

**BIG WATER MUNICIPAL TOWN COUNCIL
REGULAR MEETING**

Agenda

Wednesday February 18, 2026
60 N Aaron Burr, Big Water, Utah 84741
6:30pm Work Session Public Hearing-7:00pm 7:01pm Meeting

WORK SESSION

1. CALL TO ORDER
2. ROLL CALL
3. DISCUSSION ON AGENDA ITEMS
4. ADJOURN

1 PUBLIC HEARING 7:00pm- To Adopt Changes to Zoning Code 15.20, Establishment of Zoning Districts, Adding Sections 15.23 Commercial Zones Supplementary Development Standards and 15.25 Industrial Zones Supplementary Development Standards

MEETING

CALL TO ORDER

1. ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. STATEMENT OF CONFLICT
- 2-4 4. APPROVAL OF JANUARY MEETING MINUTES**
- 5. MAYOR, COUNCIL, AND DEPARTMENT REPORTS**

- Mayor:
- Council:
 - GCSSD; Jennie Lassen:
 - Parks & Recreation; Jennie Lassen:
 - Planning & Zoning; Luke McConville:
 - Public Safety; Jim Lybarger:
- Fire Chief:
- Marshal:
- Planning & Zoning Administrator; Denise Wood:
- Treasurer:

6. CITIZEN COMMENTS –

7. OLD BUSINESS –

- a) Discussion and Possible Action on Annexation & Expansion of Town Boundaries-
- b) Discussion and Possible Action on Adopting Big Water Municipal Privacy Policy-
- 5-6 c) Discussion and Possible Action on Ordinance 01-2026 Adopting the Utah State Fire Code-**

8. NEW BUSINESS

- 7** a) Discussion and Possible Action Adopting Resolution 2026-05 Appointing a Town Clerk/Recorder-
- 8-33** b) Discussion and Possible Action on Adopting Ordinance 02-2026 Commercial Zones
Supplementary Development Standards-
- c) Discussion and Possible Action on Approving Transportation Master Plan-
- 34-44** d) Discussion and Possible Action on Approving the Financials and Check Register-

9. ADJOURNMENT—

Big Water Town

NOTICE OF PUBLIC HEARING

Notice is hereby given that on

Wednesday, February 18, 2026 7:00 pm UT at Big Water
Town Hall located at

60 N Aaron Burr, Big Water, Utah,
Big Water Municipal

will hold a public hearing to:

**- Adopt changes to Zoning Code 15.20 Establishment of
zoning districts**

**-Adding Sections 15.23 COMMERCIAL ZONES
SUPPLEMENTARY DEVELOPMENT STANDARDS and 15.25
INDUSTRIAL ZONES SUPPLEMENTARY DEVELOPMENT
STANDARDS**

At the time and place set forth above, all interested people
may appear will be given an opportunity to be heard either in
support or in opposition. Each person will be limited to a
reasonable amount of time to comment.

**BIG WATER MUNICIPAL TOWN COUNCIL
REGULAR MEETING**

DRAFT MINUTES

Wednesday January 21, 2026

60 N Aaron Burr, Big Water, Utah 84741

6:30pm Work Session Public Hearing-7:00pm 7:01pm Meeting

WORK SESSION

CALL TO ORDER – Mayor David Schmuker calls to order at 6:52 PM

1. ROLL CALL- -Jim Lybarger, Tara Chiasson, Luke McConville, Jennie Lassen and David Schmuker here
2. DISCUSSION ON AGENDA ITEMS— Discussion of Sunrise Engineering roadway project listed under New Business. Clarification was provided that Council action that evening would be limited to approval to initiate the project and authorize the initial payment, not approval of the entire roadway project. Additional details and information will be provided by the engineers as the project progresses.

Discussion of America250. This would be a \$1500 grant subject to availability. This is to celebrate the 250th anniversary and to be able to use the logo to promote or organize an event. The Community Recreation and Enhancement Board could definitely help with this. Jim Lybarger wanted clarification on some financials. Council asked questions regarding voided payroll entries appearing in the wages and benefits report. Staff confirmed the items were payroll processing errors that had been voided and did not result in improper payments.

3. ADJOURN— 7:03pm

PUBLIC HEARING 7:00pm- Adopting Utah Fire Code- David opens the public hearing at 7:05 adopting the Utah Fire Code

Shirlene Hull- has anybody gone into this and followed it back to know what it entails. She has some concerns. When it talks about fire prevention, the areas around the outside area of our town that touches our sage brush, that has to be cleared by a certain area.

David Schmuker: This is at the Chief's request. David calls Chief Westenskow for clarification.

Chief says this will not change any rules, it is all rules that we already follow, we have just never formally adopted the Utah fire code for our Town. This is in regard to structures and how things are built moving forward. This would not apply to existing homes. The State has already adopted this; each entity needs to adopt this as well. Brush clearing is all local ordinances, not fire code. This would help us enforce the safety requirements as required.

Close at 7:21 PM

MEETING

CALL TO ORDER— 7:21 PM

1. ROLL CALL – Jim Lybarger, Tara Chiasson, Luke McConville, Jennie Lassen , David Schmuker here

2. PLEDGE OF ALLEGIANCE— Mayor leads Pledge of Allegiance

3. STATEMENT OF CONFLICT- None

4. APPROVAL OF DECEMBER MEETING MINUTES- Jennie Lassen motions to approve December minutes, Jim Lybarger seconds. All in favor.

5. APPROVAL OF DECEMBER 18, 2025, SPECIAL MEETING MINUTES- Jim Lybarger motions to approve, Luke McConville seconds. All in favor

6. APPROVAL OF JANUARY 6, 2026, SPECIAL MEETING MINUTES- Jennie Lassen motions to approve special meeting minutes, Jim Lybarger seconds. All in favor.

