

**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

January 5, 2026

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 DECEMBER 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-

- A) Discussion and Action of Appointment of the Open Seat on Planning and Zoning -**

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
5:30 PM WORK SESSION
7:00 PM MEETING
December 1, 2025

5:30 PM WORK SESSION

1. Call to Order: at 5:47 PM Present: Robert Wilkes, Jack Brisbin, Wryht Short, Mark Burkett; Absent: Nicole Wood

2. Discuss Meeting Agenda Items- Discussion on the draft of the Transportation Master Plan prepared by Sunrise Engineering as part of a grant-funded project.

The discussion focused on the following:

A) Purpose of the Plan

- The plan compiles traffic data, road conditions, and proposed future road improvements for Big Water.
- Completion of the plan fulfills grant obligations and will enable the Town to pursue future grants and impact fee studies for road infrastructure.

B) Key Discussion Points

- **Roadway Designations & Widths:**

Commissioners noted inconsistencies in stated right-of-way widths (listed as 66 feet throughout). Actual existing local roads are often 50 feet wide, while frontage roads and collector routes are closer to 66 feet. Discussion confirmed that 66 feet should be considered a maximum for future development, with 50 feet remaining standard for local roads.

- **Surface Types:**

Commissioners reviewed the proposed surfacing priorities. Heavily used roads such as Aaron Burr, Ethan Allen, and Buena Vista (in front of the gas station and boat storage) would receive thick asphalt paving, while other residential roads would receive chip seal resurfacing as needed.

- **Future Road Connections:**

Discussion emphasized the need for connectivity between Old and New Big Water, particularly through proposed frontage and loop roads to improve east-west traffic flow and safety.

- **Highway 89 Safety & Access:**

Members reviewed UDOT data showing over 340 vehicles per hour during peak counts.

Commissioners discussed the proposed roundabouts at key intersections (Ethan Allen and the gas station area) and turn lanes to improve safety.

Katie's recent email survey from UDOT requesting municipal input on intersection safety and design was discussed; members agreed to forward individual feedback.

- **Pedestrian & Trail Facilities:**

The plan identifies potential trail connections to scenic areas such as Toadstool Hoodoos and Mushroom Rock, supporting recreation and tourism goals. Members supported maintaining these in the plan for potential future grants.

- **Budget & Pavement Management:**

Commissioners reviewed sections on road inventory, maintenance priorities, and pavement management, noting that no active roadway improvements are currently budgeted pending plan adoption.

- Commissioners agreed to forward the finalized version of the Transportation Master Plan to Town Council for their December agenda, contingent on minor corrections and notes

3. Adjourn – at 7:00 PM

7:00 PM MEETING

1. CALL TO ORDER – at 7:00 PM

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

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 NOVEMBER 2025 MINUTES – Motion to approve the November minutes made by Jack Brisbin and seconded by Wryht Short. All in favor.

5. CONFLICT STATEMENT – none

6. ADMINISTRATOR COMMENTS – Several new development inquiries are under preliminary review. Ongoing work on land use updates and compliance issues. Continued coordination with applicants and departments on zoning matters and business licensing.

7. CITIZEN COMMENTS – Adam Wagner: Presented a written statement regarding short-term rental renewal fees. Reported that tourism and occupancy have decreased significantly (down 60% from 2024). Requested the Commission consider reducing renewal fees by 50% or offering multi-property discounts to ease the financial burden and encourage compliance.

Tom Reneau: Commented on design standards under consideration for future zoning updates.

Raised questions about: Eliminating chain-link fencing along commercial corridors and whether existing properties would be grandfathered. Enforcement of new storage and debris regulations. Proposed lot coverage limits in industrial zones (60% in I-1, 70% in I-2) possibly restricting property use.

Urged the Commission to consider the financial impact on existing property owners and to ensure fairness.

Adam Wagner: (follow-up) Noted several unlicensed short-term rental operators in Big Water.

Suggested the Town use Airbnb listings and property address matching (as done previously) to identify unregistered rentals for compliance and additional revenue.

