavy Industrial Use** means manufacturing or industrial operations that may produce greater noise, vibration, odor, dust, glare, or hazardous byproducts, or that require large areas or specialized infrastructure.
- **Outdoor Storage** means the keeping of materials, equipment, vehicles, or inventory in any uncovered area for more than 72 hours.

- **Performance Standards** refer to measurable limits on noise, vibration, odor, particulate matter, glare, lighting, and other operational characteristics.

15.25.030 Industrial Zones and Purpose Statements

A. I-1 Light Industrial Zone

The I-1 Light Industrial Zone is intended for low-impact industrial, service-industrial, and commercial-industrial activities compatible with nearby commercial areas and major roadways.

Typical uses include research, manufacturing of small products, artisan fabrication, repair services, warehousing, and contractor shops.

This zone serves as a transition between heavier industrial activity and commercial / residential districts.

B. I-2 Heavy Industrial Zone

The I-2 Heavy Industrial Zone is intended to accommodate more intensive industrial uses, including manufacturing, processing, large-scale storage, fabrication, energy uses, and operations that may involve noise, vibration, large equipment, or heavy truck activity.

The I-2 Zone includes uses not allowed in any other zone and is required to meet all performance and screening standards in this chapter.

15.25.040 Permitted and Conditional Uses

(Use columns follow the same “P / C / NP” style used in your Commercial Use Chart.)

A. Use Table

Industrial Use Category	I-1	I-2
Light manufacturing, assembly, fabrication	P	P
Heavy manufacturing	C	P
Research and development facilities	P	P
Warehousing and distribution centers	P	P
Wholesale trade	P	P
Contractor offices and yards	P	P
Equipment rental and service	P	P
Fabrication shops / machine shops	P	P
Welding, metalwork, blacksmithing	P	P

Industrial Use Category	I-1	I-2
-------------------------	-----	-----

Vehicle repair (including heavy equipment)	P	P
Truck terminals / freight yards	C	P
Outdoor storage yards	P	P
Lumberyards, planing mills	C	P
Concrete or asphalt batch plants	NP	C
Salvage yards / recycling facilities	NP	C
Hazardous materials storage	C	C
Energy generation (solar, wind, small utility)	P	P
Energy generation (combustion, industrial)	NP	C
Food processing	P	P
Large-scale food processing	C	P
Laboratories	P	P
Offices accessory to industrial uses	P	P
Caretaker or security residence	C	C
Retail incidental to industrial use	P	P

15.25.050 Development Standards

A. Minimum Lot Area

- I-1: 10,000 sq ft
- I-2: 20,000 sq ft (larger sites encouraged)

B. Setbacks

Location	I-1	I-2
Front	20 ft (may be reduced to 10 ft with landscaping)	30 ft
Side	10 ft	15 ft
Rear	10 ft	20 ft

C. When Industrial Abuts Residential

- Side: **30 ft minimum**
- Rear: **40 ft minimum**
- Mandatory landscaped buffer
- 8 ft screening fence or wall

D. Building Height

- I-1: 45 ft
- I-2: 60 ft

Higher by conditional use only with Fire Chief and Town Engineer approval.

E. Lot Coverage

- I-1: 60%
- I-2: 70%

15.25.060 Performance Standards

(All industrial operations shall comply with the following.)

A. Noise

- Shall not exceed **65 dBA** at any property line adjacent to non-industrial zones.
- Occasional short-term noise above this level allowed only between 7 a.m. and 7 p.m.

B. Odor

- No detectable objectionable odors at or beyond the property line.

C. Vibration

- Shall not be perceptible at neighboring residential or commercial property lines.

D. Airborne Particulates

- Dust, smoke, and particulates shall comply with state and federal standards
- Dust control required for all yards and outdoor storage.

E. Glare & Lighting

- Full cutoff shielding required.
- No light spillover above **0.5 foot-candles** at property line.

F. Hazardous Materials

- Must comply with State Fire Code, DEQ, and all applicable federal regulations.
- A Hazardous Materials Management Plan may be required.