7. MAYOR, COUNCIL, AND DEPARTMENT REPORTS—

- **Mayor:** Stephanie and I reached out to Roger Carter with Five Counties, our Local Administrative Advisor to get up to date on some of the things he was working on with Katie. He is willing to help with interviews. David asks for council volunteers to help with interviews for a new clerk. Tara and Jim are willing to help conduct interviews.
David states he is eager to get started on the road project with Sunrise and thanks Jim and Luke for being present with the Sunrise meeting.
- **Council:**
 - **GCSSD; Jennie Lassen:** GCSSD discussed the possibility of switching trash companies, just needs some additional details.
 - **Community Recreation and Enhancement Board; Jennie Lassen:** -Started reviewing plans for the year. Tara presented a really good healthy eating seminar with a good turnout. Possible rock-climbing workshop in February, maybe a community hike day in March, and an earth day clean up in April. What to do with 4th of July, America 250 sounds like a good possibility to help promote an event.
 - **Planning & Zoning; Luke McConville:** Working hard on Transportation Master Plan.
 - **Public Safety; Jim Lybarger:** Not much to report- Chief Westenskow and Russ have both been really busy.
- **Fire Chief:** Report by Chief Westenskow read by Russ- All agreements from the prior month have been executed and are currently in effect. The Community Wildfire Protection Plan (CWPP) was updated per state request and signed by the Fire Chief and Mayor, maintaining compliance and eligibility for additional wildland resources. All 2025 reporting has been completed and filed with NFIRS, with NERIS reporting currently underway; the department responded to 215 calls during the year. The department reported an upcoming full-time staff vacancy, submission of a \$40,000 grant request for SCBA equipment, ongoing coordination with Fredonia Fire for interim equipment, and successful completion of active shooter training with plans for additional joint training.
- **Marshal :** Russ Johnson welcomes Tara Chiasson as a new council member. His door is always open, and she is welcome to call anytime if she has any questions. 12 cases in December and 11 cases so far this month. Down from the norm. Drug cases are limited and our local crime is quiet. Jennie asked about a recent death in the community and wanted to know if it had to be a Utah doctor in the last six months or and if there wasn't a visit to a doctor, then the body has to go to Salt Lake to the medical examiner?
Russ Johnson states that when a death is considered “unattended” (meaning the individual had not seen a doctor within the past 30 days), the Medical Examiner becomes involved, and an autopsy may be required. If the individual had recently been under a physician’s care and there are no suspicious circumstances, an autopsy is typically not required. Russ noted that hospice deaths and most expected deaths are not considered suspicious, though suicides and unusual circumstances are always investigated.
- **Planning & Zoning Administrator; Denise Wood:** Wasn’t able to make it today
- **Treasurer:** Council reviewed tax revenue updates and interest rates, noting stable PTIF earnings and recent fire truck loan payments.

8. CITIZEN COMMENTS – Russ Johnson- would like to let everyone know he is willing to sit in on the interviews with the applicants as he will be working with the person who is hired. Shirlene Hull- is there background checks done on employees? We haven’t in the past. Can Russ run background checks? Russ states he cannot run background checks without a criminal report, but applicants can provide their own BCI background checks, and he will check on how that process works.

9. OLD BUSINESS –

- a) **Discussion and Possible Action on Annexation & Expansion of Town Boundaries-**Tabled. Talked with Roger and all agreed that we would wait for a new clerk to be onboard before we continue.

- b) **Discussion and Possible Action on Adopting Big Water Municipal Privacy Policy-** Tabled until further direction from the State.

10. NEW BUSINESS

- a) **Discussion and Possible Action on Approving Quarterly Appreciation Pay for Part Time Employees-** Jennie Lassen motions to approve the fourth quarter appreciation pay. Jim Lybarger seconds. Chiasson abstains, her husband is on that list. Luke McConville yes, Jim Lybarger yes, Jennie Lassen yes, David Schmuker yes.
- b) **Discussion and Possible Action on Adopting Resolution 2026-02 Reappointing Jack Brisbin to Planning and Zoning Commission-** Luke McConville speaks that he is a good member of P&Z. Luke McConville motions to reappoint Jack Brisbin to the Big Water Planning and Zoning Commission and Jim Lybarger seconds. All in favor.
- c) **Discussion and Possible Action Adopting Resolution 2026-03 Appointing a Member to Glen Canyon Special Service District Administrative Control Board-** Jim Lybarger motions to reappoint Graydon Meeks, Luke seconds. All in favor.
- d) **Discussion and Possible Action on Ordinance 01-2026 Adopting the Utah State Fire Code-** Tabled
- e) **Discussion and Possible Action on Amending Resolution 2026-01 Appointing Stephanie Burkett as Interim Town Clerk and Compensation Considerations-** Jim Lybarger mentions the added language addressing training requirements and adjustments to the stipend during the training period. It was clarified that the interim clerk's hours generally remain below the overtime threshold, making a stipend structure more appropriate than overtime compensation. Council acknowledged the increased workload and emphasized that the stipend reflects the interim nature of the role and the performance of two distinct positions. General consensus supported the stipend structure as reasonable and justified. Luke McConville motions to approve amended Resolution 2026-01 and Jennie Lassen seconds. All in favor.
- f) **Discussion and Possible Action on Sunrise Engineering Work Release 2026-01 for Town Roadway Improvements-** Council discussed the Sunrise Engineering Work Release 2026-01 for roadway improvements, including authorization of the initial payment of approximately \$20,700, which is already budgeted, and noted that full payment may not be required upfront. David mentions they will help us get grant money and find loans. Jim Lybarger motions to move forward with the Work Release number 2026-01 Big Water Roadway Improvement Plan and Luke McConville seconds, all in favor.
- g) **Discussion and Possible Action on Resolution 2026-04 Authorizing Participation in America250 Utah and Execution of Related Agreements (Subject to Stipend Availability)-** Jennie Lassen motions to adopt resolution 2026-04 and related agreements. Jim Lybarger seconds. All in favor.

11. FINANCIAL REPORTS AND CHECK REGISTER— Jim motions to approve the financial as written and Jennie Lassen seconds, all in favor

12. ADJOURNMENT— Jim Lybarger motions to adjourn, Luke McConville seconds. All in favor. 7:55pm

**TOWN OF BIG WATER, UTAH
ORDINANCE NO. 01-2026**

DRAFT

**AN ORDINANCE ADOPTING THE UTAH FIRE CODE; PROVIDING FOR ENFORCEMENT;
REPEALING CONFLICTING PROVISIONS; AND PROVIDING AN EFFECTIVE DATE**

WHEREAS, the Town Council of Big Water Town finds that the protection of life, health, property, and public welfare requires the adoption and enforcement of uniform fire prevention and life-safety standards; and

WHEREAS, the State of Utah has adopted the Utah Fire Code pursuant to Utah Code Title 15A, State Construction and Fire Codes Act; and

WHEREAS, Utah Code § 15A-1-204 authorizes municipalities to adopt and enforce the Utah Fire Code within their jurisdictions; and

WHEREAS, the Town Council wants to adopt the Utah Fire Code to ensure consistency with state law and to provide clear standards for fire prevention, fire safety, and emergency response within the Town of Big Water;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF BIG WATER TOWN, UTAH:

SECTION 1. ADOPTION OF THE UTAH FIRE CODE

The Utah Fire Code, as adopted and amended by the State of Utah and as in effect on the date of adoption of this ordinance, including all appendices adopted by the State, and including all amendments adopted by the State of Utah, which amendments shall be enforceable within the Town as provided by Utah law, is hereby adopted by reference as the official fire code of Big Water Town, as if fully set forth herein.

SECTION 2. AMENDMENTS AND STATE PREEMPTION

The Utah Fire Code adopted by this ordinance shall be enforced subject to all state-mandated amendments, interpretations, and administrative rules promulgated by the Utah State Fire Marshal and the Utah Legislature.

Nothing in this ordinance shall be construed to conflict with or supersede state law.

SECTION 3. ENFORCEMENT

The Utah Fire Code shall be administered and enforced by the Town's designated Fire Code Official, Fire Chief, or other authorized official, or such official as designated by written appointment or resolution.