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

J) Discussion on Residential Setback Requirements- Tabled

9. NEW BUSINESS–

A)) Discussion and Possible Action on Transportation Master Plan- Reviewed during the preceding work session. Clarifications made regarding roadway width designations (50 ft local, 66 ft maximum). Members confirmed all questions and discrepancies had been resolved. Motion made by Mark Burkett to

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approve the Transportation Master Plan and forward it to Town Council for adoption and seconded by Jack Brisbin. All in favor.

10. FINAL CITIZEN COMMENTS- Tom Reneau expressed appreciation for the Commission's efforts and dedication, noting the complexity of balancing community growth with regulatory compliance.

11. FINAL COMMENTS – Robert Wilkes: Discussed anonymous reporting of illegal short-term rentals, encouraging residents to submit anonymous letters or drop notices at Town Hall. He thanked residents for their participation and ongoing feedback. Appreciation expressed to Council Member Luke for attending and supporting Commission efforts. Noted the importance of resident involvement in shaping Big Water's future plans.

We don't want to be up here making every single decision, but it's stuff that's got to get done. And having people in here kind of giving ideas, that helps big time. We do appreciate it. That is one of the differences that's pretty obvious between town council, the water board, and planning and zoning. I changed that. I put two extra citizen comments on our agenda.

Wryht Short: Appreciate Tom double-checking and bringing stuff up to our attention that could go unnoticed or missed. I appreciate you double-checking and keeping us informed what's actually in there.

12. ADJOURNMENT– Motion to adjourn made by Wryht Short and seconded by Mark Burkett at 7:18 PM

**BIG WATER TOWN
ORDINANCE 01-2026 COMMERCIAL ZONES SUPPLEMENTARY
DEVELOPMENTAL STANDARDS**

**AN ORDINANCE AMENDING TITLE 15 OF THE BIG WATER TOWN CODE TO
ENACT COMMERCIAL ZONES SUPPLEMENTARY DEVELOPMENTAL
STANDARDS AND APPENDICES**

WHEREAS, the Town of Big Water (“Town”) is empowered under Utah law to enact land use regulations promoting the health, safety, and welfare of its residents; and

WHEREAS, Title 15 of the Big Water Town Code establishes zoning districts and provides for the regulation of land uses therein; and

WHEREAS, the Town has identified a need to adopt supplementary development standards for the commercial zoning districts (C-1, C-2, C-3) to ensure high-quality development, protect public safety, preserve the Town’s character, and promote desirable economic activity; and

WHEREAS, the Planning and Zoning Board has reviewed proposed standards relating to building height, temporary structures, yard regulations, setbacks, landscaping, design standards, storage, and related provisions, and has recommended their adoption; and

WHEREAS, the Town Council finds that such standards further the purposes of the Big Water Zoning Ordinance and serve the long-term planning goals of the community; and

WHEREAS, the Town also finds it necessary to include as an appendix a permitted-uses chart for the C-1, C-2, and C-3 commercial zoning districts; and

WHEREAS, after duly noticed public hearing, the Town Council has determined that adopting these standards promotes the public welfare and is in the best interest of the Town of Big Water;

NOW THEREFORE, be it ordained by the Council of the Big Water Town, in the State of Utah, as follows:

SECTION 1: AMENDMENT “15.20.010 Zoning By Districts” of the Big Water Zoning Code is hereby *amended* as follows:

AMENDMENT

15.20.010 Zoning By Districts

In accordance with the requirement of the Utah Code that zoning within municipalities be by

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districts, Big Water Town, as shown on the Big Water Zoning Districts Map, is divided into zoning districts that govern the use, intensity and other requirements for the use of all lands located within the Town. The map accompanying this Ordinance, the Big Water Zoning Districts Map (Zoning Map), and incorporated herein by reference, identifies the location and distribution of the zoning district provided by the Town. All development, use, activity, and all required permits and licenses shall conform to the provisions, standards, and requirements of the applicable zoning district.