15.25.070 Outdoor Storage & Screening

1. Outdoor storage must be screened from public streets and non-industrial zones.
2. Screening shall be:
 - 8 ft solid wall or metal panel fence
 - Or berm with vegetation
3. Storage may not exceed the height of the screening structure.
4. No storage allowed in required setback areas.
5. Outdoor equipment or materials must be maintained in orderly fashion.

15.25.080 Access, Circulation & Parking

1. Shared driveways encouraged to reduce highway access points.
2. Truck circulation routes must be shown in site plan review.
3. Loading docks shall be located at the rear or side of buildings.
4. Passenger vehicles shall be separated from truck circulation whenever feasible.
5. Parking standards follow Chapter 15.20.070 unless otherwise specified.

15.25.090 Landscaping Standards

1. Minimum of 10% of site must be landscaped in I-1; 5% in I-2.
2. Landscaping required along street frontages and buffering zones.
3. Xeriscape and native plant species encouraged.
4. Street trees required at 40–60 ft spacing along public rights-of-way.

15.25.100 Architectural and Site Design Standards

(Scaled to industrial needs while maintaining Big Water's character.)

1. No reflective or high-gloss metal as primary façade material.
2. Buildings visible from Hwy-89 shall include façade articulation through:

- Varying rooflines
- Material changes
- Color variation
- Structural modulation

3. Large blank walls exceeding 100 ft require breaks, windows, or architectural panels.
4. Earth-tone color palette required; fluorescent colors prohibited.
5. Offices or customer-facing portions should be located near the street for visual quality.

15.25.110 Fencing Standards

1. Chain-link allowed only with slats or black vinyl coating when visible from public streets.
2. Barbed wire permitted only atop security fences, minimum height **7 ft**, in rear yards only.
3. Fences adjacent to residential zones must be solid.

15.25.120 Site Plan Review Required

All new industrial development or expansion requires site plan review under **Chapter 15.XX Site Plan Review** and approval by the Planning & Zoning Board.

15.25.130 Nonconforming Industrial Uses

Existing lawful industrial uses may continue as nonconforming uses subject to Title 15's general nonconformity provisions.

Below is a **structured, comprehensive rewrite** that merges your **draft amendments** with the **existing Big Water Zoning Code** so that the language, format, definitions, and intent all align cohesively.

I also provide a **cleaned-up, ordinance-ready version** of the revised sections, along with **notes on what changed and why**, so you can confidently insert this into Title 15 without conflicts.

Because you provided full text of both the existing ordinance and the draft changes, I've integrated them directly — **no additional file searching was required**.

1 OVERALL FINDINGS (Summary of Conflicts & Issues)

Your draft amendments introduce major updates to:

- 15.20.020 (Purpose of Commercial Zones)
- 15.23 (Commercial Zones Supplementary Development Standards)
- Land Use Table (C-1, C-2, C-3 permitted uses)

Problems identified:

1. Formatting inconsistencies

- Existing code uses concise paragraphs; draft uses narrative language.
- Capitalization inconsistent (“Commercial Zone”, “commercial zone”, “C-1 Commercial Zone” etc.).
- Use of parentheses containing questions (???) in the draft.

2. Missing cross-references or incorrect chapter references

- “Chapter _____” appears multiple places.
- “NEED TO FIND CODE FOR MULTI-FAMILY” is unresolved.

3. Conflicts with existing code intent

- C-1, C-2, C-3 purposes rewritten but not aligned with existing hierarchy.
- Height regulations introduce a **minimum height** that does not appear elsewhere.
- Setback tables differ in formatting from Title 15’s standards tables.

4. New standards need integration

Your draft adds:

- Driveway placement standards
- Pedestrian design requirements
- Façade material standards
- Western/desert/dinosaur theme language
- Limits on mirrored metal and fluorescent colors
- Approval authority assignments (Planning & Zoning Board vs. Building Inspector vs. Land Use Coordinator)

These needed reorganization and consistent placement.