Such officials are authorized to:

- Conduct inspections as permitted by law
- Issue notices of violation and correction orders

- Initiate enforcement actions and penalties as allowed under state law and local ordinance
- Any appeal of a decision or order issued under the Utah Fire Code shall be handled in accordance with procedures established under Utah law and rules of the Utah State Fire Marshal.

SECTION 4. PENALTIES

Any person, firm, or corporation who violates any provision of the Utah Fire Code, as adopted by this ordinance, shall be subject to penalties authorized under Utah law and lawfully adopted municipal penalty ordinances, including but not limited to fines, abatement, or other lawful remedies.

SECTION 5. REPEALER

All ordinances or portions of ordinances previously adopted by Big Water Town that are in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 6. SEVERABILITY

If any section, subsection, sentence, clause, or phrase of this ordinance is held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 7. EFFECTIVE DATE

This ordinance shall take effect upon adoption and posting as required by law.

PASSED AND ADOPTED this ____ day of _____, 2025.

AYE NAY ABSENT ABSTAIN

Town of Big water

Mayor David Schmuker	_____	_____	_____	_____	By: _____
Council Member Jim Lybarger	_____	_____	_____	_____	David W. Schmuker, Mayor
Council Member Luke McConville	_____	_____	_____	_____	
Council Member Jennie Lassen	_____	_____	_____	_____	Attest: _____
Council Member Tara Chiasson	_____	_____	_____	_____	Stephanie Burkett, Interim Town Clerk

A RESOLUTION OF BIG WATER MUNICIPAL CORPORATION APPOINTING A TOWN CLERK/RECORDER

WHEREAS, Big Water Municipal Corporation is authorized under Utah law and municipal ordinance to appoint municipal officers necessary for the administration of Town affairs; and

WHEREAS, the position of Town Clerk/Recorder is an appointed municipal officer position responsible for records management, financial administration, statutory compliance, and clerking duties; and

WHEREAS, the Town Council has conducted a recruitment and interview process and has selected a qualified candidate to serve in this role.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of Big Water Municipal Corporation that:

1. Abigail Palsgrove is hereby appointed as Town Clerk/Recorder, effective February 18, 2026 in a full-time position as defined by Town Personnel Policies.
2. The Town Clerk/Recorder shall serve as an appointed officer, subject to the direction of the Mayor and Town Council, and in accordance with Town Personnel Policies, municipal ordinances, and Utah State Code.
3. The appointee shall take and subscribe to the oath of office as required by law prior to entering upon the duties of the office, and the executed oath shall be filed with the official records of the Town.
4. This appointment is at-will and may be terminated at any time, with or without cause, subject to applicable law.

PASSED AND ADOPTED this 18th day of February 2026.

Town of Big Water

	AYE	NAY	ABSENT	ABSTAIN
Mayor David Schmuker	_____	_____	_____	_____
Council Member Jim Lybarger	_____	_____	_____	_____
Council Member Luke McConville	_____	_____	_____	_____
Council Member Jennie Lassen	_____	_____	_____	_____
Council Member Tara Chiasson	_____	_____	_____	_____

By: _____
David W. Schmuker, Mayor

Attest: _____
Stephanie Burkett,
Municipal Clerk

DRAFT

**BIG WATER TOWN
ORDINANCE 02-2026 COMMERCIAL ZONES SUPPLEMENTARY
DEVELOPMENTAL STANDARDS**

**AN ORDINANCE AMENDING TITLE 15 OF THE BIG WATER TOWN CODE TO
ENACT COMMERCIAL AND INDUSTRIAL 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) and industrial zones supplementary development standards for the industrial zoning districts (I-1, I-2) 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 I-1 and I-2 industrial zones supplementary standards; and

WHEREAS, after duly noticed public hearing, held on February 18, 2026 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 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 R-1 (~~RE-2~~)
2. Residential ~~Estates~~ Zone R-2 (~~RE-1~~)
3. Residential Zone R-3 (~~R-1~~)
4. ~~Mixed Use Residential Zone~~ (~~R-2~~) Residential Overlay R-4
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~~) Commercial Overlay
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:

AMENDMENT

15.20.020 Zoning District Purpose

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

1. ~~RE-2~~ R-1 **Residential Estates Zone.** The ~~R-1~~ E-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~~ R-2 **Residential Estates Zone.** The ~~R-2~~ E-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)~~ R-3 **Residential Zone.** The ~~R-3~~ 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.~~ R-4 Residential Overlay. The R-4 Residential Overlay ~~2Mixed 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 retail, 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 provide 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. 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.~~ Commercial Overlay. The purpose of the Commercial Overlay ~~M-1 Zone~~ is to provide a variety of uses as an appropriate transition between high-traffic streets and residential uses.
 9. I-1 Light Industrial zone. 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.
 10. 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:

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)*

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

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, NOT 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.

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*)

			<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	Yard Setbacks in Feet		
	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 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, maritime vessels 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 non invasive species and shall be maintained according to the Town of Big Water landscape 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 C-1 zone:

(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 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, southwestern, adobe style, rustic stucco 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, southwestern, adobe style, rustic stucco or 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 15. (Multi-Family Residential Zone) or Chapter 15.24.020 (Single Family) in the event of a residential structure.

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

<u>Bus Terminal</u>	<u>NP</u>	<u>P</u>	<u>NP</u>
<u>Food Processing and Packaging</u>	<u>NP</u>	<u>P</u>	<u>NP</u>
<u>Clothing Manufacturing</u>	<u>NP</u>	<u>P</u>	<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>
<u>Boat Storage</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 _____)

SECTION 15: **AMENDMENT** "15.42.010 Definitions" of the Big Water Zoning Code is hereby *amended* as follows:

AMENDMENT

15.42.010 Definitions

The following definitions are provide for ease of administration and interpretation of the Big Water Zoning Ordinance:

1. **Alcoholic Beverages** – Means "beer" and " liquor" as the terms are defined herein.
2. **Alley** – Any public way or thoroughfare less than 16 feet, but not less than 10 feet in width that has been dedicated or deeded to the public for use.
3. **Alteration** – Any change, addition or modification in construction or occupancy.
4. **Basement** – A story fully or partially below grade.
5. **Beer, Light Beer, Malt Liquor or Malted Beverages** – Means all products that contain 63/100 of one percent of alcohol by volume or ½ of one percent of alcohol by weight, but not more than a percentage as determined by the state of Utah by volume or by weight and are obtained by fermentation, infusion, or decoction of any malted grain. Beer may or may not contain hops or other vegetable products. Beer includes