To meet the purposes of this Ordinance, the following zoning districts are provided;

1. Residential Estates Zone (RE-2)
2. Residential Estates Zone (RE-1)
3. Residential (R-1)
4. Mixed Use Residential Zone (R-2)
5. General Commercial Zone (C-1)
6. General Commercial Zone (C-2)
7. General Commercial Zone (C-3)
8. Mixed Use Commercial/Residential (M-1)
9. Light Industrial Zone (I-1)
10. Heavy Industrial Zone (I-2)

SECTION 2: AMENDMENT “15.20.020 Zoning District Purpose” of the Big Water Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.20.020 Zoning District Purpose

The zoning districts are formulated to provide and achieve the following purposes:

1. **RE-2 Residential Estates Zone.** The RE-2 Residential Estates Zone is provided to allow for residential estate uses and neighborhoods of a rural character together with a limited number of livestock for the benefit and enjoyment of the residents of the neighborhood.
2. **RE-1 Residential Estates Zone.** The RE-1, Residential Estates Zone is provided to allow for residential estate neighborhoods of a rural character together with a limited number of livestock for the benefit and enjoyment of the residents of the neighborhood.
3. **Residential (R-1) Residential Zone.** The R-1 Residential Zone is provided to allow the opportunity where residential areas may be established, maintained, and protected. The R-1 Zone District also allows for the establishment, with proper controls for public and semi-public uses such as churches, schools, libraries, parks and playgrounds that serve the requirements of families. The regulations are intended to prohibit those uses that would be harmful to a residential neighborhood.

4. **R-2 Mixed Use Residential Zone.** The R-2 Mixed Use Residential Zone is provided, with the establishment of proper controls to allow the use of manufactured homes. This zone is designed to deal with areas of existing mixed use.
5. **C-1 ~~General~~ Commercial Zone.** The purpose of the C-1 ~~General~~ Commercial Zone is to ~~provide areas for retail and service activities in locations convenient to serve residents~~ establish and distinguish a "main street" and/or historic downtown commercial area of the Town of Big Water. This zone is characterized by a variety of types of goods and services that complement one another and is intended to facilitate a high density of economic activity in a walkable atmosphere. The C-1 Commercial Zone encourages a mix of store front commercial retain, restaurants, hotels(?), mixed residential/commercial(?), and office space.
6. **C-2 Commercial Zone.** a. The objective of the C-2 Commercial Zone is to provide space within the Town of Big Water where nearly all types of commercial goods and services may be provided. Since the Zone permits such a wide variety of uses, the protective features which zoning normally affords to adjacent properties are mostly nonexistent. Owners should develop and maintain their property in recognition thereof. b. The C-2 Commercial Zone is located principally along major roadways for maximum visibility to the public. To maximize traffic safety, property owners should work together to provider access, parking, etc. to adjacent parcels and access should be provided in a manner that will minimize the hazard of traffic leaving and entering major roadways.
7. **C-3 Commercial Zone.** a. The principal objective in establishing the C-3 Commercial Zone is to provide space within the Town of Big Water where facilities that serve the traveling public can be most appropriately located. These purposes would include government buildings such as town halls, public safety buildings, and schools. Other purposes for establishing the C-3 Commercial Zone is to promote safety on the highways, to promote the convenience of the traveling public, to promote beauty in the appearance of roadsides and interchanges leading into the Town of Big Water, and to prohibit uses which will tend to be contrary to the use of the land for its primary purposes of which would be unsightly to the traveling public.
8. **M-1 Mixed Use Zone .** The purpose of the M-1 Zone is to provide a variety of uses as an appropriate transition between high-traffic streets and residential uses.
9. **I-2 Heavy Industrial Zone.** The I-2 zone is provided to allow for heavy industrial uses not allowed in any other zone.