I REWRITTEN, COHESIVELY INTEGRATED VERSION

Revised Section 15.20.020 – Zoning District Purposes

(Integrates your draft language into the original structure)

C-1 General Commercial Zone

The C-1 General Commercial Zone is intended to provide compact, pedestrian-oriented commercial areas serving both residents and visitors. This zone supports a traditional “main street” or downtown environment with storefront retail, restaurants, professional offices, lodging, and compatible mixed commercial/residential uses.

Development in the C-1 Zone should promote a walkable atmosphere, activated street fronts, and buildings located close to sidewalks, with parking placed to the side or rear whenever feasible.

15.20.020 Zoning District Purpo...

C-2 General Commercial Zone

The C-2 Commercial Zone provides locations within Big Water for a broad range of commercial uses, including those requiring larger sites, heavier traffic volumes, or automobile-oriented access.

Because the C-2 Zone accommodates diverse and sometimes intensive commercial

activity, traditional buffering protections are reduced; property owners are encouraged to design and maintain sites with awareness of neighboring uses.

Properties are generally located along major roadways to maximize visibility and access, and shared driveways and coordinated access management are strongly encouraged to improve traffic safety.

15.20.020 Zoning District Purpo...

C-3 Commercial Zone

The C-3 Commercial Zone is intended for uses serving the traveling public and key community facilities such as public safety buildings, schools, and government offices. The purposes of the C-3 Zone include promoting highway safety, improving the appearance of gateway corridors leading into Big Water, providing convenient services for travelers, and ensuring that development maintains an attractive roadside character.

15.20.020 Zoning District Purpo...

Revised Chapter 15.23 – Commercial Zones Supplementary Development Standards

(Full cleaned + integrated rewrite)

15.23.010 Purpose

The purpose of this chapter is to establish supplementary development standards for commercial zones that further the intent of the Zoning Ordinance. All development within commercial zones shall comply with these standards, all applicable provisions of this Ordinance, and any other relevant municipal codes.

15.23 Commercial Zones Suppleme...

15.23.030 Commercial Temporary Structures

A “Commercial Temporary Structure” is a temporary, outdoor structure used for a period not exceeding 179 days within any rolling twelve-month period. Such structures require approval from the Planning and Zoning Board and shall comply with the following:

1. No exterior illumination except for pedestrian safety.
2. Must be removed at the end of the approval period unless extended by the Town.
3. Permitted temporary uses include sales events, grand openings, holiday promotions, seasonal markets, temporary seating, or similar activities.
4. Must obtain a permit from the Building Inspector and pay required fees.
5. Shall not block visibility or impede vehicle or pedestrian circulation.
6. Shall not reduce required parking.
7. Must be maintained in good repair.
8. Must be installed on a hard surface with proper tie-downs.
9. Must comply with adopted fire and building codes.
10. Must comply with all applicable design standards except building-material standards unless required by fire or building codes.

Applications shall specify the structure location, design, and the requested duration. Final approval shall be issued by the Building Inspector.

15.23 Commercial Zones Suppleme...

15.23.040 Height Regulations

No building in a commercial zone shall exceed **27 feet** in height or be less than **12 feet** in height.

These limitations reflect the current capabilities of the Town's fire safety equipment.

(Your draft language cleaned + aligned)

15.23 Commercial Zones Suppleme...

15.23.050 Temporary Events on Public Right-of-Way

No business or commercial activity may occur within a public right-of-way unless authorized under a Town-issued special events permit.

15.23 Commercial Zones Suppleme...

15.23.060 Minimum Area, Width, and Yard Requirements

A. Standard Commercial Setbacks

Zone Min. Area Min. Width Front Side Rear

C-1	5,000 sq ft	0 ft	0 ft	2 ft
C-2	5,000 sq ft	0 ft	0 ft	2 ft
C-3	12,000 sq ft	0 ft	0 ft	2 ft

B. When Abutting a Residential Zone

Building Height Front Side Rear

> 16 ft	0 ft	20 ft	20 ft
≤ 16 ft	0 ft	10 ft	10 ft

(Tables made consistent with Title 15 formatting)

15.23 Commercial Zones Supple...

15.23.070 Special Regulations

(Your draft language reorganized for clarity and consistency)

1. Used materials and merchandise (except operable vehicles) shall be stored indoors or in a fully screened enclosure at least 6 feet high; stored materials may not exceed the height of the screening wall.
2. Lots shall be maintained free of trash, weeds, and combustible materials.
3. Abandoned vehicles, debris, and dismantled parts shall not be stored outdoors.
4. Solid waste facilities must be located at the rear of buildings or screened so they cannot be seen from public streets.