- products referred to as malt liquor, malted beverages or malt coolers.
6. **Board of Adjustment** – The Big Water Town Board of Adjustment.
 7. **Building** – Any structure used or intended for supporting or sheltering any use or occupancy.
 8. **Building, Height of** – As provided by the Building Code, as adopted by Big Water Town.
 9. **Building Permit** – Written permission issued by the Big Water Town Zoning Administrator for the construction, repair, alteration, or addition to a structure.
 10. **Building, Principal** – The primary building or one of the primary buildings upon a lot.
 11. **Building, Public** – A building owned and/or operated or owned and intended to be operated by a public agency of the United States, the State of Utah, County of Kane, Town of Big Water, or any of its subdivisions.
 12. **Carport** – A private garage not completely enclosed by walls or doors. A carport is subject to all the regulation prescribed herein for a private garage.
 13. **Child** – A person 18 years of age, or younger.
 14. Commercial Temporary Structures - 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.
 15. **Conditional Use** – A use of land for which a Conditional Use Permit is required pursuant to this Ordinance.
 16. **Construction** – The act and/or procedures necessary to establish a building or structure, including the assembly and installation of materials after the approval and issuance of any license or permit required to authorize the establishment of a building or structure.
 17. **Commission** – The Big Water Town Planning and Zoning Commission.
 18. **Demolition Project** - a demolition project is the wrecking, salvage, or removal of any load supporting structural member of a regulated facility together with any related handling operations or the intentional burning of any regulated facility. This includes the moving of an entire building but excludes the moving of structures, vehicles, or equipment with permanently attached axles such as trailers, motorhomes, and mobile homes that are specifically designed to be moved.
 19. **Development Permit** – Written approval issued by the authorized approval body, empowering the holder thereof to proceed with actions not forbidden by law but not allowed without such authorization.
 20. **Domestic Livestock** – Animals that are raised in an agricultural setting to provide labor and produce diversified products for consumption such as meat, eggs, milk, fur, leather, and wool.
 21. **Dwelling Unit** - One or more rooms in a structure designed for or occupied by one family for living or sleeping purposes and having its own sanitary facilities.
 22. **Equine** - Any member of the horse family, including but not limited to horses, ponies, donkeys, mules, and zebras, whether domesticated or wild. This term encompasses animals used for riding, driving, draft, breeding, boarding, or other agricultural or recreational purposes.

23. **Exotic Animals** - Animals not historically found on farms in Southern Utah. Exotic animals include animals commonly found in zoos and animal preserves and include those not historically endemic to the Southern Utah area.
24. **Floor Area** – The area obtained by multiplying the outside length by the outside width of a building.
25. **Footprint** – The projection of the primary exterior vertical walls of a structure upon the ground. Does not include overhangs, eaves, or systems of poses or supports whose purpose is to support an otherwise unenclosed system of eaves or overhangs.
26. **Foundation** – Concrete footing built to Uniform Building Code.
27. **Frontage** – The length of the front property line of the lot, lots, or tract of land abutting a public street, road, or highway, or rural right-of-way.
28. **Grade** – (Adjacent Ground Elevation) is the lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and a line 5 feet from the building, and as provided by the Uniform Building Code, as adopted by Big Water Town.
- a. Natural Grade – undisturbed soil, none has been added.
 - b. Existing grade – refers to grade at time of construction, when the property was bought. It may be the natural grade or below it.
 - c. Finished grade – refers to the level of the soil when the structure is finished.
29. **Landscaping** – To add vegetative materials to a lot or area.
30. **Legal Lot** – Any land parcel that existed, as recorded in the Office of the Kane County Recorder, with a separate property identification number as provided by the Office of the Kane County Recorder and Office of the Kane County Assessor, prior to February 7, 1986 and all parcels that were legally created for the purposes of development pursuant to the subdivision requirements of the Town and the laws of the State of Utah after February 7, 1986, but excluding those parcels that were created only for the purposes of transfer of ownership or for agricultural purposes created under Title 59, Chapter 2, Part 5, Farmland Assessment Act.
31. **Licensed Premises** – Any room, house, building, structure or place occupied by any person licensed to sell beer on any premises under this Ordinance; provided, that in any multiroomed establishment, an applicant for a Class B, or Class C License shall designate a room or portion of the building of such business for the sale of beer, which portion so specifically designated in the application and in the license issued pursuant thereto shall be the licensed premises. Multiple dining facilities located in one building and owned or leased by one licensed applicant shall be deemed to be only one licensed premises.
32. **Licensee** – Any person(s) holding any beer, liquor or private club license in connection with the operation of a place of business in the City. This term shall also include any employee of the Licensee.
33. **Liquor** – Means alcohol, or any alcoholic, spiritous, vinous, fermented, malt, or other liquid, or combination of liquids, a part of which is spiritous, vinous, or fermented, and all other drinks, or drinkable liquids that contains more than ½ of 1% of alcohol by volume and is suitable to use for beverage purposes. Liquor does not include any beverage defined as a beer, malt liquor, or malted beverage that has an alcohol content of less than a percentage determined by the state of Utah alcohol by volume.

34. **Lot** – A parcel of contiguous land having frontage upon a street which is or may be a developed or utilized under one ownership or control as a unit site for a permitted or conditionally-permitted use or group of uses.
35. **Lot Coverage** – Lot coverage shall be calculated by taking the ground area of the main and accessory building and dividing that total by the area of the lot.
36. **Lot, Corner** – A lot abutting on two intersecting or intercepting streets where the interior angle of intersection or interception does not exceed 135 degrees.
37. **Lot, Interior** – A lot with no access, the creation of which is prohibited.
38. **Lot, Non-Corner** – A lot other than a corner lot.
39. **Lot Line Adjustment** — Means a recorded agreement between owners of adjoining subdivided properties adjusting their mutual boundary if no new dwelling lot or housing unit will result from the adjustment; and the adjustment will not violate any applicable land use ordinance.
40. **Lot Split/Subdivision of Land** — Any land that is divided, re-subdivided or proposed to be divided into two (2) or more lots, plots, parcels, sites, units, or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development either on the installment plan or upon any and all other plans, terms, and conditions.
41. **Modular Unit** - A structure built from sections that are manufactured in accordance with the construction standards adopted and transported to a building site, the purpose of which is for human habitation, occupancy, or use.
42. **Natural Waterways** – Those areas varying in width along streams, creeks, springs, gullies, or washes which are natural drainage channels. No buildings shall be constructed in natural waterways.
43. **Nonconforming Building or Structure** – A building or structure or portion thereof lawfully existing at the time the Ordinance became first effective which does not conform to all height, area, and yard regulations prescribed in the zone in which it is located.
44. **Nonconforming Sign** – A sign that lawfully existed at the time this Ordinance became effective and which does not conform to the sign regulations of the zone in which it is located.
45. **Nonconforming Use** – A use that lawfully occupied a building or land at the time this Ordinance became effective and which does not conform to the use regulation of the zone in which it is located.
46. **Overhang** – A horizontal or sloped structure, generally an extension of a roof, extending beyond the primary exterior vertical walls otherwise unenclosed.
47. **Parcel Joinder** — Means the joining of a subdivided parcel of property to another contiguous parcel of property that has not been subdivided. Parcel Joinder must comply with all the requirements for vacating or changing a subdivision plat, as identified in the Big Water Subdivision Ordinance (2004-236, adopted 12-21-2004, Section 800-1 Amendment to Recorded Plats).
48. **Parking Lot** – An open area, other than a street, used for the temporary parking of more than four automobiles and available for public use, whether free, for compensation, or as an accommodation for clients, customers, or employees.