SECTION 3: ADOPTION "15.23 COMMERCIAL ZONES
SUPPLEMENTARY DEVELOPMENT STANDARDS" of the Big Water Zoning Code is hereby *added* as follows:

(1)

ADOPTION

15.23 COMMERCIAL ZONES SUPPLEMENTARY DEVELOPMENT STANDARDS(*Added*)

SECTION 4: **ADOPTION** “15.23.010 Purpose” of the Big Water Zoning Code is hereby *added* as follows:

ADOPTION

15.23.010 Purpose(*Added*)

The purpose of commercial zones supplementary developmental standards is to further the purposes of this Ordinance. Compliance with supplementary standards for a particular use as well as all other requirements of this Ordinance and all other applicable requirements of other Ordinances shall be required for the issuance of any required development approval, license, or permit.

SECTION 5: **ADOPTION** “15.23.020 Definitions (?)” of the Big Water Zoning Code is hereby *added* as follows:

ADOPTION

15.23.020 Definitions (?)(*Added*)

SECTION 6: **ADOPTION** “15.23.030 Commercial Temporary Structures” of the Big Water Zoning Code is hereby *added* as follows:

ADOPTION

15.23.030 Commercial Temporary Structures(*Added*)

1. “Commercial Temporary Structures” is defined as a temporary structure intended for outdoor use for a limited time, not to exceed ONE HUNDRED SEVENTY-NINE (179) ?? days in any rolling twelve-month (12) period, in a commercial zone. A Commercial Temporary Structure shall be approved by the Big Water Planning and Zoning Board and shall meet the following requirements:

a. Shall not include illumination on the exterior, except for pedestrian safety; b. Shall be

removed upon expiration of the permit period, unless an extension is granted by the Town of Big Water; c. May be used for temporary sales, grand openings, holiday promotion, temporary seating, and/or farmer's markets; d. Shall require a permit from the Town of Big Water Building Inspector and pay the required fee(s); e. Shall not block the visibility or normal movement of vehicles and pedestrians; f. Shall not eliminate required parking; g. Shall be maintained in good repair at all times; h. Shall be installed on a hard surface with proper tie downs; i. Shall meet all adopted fire and building codes for a temporary structure; and j. Shall meet all design standards for the underlying zone, except building material requirements (unless specified in the building or fire codes).

2. An Application must be made to the Town of Big Water which specifies the location, design elements, and period of time for which the approval is sought. The Big Water Building Inspector shall approve the application.

SECTION 7: ADOPTION “15.23.040 Height Regulations” of the Big Water Zoning Code is hereby *added* as follows:

ADOPTION

15.23.040 Height Regulations(*Added*)

No building shall be erected to a height greater than twenty-seven (27) feet, NOR LOWER THAN TWELVE (12) FEET. The height regulation is for fire safety purposes as the current fire safety equipment for the Town of Big Water cannot reach buildings that are of a height greater than twenty-seven (27) feet.

SECTION 8: ADOPTION “15.23.050 Temporary Events On Public Right-Of-Way” of the Big Water Zoning Code is hereby *added* as follows:

ADOPTION

15.23.050 Temporary Events On Public Right-Of-Way(*Added*)

In no case shall business be conducted on public right-of-way except as allowed by a special events permit issued by the Town of Big Water.

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SECTION 9: ADOPTION “15.23.060 Minimum Area, Width, And Yard Regulations” of the Big Water Zoning Code is hereby *added* as follows:

ADOPTION

15.23.060 Minimum Area, Width, And Yard Regulations(*Added*)

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			<u>Yard Setbacks in Feet</u>		
Zone	Area	Width	Front	Side	Rear
C-1	5,000 sq ft	0	0	0	2
C-2	5,000 sq ft	0	0	0	2
C-3	12,000 sq ft	0	0	0	2

Where a commercial zone abuts a residential zone, building setbacks shall be as follows:

Building Height	<u>Yard Setbacks in Feet</u>		
	Front	Side	Rear
Greater than 16 feet	0	20	20
Less than 16 feet	0	10	10

SECTION 10: ADOPTION “15.23.070 Special Regulations” of the Big Water Zoning Code is hereby *added* as follows:

ADOPTION

15.23.070 Special Regulations(*Added*)

1. All used materials and used merchandise that are not for decorative purpose, except vehicles in running order, shall be stored in an enclosed building or within an enclosure surrounded by

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a sight-obscuring fence or wall of not less than six (6) feet in height and no material or merchandise shall be stored to a height of more than the height of the enclosing fence or wall.
2. No trash, rubbish, weeds, nor other combustible material shall be allowed to remain on any lot outside of approved containers in any Commercial Zone. No debris, abandoned or dismantled automobile or automobile parts or similar material shall be stored or allowed to remain on any lot in any Commercial Zone. 3. All solid waste storage facilities shall be located at the rear of the main building or else behind a sight-obscuring fence or wall which will prevent the facility from being seen from a public street.

SECTION 11: ADOPTION “15.23.080 Design Standards For The Commercial Zones (C-1, C-2, C-3)” of the Big Water Zoning Code is hereby *added* as follows:

ADOPTION

15.23.080 Design Standards For The Commercial Zones (C-1, C-2, C-3)(*Added*)

1. The purpose of Design Standards is to maintain the character of the Town of Big Water as a destination community with breathtaking scenery, to preserve the town's corridors, preserve and enhance the rural western character of the downtown/"main street" area, provide a significant landscaped buffer between development and highway uses, minimize curb cuts and access points to highways, and enhance the Town of Big Water's walkable downtown/"main street" atmosphere. 2. In this section, “building surface” refers to any outside portion of the building that is viewable from an adjacent street or walkway, not including the roof. 3. Any design or landscape requirement that apply to C-1 in this chapter, or in any other zoning code, shall also apply to any lots that are located in a future downtown/"main street". 4. Lot and Site requirements are subject to the following:

a. A façade improvement that requires a building permit within the Commercial Zones shall obtain approval from the Planning and Zoning Board. A façade improvement that does not require a building permit shall obtain approval from the Big Water Planning Coordinator. b. When possible, driveways shall be shared between adjoining properties. Driveways must be placed where they create the least interference with traffic on highways. Driveways and drive-thrus shall be located away from adjoining residentially zoned areas, when feasible, and provide privacy walls and landscape buffers along common boundaries with residences in residential zones. c. The Big Water Planning and Zoning Board shall review all proposals for pedestrian, bicycle paths and trails through the commercial zones. d. Street trees shall be planted in the right-of-way as part of the site landscaping requirements. The trees shall be native species and shall be maintained according to the Town of Big Water landscape

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requirements. e. Businesses proposing outdoor street front seating and/or dining should consider an adequate front setback in their site plan to accommodate such front area use. f. When new construction and/or when a change of use occurs, parking standards for these businesses shall be considered by the Planning and Zoning Board, see Chapter 15.20.070 Off-Street Parking Requirements. Parking for new buildings in the C-1 Commercial Zone shall be located in the rear, unless access to the rear is not feasible. g. Buildings in the C-1 Commercial Zone shall be located near the sidewalk with setbacks used for pedestrians, plazas, benches, landscaping and outdoor dining areas, but not for parking (unless requiring parking to the side or back is not feasible). Diagonal parking on side streets is permitted within the Downtown/"Main Street" C-1 Commercial Zone in order to create additional downtown parking. h. Trails and sidewalks shall be provided in all new development within (The C-1/All Commercial Zones) in accordance with the Town of Big Water Trails Master Plan (???). Trails and sidewalks may be located within the setback areas. i. Outdoor Display of Art, or Public Park Facilities: The permanent installation of an outdoor art display, or outdoor recreational equipment, such as bike racks that require a fixed location on or above the ground and is within thirty (30) feet of a UDOT right-of-way, may be allowed as a Conditional Use. j. Building Front Design: In conjunction with a required site plan, architectural designs for new construction and refurbishing the exterior of an existing commercial building are required, addressing the design standards in this section. Site plans or façade improvements in the commercial zones, that require a building permit, need approval from the Building Inspector/Building Coordinator??? All other construction or refurbishments that do not require a building permit need approval from the Land Use Coordinator???? k. The following guidelines apply to new construction or changes to the exterior of an existing commercial building in the commercial zones:

(1) No high gloss or mirrored metal products shall be permitted on the building surface, unless for trim or decorative purpose that consists of less than ten (10) percent of the building surface. The building surface shall consist of at least two Town approved materials, the predominant material nor surpassing eighty-five percent (85%) of the building surface. The ground floor front façade area shall consist of a minimum of twenty-five percent (25%) window area. Town approved materials must be high quality and durable, and include window glass, stucco, rock, stone, metal, brick, and any other material that is substantially similar to these. The following shall not make up more than fifty percent (50%) of the building surface: concrete block, untextured tilt-up concrete panels, or pre-fabricated steel panels. (2) Awnings: Awnings shall not be vinyl, aluminum, nor have a shiny or glossy appearance. Corrugated metal awnings are allowed. (3) Colors: No fluorescent colors are allowed on building surface or roof. Black cannot be the predominant color of any building surface. Earth tone colors in accordance with _____ are encouraged. (4) The primary pedestrian entry of the building shall face the street and be identified, defined, and reinforced by significant architectural elements of mass. The appearance of the building front shall present a three dimensional effect through the utilization of such architectural features as pop outs, vertical relief overbuilds, recesses, canopies or porticos supported by columns or protrusions, significant variations in the roof or parapet, etc. (5) The design standards for building fronts described above shall wrap

around the building sides adjacent to the primary front, for at least ten (10) feet, unless the Planning and Zoning Board finds that it would be impractical. (6) Building surface shall be broken into smaller elements. Building surface shall be reduced by using a combination of the following techniques: variation in roof lines, variations in wall place with projections and recessed areas, use of windows on elevations facing a street, and use of vertical accents. (7) The Town of Big Water desires to maintain a rural western theme with desert and dinosaur design elements in the commercial areas, particularly the C-1 Zone. While not required, applicants are encouraged to incorporate western, desert and/or dinosaur elements into the design scheme. These western features may including hitching posts, sculptures, public art, covered canopies, benches, dinosaur footprints an other similar features that promote a rural western/desert/dinosaur feel.

5. Design Standards unique to the C-3 Commercial Zone:

- a. Berms and earthwork screening(?) must be graded and planted in such a manner so as to permit views of primary uses on the site from adjacent entry corridor roadway. Additionally, berm crests shall be contoured and varied in height to avoid a straight-line barrier effect.
- b. All fences in the C-3 Commercial Zone must be one of the following styles: wooden rail; vinyl fencing; architecturally compatible solid wood or natural stone; stock fences that do not front on State Highway 89; and various forms of steel fencing as determined by the Planning and Zoning Board. Chain link fencing is not allowed except behind front of structure.

SECTION 12: ADOPTION “15.23.100 Other Regulations” of the Big Water Zoning Code is hereby *added* as follows:

ADOPTION

15.23.100 Other Regulations(*Added*)

1. Other relevant standards and requirements are found in other sections of this Code, including Landscape Requirements in Chapter 15.14.030; Parking Requirements in Chapter 15.20.070, Signs in Chapter 15.20.090 and Site Plan Review in Chapter 15.26. 2. Except those lots or areas in commercial zones that have been designated or adopted to meet the design standards of the C-1 Commercial Zone, all new residential buildings and developments on C-2 and C-3 commercial lots shall comply with Chapter (NEED TO FIND CODE FOR MULTI-FAMILY) (Multi-Family Residential Zone) or Chapter 15.24.020 (Single Family) in the event of a residential structure.