15.23 Commercial Zones Supple...

15.23.080 Design Standards for Commercial Zones (C-1, C-2, C-3)

(Your lengthy draft reorganized into ordinance-ready subsections)

A. Purpose

Design standards in commercial zones shall enhance Big Water's identity as a scenic gateway community, preserve rural western character, improve corridor appearance, and support a walkable downtown environment.

B. Applicability

All site plans, building permits, façade improvements, and exterior modifications within commercial zones require review and approval as follows:

- **Building permit required:** Planning & Zoning Board approval.
- **No building permit required:** Planning Coordinator approval.

C. Site Planning Requirements

1. **Driveways** shall be shared where feasible and located to minimize interference with highway traffic.
2. **Drive-through facilities** shall be located away from residential boundaries and buffered through landscaping and/or privacy walls.
3. **Trails and pedestrian connections** shall comply with the Town's Trails Master Plan (once codified).
4. **Street trees** of native species shall be installed and maintained per Town landscape standards.
5. **Outdoor dining or seating areas** should be incorporated into site design where appropriate.
6. **Parking for C-1 buildings** shall be located to the rear unless such placement is infeasible.
7. **Buildings in C-1** shall be located near the sidewalk; setbacks should prioritize plazas, landscaping, and pedestrian use.
8. **Diagonal parking** on side streets is permitted within the Downtown/Main Street area.

D. Building Design Requirements

1. Materials

- No high-gloss or mirrored metal except as decorative trim not exceeding 10% of façade.

- Each façade shall include at least two Town-approved materials; no one material may exceed 85% of façade area.
- Ground-floor front façades shall include at least 25% window area.
- Materials such as concrete block, untextured tilt-up panels, or prefab steel may not exceed 50% of façade area.

2. Awnings

- Must not be vinyl or glossy.
- Corrugated metal awnings permitted.

3. Colors

- No fluorescent colors.
- Black may not be the predominant color.
- Earth tones encouraged.

4. Entrances

- Primary pedestrian entry must face the street and include architectural emphasis (e.g., pop-outs, reliefs, canopies, or parapet variations).

5. Façade Articulation

- Long façades must be broken into smaller elements using varied rooflines, projections, recesses, window placement, or vertical accents.

6. Thematic Elements (Optional)

- Western, desert, and/or dinosaur-themed design elements are encouraged (e.g., hitching posts, art, benches, footprints).

E. C-3 Zone Additional Standards

1. Berms and landscape screening shall allow visibility of primary uses while avoiding linear, uniform berm shapes.
2. Fencing shall be one of the following:
 - Wood rail
 - Vinyl
 - Solid wood or natural stone

- Various steel forms approved by Planning & Zoning
- Chain link only behind front façade line

15.23 Commercial Zones Suppleme...

15.23.090 Other Regulations

- Cross-references to landscaping, signs, parking, and site-plan review shall be included once chapter numbers are finalized.
- Residential development on C-2 and C-3 lots must comply with applicable residential chapters (multi-family or single-family standards).

(Your draft cleaned; placeholders retained where needed)

15.23 Commercial Zones Suppleme...

Land Use Chart Rewrite

I can rewrite the Land Use Table into a **modern, consistent, matrix-style table** if you want.
Your current uploaded table (

Chart Re Activities Permitted i...

) is clean but needs reformatting into ordinance style.

If you want this included, I can produce:

- A reorganized table
- Harmonized use categories
- Clarified “similar use” standards
- Integration with C-1 / C-2 / C-3 purpose statements