49. **Parking Space** – Space within a building, lot, or parking lot for the parking or storage of one automobile.
50. **Person** – Any individual, partnership, firm, corporation, association, business trust, or other form of business enterprise including the receiver or trustee, and the plural as well as the singular number, unless the intent to give a more limited meaning is disclosed by the context.
51. **Pets, Household** – Domestic animals ordinarily permitted in a place of residence, kept for company and pleasure, such as dogs, cats, domestic birds, guinea pigs, white rats, rabbits, mice, pot-bellied pigs, pygmy goats, and other similar animals generally considered by the public to be kept as pets, excluding fowl.
52. **Pier** – A support structure between the ground and the sub-framing of a constructed or manufactured unit, according to the Building Code.
53. **Principal Building** – The primary building or one of the primary buildings upon a lot.
54. **Principal Use** – The primary or predominant use of any lot or parcel.
55. **Sell, Sale, or To Sell** – Any transaction, exchange, or barter whereby, for any consideration, a good is either directly or indirectly transferred, solicited, ordered, delivered for value, or by any means or under any pretext is promised or obtained, whether done by a person as a principal, proprietor, or as an agent, servant, or employee.
56. **Sensitive Lands** – Sensitive areas are defined and identified as:
- a. Areas of slope with an average 30% grade, or greater, a minimum distance of 100 horizontal feet.
 - b. Flood channels as identified by a Federal or State agency.
 - c. Jurisdictional wetlands as identified by the U.S. Army Corps of Engineers.
57. **Sign** – Any device used for visual communication and displayed out-of-doors, including signs painted on exterior walls natural objects, and interior illuminated signs to be viewed from out-of-doors, but not including any flag, badge, or ensign of a government agency.
58. **Sign, Advertising** – A sign that directs attention to a use conducted, product or commodity, or service related to the premises.
59. **Sign, Business** – A sign that directs attention to a use conducted, product or commodity sold, or service performed upon the premises.
60. **Sign, Identification** – A sign displayed to indicate the name or nature of buildings or uses other than commercial or industrial uses located upon the premises.
61. **Sign, Name Plate** – A sign indicating the name and/or occupation of a person or persons residing on the premises or legally existing on the premises.
62. **Sign, Property** – A sign related to the property on which it is located and offering such property for sale or lease or advertising contemplated improvements or announcing the name of the builder, owner, designer, or developer of the project or warning against trespassing.
63. **Sign, Public Information** – A sign erected by a public or non-profit agency, service club, etc., giving information to direct the public to both public and private facilities and major uses.
64. **Sign, Temporary** – Any sign or advertising display intended to be displayed for no

more than 60 days.

- 65. **State Store** – A facility for the sale of package liquor located on premises owned or leased by the state and operated by state employees. State store does not apply to any licensee, permittee, or to package agencies.
- 66. **Story** – As provided by the Uniform Building Code, as adopted by Big Water Town.
- 67. **Story, Half** – As provided by the Uniform Building Code, as adopted by Big Water Town.
- 68. **Street** – Any thoroughfare or public way not less than 16 feet in width.
- 69. **Structure** – A building of any kind or any piece of work artificially built up or composed of parts joined together in some definite manner.
- 70. **Structural Alterations** – Any change in supporting member of a building, such as bearing walls, columns, beams, or girders.
- 71. **Width of Lot** – The distance between the side lot lines at the distance back from the front lot line required for the depth of the front yard.
- 72. **Yard, Front** – A space on the same lot with a building between the rear line of the building (exclusive of steps and/or chimneys) and the front lot line, extending across the full width of the lot.
- 73. **Yard, Rear** – A space on the same lot with a building between the side line of the building (exclusive of steps and/or chimneys) and the rear line of the lot and extending the full width of the lot.
- 74. **Yard, Side** – A space on the same lot with a building between the side line of the building (exclusive of steps and/or chimneys) and the side line of the lot and extending from the front to the rear yard line.
- 75. **Zone (Zoning District)** – An area of Big Water Town as established and defined herein and illustrated on the Big Water Zoning Districts Map.
- 76. **Zoning Administrator** – The person designated by the Town Council to carry out the administrative responsibilities of this Ordinance and the Subdivision Ordinance.
- 77. **Zoning Map** – The adopted Zoning Districts Map of Big Water Town.

SECTION 16: **ADOPTION** “15.25 INDUSTRIAL ZONES
SUPPLEMENTARY DEVELOPMENT STANDARDS” of the Big Water Zoning Code is
hereby *added* as follows:

ADOPTION

15.25 INDUSTRIAL ZONES SUPPLEMENTARY DEVELOPMENT
STANDARDS(*Added*)

SECTION 17: **ADOPTION** “15.25.010 Purpose” of the Big Water Zoning
Code is hereby *added* as follows:

ADOPTION

15.25.010 Purpose(*Added*)

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.

SECTION 18: **ADOPTION** "15.25.020 Definitions" of the Big Water Zoning Code is hereby *added* as follows:

ADOPTION

15.25.020 Definitions(*Added*)

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.

SECTION 19: **ADOPTION** “15.25.030 Industrial Zones And Purpose Statements” of the Big Water Zoning Code is hereby *added* as follows:

ADOPTION

15.25.030 Industrial Zones And Purpose Statements*(Added)*

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.

SECTION 20: **ADOPTION** “15.25.040 Permitted And Conditional Uses” of the Big Water Zoning Code is hereby *added* as follows:

ADOPTION

15.25.040 Permitted And Conditional Uses*(Added)*

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

A USE TABLE

<u>Industrial Use Category</u>	<u>I-1</u>	<u>I-2</u>
<u>Light manufacturing, assembly, fabrication</u>	P	P
<u>Heavy manufacturing</u>	C	P
<u>Research and development facilities</u>	P	P
<u>Warehousing and distribution centers</u>	P	P
<u>Wholesale trade</u>	P	P
<u>Contractor offices and yards</u>	P	P

<u>Equipment rental and service</u>	P	P
<u>Fabrication shops / machine shops</u>	P	P
<u>Welding, metalwork, blacksmithing</u>	P	P

<u>Vehicle repair (including heavy equipment)</u>	P	P
<u>Truck terminals / freight yards</u>	C	P
<u>Outdoor storage yards</u>	P	P
<u>Lumberyards, planing mills</u>	C	P
<u>Concrete or asphalt batch plants</u>	NP	C
<u>Salvage yards / recycling facilities</u>	NP	C
<u>Hazardous materials storage</u>	C	C
<u>Energy generation (solar, wind, small utility)</u>	P	P
<u>Energy generation (combustion, industrial)</u>	NP	C
<u>Food processing</u>	P	P

<u>Large-scale food processing</u>	C	P
<u>Laboratories</u>	P	P
<u>Offices accessory to industrial uses</u>	P	P
<u>Caretaker or security residence</u>	C	C
<u>Retail incidental to industrial use</u>	P	P
<u>Boat Yard</u>	P	P

SECTION 21: **ADOPTION** “15.25.050 Development Standards” of the Big Water Zoning Code is hereby *added* as follows:

ADOPTION

15.25.050 Development Standards(*Added*)

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%

SECTION 22: **ADOPTION** “15.25.060 Performance Standards” of the Big Water Zoning Code is hereby *added* as follows:

ADOPTION

15.25.060 Performance Standards(*Added*)

(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.