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SECTION 13: ADOPTION “15.23.110 Land Use Chart And Exhibits A and B” of the Big Water Zoning Code is hereby *added* as follows:

ADOPTION

15.23.110 Land Use Chart And Exhibits A and B(*Added*)

SECTION 14: ADOPTION “15.23.090 Permitted Uses” of the Big Water Zoning Code is hereby *added* as follows:

ADOPTION

15.23.090 Permitted Uses(*Added*)

The following are permitted uses in the C-1, C-2 and C-3 zones:

<u>Business Type</u>	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>
<u>Restaurant</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Beauty Shop</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Cleaning and Pressing Establishments</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Laundry and Laundry Agency</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Public Garage</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Bank</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Convenience Store</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Dressmaking Shop</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Milling Shop</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Professional Offices</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Camera Store</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Photography or Art Studio</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Social Clubs and Lodges</u>	<u>NP</u>	<u>NP</u>	<u>P</u>
<u>Drug Store</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Drive-In Business</u>	<u>P</u>	<u>P</u>	<u>NP</u>

<u>Feed and or Fuel Store</u>	<u>NP</u>	<u>P</u>	<u>NP</u>
<u>Mortuary</u>	<u>NP</u>	<u>P</u>	<u>NP</u>
<u>Printing Establishment</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Carpentry or Cabinet Shop</u>	<u>NP</u>	<u>P</u>	<u>NP</u>
<u>Craft Shop</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Farm Machinery Sales Store</u>	<u>NP</u>	<u>P</u>	<u>NP</u>
<u>Auto Parts Sales Store</u>	<u>NP</u>	<u>P</u>	<u>NP</u>
<u>Tourist Shop</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Recreational Coach Shop</u>	<u>NP</u>	<u>P</u>	<u>NP</u>
<u>Theater</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Hotel/Motel</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Radio and Electrical Shop Including Manufacture of Small Parts</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Billiard or Pool Hall (within enclosed building)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Bowling Alley (within enclosed building)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Beer Parlor (within enclosed building)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Dance Hall (within enclosed building)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Bowing Arena (within enclosed building)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Amusement Enterprise (within enclosed building)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Shooting Gallery (within enclosed building)</u>	<u>NP</u>	<u>P</u>	<u>NP</u>
<u>Service Station</u>	<u>NP</u>	<u>P</u>	<u>NP</u>
<u>Bakery</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Book and Stationary Store</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Variety Store</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Florist and Gift Shop</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Grocery Store</u>	<u>P</u>	<u>P</u>	<u>NP</u>

<u>Jewelry Store</u>	P	P	<u>NP</u>
<u>Hardware and Appliance Store</u>	P	P	<u>NP</u>
<u>Furniture store</u>	P	P	<u>NP</u>
<u>Meat Market</u>	P	P	<u>NP</u>
<u>Shoe Store</u>	P	P	<u>NP</u>
<u>Auto and Trailer Store</u>	<u>NP</u>	P	<u>NP</u>
<u>News Stand</u>	P	P	<u>NP</u>
<u>Pawn Shop</u>	P	P	<u>NP</u>
<u>Secondhand Store</u>	P	P	<u>NP</u>
<u>Sports Store</u>	P	P	<u>NP</u>
<u>Bicycle Sales and Service Shop</u>	P	P	<u>NP</u>
<u>Car Wash</u>	P	P	<u>NP</u>
<u>Delicatessen</u>	P	P	<u>NP</u>
<u>Department Store</u>	P	P	<u>NP</u>
<u>Clinics, Medical, Dental and Hospital</u>	<u>NP</u>	P	<u>NP</u>
<u>Greenhouse and Nursery</u>	<u>NP</u>	P	<u>NP</u>
<u>Insurance Agency</u>	P	P	<u>NP</u>
<u>Music Store</u>	P	P	<u>NP</u>
<u>Office Supply, Sales and Service Store</u>	P	P	<u>NP</u>
<u>Pet and Pet supply Store</u>	P	P	<u>NP</u>
<u>Plumbing Store</u>	<u>NP</u>	P	<u>NP</u>
<u>Post Office</u>	<u>NP</u>	<u>NP</u>	P
<u>Real Estate Agency</u>	P	P	<u>NP</u>
<u>Toy Store</u>	P	P	<u>NP</u>
<u>Used Car Lot</u>	<u>NP</u>	P	<u>NP</u>
<u>Bus Terminal</u>	<u>NP</u>	P	<u>NP</u>
<u>Food Processing and Packaging</u>	<u>NP</u>	P	<u>NP</u>
<u>Clothing Manufacturing</u>	<u>NP</u>	P	<u>NP</u>