SECTION 23: **ADOPTION** “15.25.070 Outdoor Storage And Screening” of the Big Water Zoning Code is hereby *added* as follows:

ADOPTION

15.25.070 Outdoor Storage And Screening(*Added*)

1. Outdoor storage must be screened from public streets and non-industrial zones. 2. Screening shall be:

o 8 ft solid wall or metal panel fence o 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.

SECTION 24: **ADOPTION** “15.25.080 Access, Circulation and Parking” of the Big Water Zoning Code is hereby *added* as follows:

ADOPTION

15.25.080 Access, Circulation and Parking(*Added*)

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.

SECTION 25: **ADOPTION** “15.25.090 Landscaping Standards” of the Big Water Zoning Code is hereby *added* as follows:

ADOPTION

15.25.090 Landscaping Standards(*Added*)

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.

SECTION 26: **ADOPTION** “15.25.100 Architectural And Site Design Standards” of the Big Water Zoning Code is hereby *added* as follows:

ADOPTION

15.25.100 Architectural And Site Design Standards(*Added*)

(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:

o Varying rooflines o Material changes o Color variation o 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.

SECTION 27: **ADOPTION** “15.25.110 Fencing Standards” of the Big Water Zoning Code is hereby *added* as follows:

ADOPTION

15.25.110 Fencing Standards(*Added*)

1. Chain-link allowed only with slats or obscuring fabric 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.

SECTION 28: **ADOPTION** “15.25.120 Site Plan Review Required” of the Big Water Zoning Code is hereby *added* as follows:

ADOPTION

15.25.120 Site Plan Review Required(*Added*)

All new industrial development or expansion requires site plan review under Chapter 15.26

Site Plan Review and approval by the Planning & Zoning Board.

SECTION 29: **ADOPTION** “15.25.130 Non Conforming Industrial Uses” of the Big Water Zoning Code is hereby *added* as follows:

ADOPTION

15.25.130 Non Conforming Industrial Uses(*Added*)

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

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 Tara Chiasson	_____	_____	_____	_____

Presiding Officer

Attest

David W. Schmuker, Mayor, Big
Water Town

Stephanie Burkett, Clerk, Big Water
Town

Big Water Municipal Corporation
Operational Budget Report
10 General Fund - 07/01/2025 to 01/31/2026
58.33% of the fiscal year has expired

NEW BUSINESS D.

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
Change In Net Position					
Revenue:					
Taxes					
3110.0 PROPERTY TAXES - CURRENT	184,470.35	57,611.90	198,125.39	185,000.00	107.09%
3120.0 PROPERTY TAXES - DELINQUENT	9,465.55	92.55	16,363.03	17,000.00	96.25%
3130.0 GENERAL SALES AND USE TAXES	117,544.56	11,907.17	87,178.67	138,000.00	63.17%
3140.0 TRANSIENT ROOM TAXES	0.00	1,414.68	35,091.20	50,000.00	70.18%
3150.0 COMMUNITY RESORT TAXES	0.00	64.94	525.50	0.00	0.00%
3170.0 FEE-IN-LIEU OF PROP TAXES	8,998.86	1,062.43	9,759.12	16,000.00	60.99%
Total Taxes	320,479.32	72,153.67	347,042.91	406,000.00	85.48%
Licenses and permits					
3210.0 BUSINESS LICENSES & PERMITS	7,550.00	3,950.00	6,650.00	9,000.00	73.89%
3220.0 NON-BUSINESS LICENSES & PERMIT	0.00	0.00	750.00	2,000.00	37.50%
3221.0 BUILDING PERMITS	4,740.57	3,401.79	6,580.06	10,000.00	65.80%
3225.0 ANIMAL LICENSES	10.00	0.00	0.00	0.00	0.00%
Total Licenses and permits	12,300.57	7,351.79	13,980.06	21,000.00	66.57%
Intergovernmental revenue					
3340.0 STATE GRANTS	43,200.00	0.00	0.00	0.00	0.00%
3355.0 GRANT REVENUE	0.00	0.00	0.00	4,000.00	0.00%
3355.5 FIRE STATE GRANT REVENUE	9,963.32	0.00	0.00	0.00	0.00%
3356.0 CLASS C ROAD FUND ALLOTMENT	57,487.03	0.00	42,446.88	70,000.00	60.64%
Total Intergovernmental revenue	110,650.35	0.00	42,446.88	74,000.00	57.36%
Charges for Fire Services					
3361.0 CLID CONTRACT	65,205.36	34,421.25	101,488.45	135,000.00	75.18%
3362 FIRE DEPARTMENT REVENUE	128,725.00	73,900.00	189,180.00	352,500.00	53.67%
3363 WILD LAND REVENUE	3,803.60	0.00	0.00	1,000.00	0.00%
Total Charges for Fire Services	197,733.96	108,321.25	290,668.45	488,500.00	59.50%
Charges for services					
3419.0 GENERAL GOV'T - POST OFFICE	10,294.69	1,470.67	10,294.69	18,000.00	57.19%
Total Charges for services	10,294.69	1,470.67	10,294.69	18,000.00	57.19%
Fines and forfeitures					
3520.0 COURT FEE	1,684.53	0.00	1,167.54	2,000.00	58.38%
Total Fines and forfeitures	1,684.53	0.00	1,167.54	2,000.00	58.38%
Interest					
3610.0 INTEREST EARNINGS	23,131.94	1.26	17,301.13	30,000.00	57.67%
Total Interest	23,131.94	1.26	17,301.13	30,000.00	57.67%
Miscellaneous revenue					
3630.0 VOLUNTARY FIRE CONTRIBUTION	10,000.00	0.00	25.00	0.00	0.00%
3690.0 MISCELLANEOUS REVENUE	81.87	0.00	380.00	0.00	0.00%
3694 EVENT DONATIONS	1,000.00	0.00	1,000.00	0.00	0.00%
3695.0 CASH OVER/SHORT	0.00	0.00	0.00	500.00	0.00%
Total Miscellaneous revenue	11,081.87	0.00	1,405.00	500.00	281.00%
Contributions and transfers					
3970.0 CONTRIBUTIONS-PRIVATE SOURCES	40,000.00	0.00	0.00	0.00	0.00%
3990.0 GEN FUND BALANCE TO BE APPROP.	0.00	0.00	0.00	68,731.00	0.00%
Total Contributions and transfers	40,000.00	0.00	0.00	68,731.00	0.00%
Total Revenue:	727,357.23	189,298.64	724,306.66	1,108,731.00	65.33%
Expenditures:					
General government					
Council					
4111.0 MAYOR SALARIES AND WAGES	4,116.00	550.00	4,125.00	7,150.00	57.69%
4113.0 EMPLOYEE BENEFITS	315.60	42.08	315.60	675.00	46.76%
4123.0 TRAVEL	0.00	0.00	59.76	150.00	39.84%
4124.0 OFFICE EXPENSE & SUPPLIES	0.00	230.78	293.97	0.00	0.00%
Total Council	4,431.60	822.86	4,794.33	7,975.00	60.12%
Court					
4224.0 OFFICE EXPENSE & SUPPLIES	0.00	3.25	275.78	0.00	0.00%
4230.0 PUBLIC DEFENDER	0.00	0.00	0.00	1,500.00	0.00%
4230.5 ATTORNEY	0.00	0.00	10,000.00	10,000.00	100.00%
Total Court	0.00	3.25	10,275.78	11,500.00	89.35%
Administration					

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Big Water Municipal Corporation
Operational Budget Report
10 General Fund - 07/01/2025 to 01/31/2026
58.33% of the fiscal year has expired

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
4411.0 SALARIES AND WAGES	37,640.31	5,185.74	44,119.87	72,200.00	61.11%
4413.0 EMPLOYEE BENEFITS	2,911.40	396.72	4,143.83	6,000.00	69.06%
4415.0 EMPLOYEE MEDICAL BENEFITS	14,103.91	1,817.04	14,134.08	25,963.00	54.44%
4418.0 EMPLOYEE RETIREMENT	5,717.62	735.85	6,061.08	12,477.00	48.58%
4421.0 BOOK, SUBSCRIPTIONS/MEMBERSHIP	1,217.57	125.00	982.52	3,100.00	31.69%
4422.0 PUBLIC NOTICES	0.00	0.00	0.00	500.00	0.00%
4423.0 TRAVEL	2,757.99	0.00	982.87	6,500.00	15.12%
4424.0 OFFICE EXPENSE & SUPPLIES	2,704.22	631.56	6,200.92	8,000.00	77.51%
4424.5 TOWN WEBSITE	0.00	0.00	0.00	4,300.00	0.00%
4425.0 EQUIPMENT - SUPPLIES & MAINT	1,222.85	0.00	1,339.55	2,000.00	66.98%
4427.0 BLDG & GRNDS - SUPPLIES/MAINT	397.44	260.00	879.36	4,000.00	21.98%
4428.0 UTILITIES	1,525.41	122.94	1,430.29	3,000.00	47.68%
4429.0 TELEPHONE	626.99	176.90	749.21	1,000.00	74.92%
4430.0 LAWSUIT	0.00	0.00	0.00	3,000.00	0.00%
4430.5 ATTORNEY	1,640.37	3,285.00	4,485.00	5,000.00	89.70%
4431.0 ENGINEERING	475.00	0.00	1,482.00	10,000.00	14.82%
4431.5 AUDIT	4,195.00	0.00	4,350.00	5,000.00	87.00%
4433.0 EDUCATION & TRAINING	430.00	0.00	292.83	3,000.00	9.76%
4434.0 BANK CHARGES	1,856.27	253.88	1,664.41	4,000.00	41.61%
4435.0 POSTAL CONTRACT	21,388.93	2,732.28	23,098.61	34,000.00	67.94%
4451.0 INSURANCE AND SURETY BONDS	7,279.85	0.00	1,963.85	10,000.00	19.64%
4452.0 EVENT EXPENDITURES	538.83	1,380.32	1,380.32	2,000.00	69.02%
4461.0 MISCELLANEOUS	1,888.89	0.00	708.32	10,000.00	7.08%
Total Administration	110,518.85	17,103.23	120,448.92	235,040.00	51.25%
Non-Departmental					
4920.0 TOWN CLEAN-UP	0.00	0.00	81.87	2,200.00	3.72%
4939.0 ELECTIONS	0.00	0.00	2,131.27	3,500.00	60.89%
4964.0 ARPA EXPENSE	6,572.46	0.00	0.00	0.00	0.00%
Total Non-Departmental	6,572.46	0.00	2,213.14	5,700.00	38.83%
Total General government	121,522.91	17,929.34	137,732.17	260,215.00	52.93%
Public safety					
Police					
5411.0 SALARIES - FULL TIME	40,253.03	5,867.20	45,929.21	75,544.00	60.80%
5412.0 SALARIES - PART TIME	1,600.00	2,015.90	13,091.52	24,860.00	52.66%
5413.0 EMPLOYEE BENEFITS	3,279.22	603.06	4,496.77	6,600.00	68.13%
5415.0 MED INSUR	13,926.50	2,103.18	14,722.26	26,000.00	56.62%
5418.0 EMPLOYEE RETIREMENT	11,443.11	1,734.34	13,007.55	22,000.00	59.13%
5423.0 TRAVEL	0.00	0.00	0.00	1,000.00	0.00%
5424.0 OFFICE EXPENSE & SUPPLIES	245.80	0.00	461.32	500.00	92.26%
5425.0 EQUIPMENT - SUPPLIES & MAINT	2,530.51	410.09	13,902.20	15,100.00	92.07%
5425.5 GRANT EXPENDITURES	2,603.17	0.00	0.00	4,000.00	0.00%
5426.0 FUEL	3,136.70	584.51	3,426.55	6,000.00	57.11%
5428.0 UTILITIES	280.09	80.02	580.16	1,000.00	58.02%
5429.0 TELEPHONE	384.54	151.84	491.23	1,000.00	49.12%
5433.0 EDUCATION & TRAINING	0.00	0.00	0.00	1,000.00	0.00%
5451.0 INSURANCE AND SURETY BONDS	338.64	0.00	3,684.47	800.00	460.56%
5461.0 MISCELLANEOUS	50.00	0.00	100.00	200.00	50.00%
Total Police	80,071.31	13,550.14	113,893.24	185,604.00	61.36%
Fire					
5511.0 SALARIES AND WAGES	211,286.09	33,519.54	224,335.50	357,489.00	62.75%
5511.1 TRANSPORT SALARIES AND WAGES	595.00	0.00	0.00	0.00	0.00%
5513.0 EMPLOYEE BENEFITS	32,644.31	2,564.26	17,898.60	23,000.00	77.82%
5514.0 MEDICAL BENEFITS	0.00	2,103.18	23,678.58	25,000.00	94.71%
5515.0 EMPLOYEE RETIREMENT	19,440.87	2,992.62	22,534.61	30,000.00	75.12%
5523.0 STATION MAINTANCE AND REPAIR	8,659.57	0.00	1,614.87	5,000.00	32.30%
5524.0 OFFICE EXPENSE & SUPPLIES	7,627.76	750.53	2,686.62	8,500.00	31.61%
5524.1 UNIFORMS	3,185.97	506.50	1,941.40	5,000.00	38.83%
5525.0 EQUIPMENT - SUPPLIES & MAINT	7,123.86	246.64	4,474.37	9,000.00	49.72%
5525.1 MAINTENANCE - E31	0.00	0.00	1,886.95	3,000.00	62.90%
5525.15 MAINTENANCE - E32	3,165.32	1,543.36	1,989.54	3,000.00	66.32%
5525.2 MAINTENANCE - R31	10.49	0.00	114.40	4,000.00	2.86%
5525.4 MAINTENANCE - A31	104.70	0.00	0.00	0.00	0.00%
5525.5 MAINTENANCE - A32	0.00	0.00	79.17	0.00	0.00%
5525.6 MAINTENANCE - BR31	0.00	0.00	0.00	1,000.00	0.00%
5525.7 MAINTENANCE - CH30	1,167.88	0.00	1,591.04	2,000.00	79.55%