<u>Blacksmith Shop</u>	<u>NP</u>	<u>P</u>	<u>NP</u>
<u>Machine Shop</u>	<u>NP</u>	<u>P</u>	<u>NP</u>
<u>Tire Recapping Shop</u>	<u>NP</u>	<u>P</u>	<u>NP</u>
<u>Welding Shop</u>	<u>NP</u>	<u>P</u>	<u>NP</u>
<u>Body and Fender Shop</u>	<u>NP</u>	<u>P</u>	<u>NP</u>
<u>Laboratories</u>	<u>NP</u>	<u>P</u>	<u>NP</u>
<u>Lumber and Planing Mills</u>	<u>NP</u>	<u>P</u>	<u>NP</u>
<u>Home Occupation</u>	<u>NP</u>	<u>P</u>	<u>NP</u>

P = Permitted NP = Not Permitted Other uses similar to the above and judged by the Town of Big Water Planning and Zoning Board to be in harmony with the character and intent of the commercial zones. (See BWZC _____)

PASSED AND ADOPTED BY THE BIG WATER TOWN COUNCIL

	AYE	NAY	ABSENT	ABSTAIN
Mayor David Schmuker	_____	_____	_____	_____
Council member Jim Lybarger	_____	_____	_____	_____
Council member Luke McConville	_____	_____	_____	_____
Council member Jennie Lassen	_____	_____	_____	_____
Council member James Loyd	_____	_____	_____	_____

Presiding Officer

Attest

David W. Schmuker, Mayor, Big
Water Town

Katie Joseph, Clerk, Big Water Town

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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

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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

- A. Outdoor storage, used materials, or merchandise shall be located within a fully enclosed building or screened by a **6-foot sight-obscuring fence**.
- B. All lots shall be kept free from weeds, trash, debris, and solid-waste accumulation.
- C. 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)

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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.

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Town of Big Water, Utah

NOTICE OF VACANCY

Planning & Zoning Commission

Serve Your Community – Help Shape Big Water’s Future!

The Big Water Planning & Zoning Commission plays a vital role in guiding land use, development, and community planning decisions for our growing town. If you care about responsible growth, community design, and preserving the beauty of Big Water, consider applying to serve.

About the Commission

The Planning & Zoning Commission is an advisory body to the Big Water Town Council, responsible for reviewing zoning requests, subdivisions, and development proposals in accordance with the Big Water Municipal Code and Utah State Land Use laws.

Eligibility Requirements

- Be a current resident of Big Water, Utah, or own/operate a business within Town limits.
 - Be at least 18 years old and a U.S. citizen.
- Be willing to serve a 4-year term (or until a successor is appointed).
- Be appointed by the Big Water Town Council.
- Complete required Utah Land-Use Training (per Utah Code §10-9a-302) before participating in meetings.
- Take the Oath of Office administered by the Town Recorder.

Ideal Qualities

- Interest in land use, planning, or community improvement.
- Fair, ethical, and open-minded in decision-making.
- Ability to read or interpret plans, maps, or zoning materials.

Responsibilities

- Attend monthly meetings and public hearings.
- Review zoning and subdivision applications.
- Recommend changes to the General Plan and land-use ordinances.
- Uphold the Utah Open & Public Meetings Act and conflict-of-interest rules.
- Collaborate with the Town Council, staff, and residents.

How to Apply

Submit a Letter of Interest to:

Town of Big Water

Attn: P&Z Clerk

 60 N Aaron Burr, Big Water, UT 84741

 pshort@bigwaterut.gov

 (435) 675-3760

DEADLINE: January 5, 2026 at 3 PM

 Help shape responsible growth, protect our unique desert landscape, and serve your community.