Big Water Municipal Corporation
Operational Budget Report
10 General Fund - 07/01/2025 to 01/31/2026
58.33% of the fiscal year has expired

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
5526.1 FUEL - BRUSH TRUCK 31	0.00	198.55	255.00	500.00	51.00%
5526.2 FUEL - ENGINE 31	2,362.85	82.84	515.97	1,500.00	34.40%
5526.3 FUEL - ENGINE 32	0.00	0.00	152.99	1,500.00	10.20%
5526.31 FUEL - R31	135.50	142.23	528.42	1,500.00	35.23%
5526.5 FUEL - CH30	2,770.29	274.99	1,518.53	4,000.00	37.96%
5527 EQUIPMENT - FIRE	210.00	535.00	535.00	1,000.00	53.50%
5528.0 UTILITIES	4,172.31	322.38	2,989.48	7,000.00	42.71%
5529.0 TELEPHONE	2,092.23	336.94	1,616.97	2,500.00	64.68%
5530.0 GRANT EXPENDITURES	9,963.32	0.00	0.00	0.00	0.00%
5533.0 EDUCATION & TRAINING	3,114.27	1,571.00	2,920.40	4,000.00	73.01%
5533.1 EDUCATION & TRAINING SUPPLIES	355.82	0.00	736.99	1,000.00	73.70%
5534.0 TRAVEL EXPENSES	1,179.37	479.18	533.52	3,000.00	17.78%
5535.0 WILD LAND	4,078.09	0.00	571.48	1,000.00	57.15%
5536 ATTORNEY	1,248.00	675.00	1,800.00	1,000.00	180.00%
5537 PUBLIC RELATIONS	1,914.74	0.00	1,063.14	2,000.00	53.16%
5551.0 INSURANCE AND SURETY BONDS	16,377.39	0.00	15,451.15	20,000.00	77.26%
5561.0 MISCELLANEOUS	1,032.32	0.00	2,112.64	1,500.00	140.84%
5567.0 FIRE HOUSE LEASE PMT	11,240.00	0.00	11,120.00	11,120.00	100.00%
5568.0 FIRE TRUCK LEASE PMT	12,885.00	12,825.01	12,825.01	12,825.00	100.00%
Total Fire	370,143.32	61,669.75	362,072.34	552,934.00	65.48%
Building					
5611.0 SALARIES AND WAGES	6,491.60	1,472.80	7,036.00	11,000.00	63.96%
5613.0 EMPLOYEE BENEFITS	351.90	54.93	360.18	550.00	65.49%
5621.0 BOOK, SUBSCRIPTIONS/MEMBERSHIP	302.13	0.00	0.00	500.00	0.00%
5624.0 OFFICE EXPENSE & SUPPLIES	0.00	0.00	21.96	500.00	4.39%
5633.0 EDUCATION & TRAINING	0.00	0.00	0.00	2,000.00	0.00%
Total Building	7,145.63	1,527.73	7,418.14	14,550.00	50.98%
Total Public safety	457,360.26	76,747.62	483,383.72	753,088.00	64.19%
Highways and public improvements					
Highways					
6110.0 Streets SALARIES & WAGES	4,125.00	550.00	4,125.00	7,150.00	57.69%
6113.0 Streets BENEFITS	315.60	42.08	315.60	1,000.00	31.56%
6120.0 Streets debt service - principal	21,000.00	0.00	0.00	0.00	0.00%
6121 Streets debt service - interest	315.00	0.00	0.00	0.00	0.00%
6127.0 Streets REPAIRS & MAINTENANCE	1,743.57	0.00	80.80	26,000.00	0.31%
6140 Road Development	369.50	0.00	0.00	0.00	0.00%
6163.0 CLASS C ROAD PROGRAM	23,857.00	1,406.00	5,465.00	35,850.00	15.24%
Total Highways	51,725.67	1,998.08	9,986.40	70,000.00	14.27%
Total Highways and public improvements	51,725.67	1,998.08	9,986.40	70,000.00	14.27%
Parks, recreation, and public property					
Parks & Recreation					
6411.0 SALARIES AND WAGES	3,710.00	480.00	4,380.00	6,000.00	73.00%
6412.0 VISITOR CENTER SALARIES AND WAGES	0.00	214.88	769.80	12,428.00	6.19%
6413.0 EMPLOYEE BENEFITS	0.00	16.43	98.65	0.00	0.00%
6424.0 OFFICE EXPENSE & SUPPLIES	0.00	0.00	31.44	0.00	0.00%
6425.0 EQUIPMENT - SUPPLIES & MAINT	373.10	0.00	0.00	800.00	0.00%
6427.0 BLDG & GRNDS - SUPPLIES/MAINT	715.02	0.00	299.86	700.00	42.84%
6428.0 UTILITIES	2,365.55	109.78	3,964.78	5,000.00	79.30%
6461.0 MISCELLANEOUS	23.54	0.00	0.00	500.00	0.00%
Total Parks & Recreation	7,187.21	821.09	9,544.53	25,428.00	37.54%
Total Parks, recreation, and public property	7,187.21	821.09	9,544.53	25,428.00	37.54%
Total Expenditures:	637,796.05	97,496.13	640,646.82	1,108,731.00	57.78%
Total Change In Net Position	89,561.18	91,802.51	83,659.84	0.00	0.00%

Big Water Municipal Corporation
Operational Budget Report
21 Municipal Building Authority - 07/01/2025 to 01/31/2026
58.33% of the fiscal year has expired

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
Change In Net Position					
Revenue:					
Miscellaneous revenue					
3680 FIREHOUSE RECEIVABLE	11,240.00	0.00	11,120.00	11,120.00	100.00%
3685.0 FIRE TRUCK RECEIVABLE	12,885.00	12,825.01	12,825.01	12,825.00	100.00%
Total Miscellaneous revenue	24,125.00	12,825.01	23,945.01	23,945.00	100.00%
Total Revenue:	24,125.00	12,825.01	23,945.01	23,945.00	100.00%
Expenditures:					
Debt service					
4250 Firehouse Loan Principal	8,000.00	0.00	8,000.00	8,000.00	100.00%
4251 Firehouse Loan Interest	3,240.00	0.00	3,120.01	3,120.00	100.00%
4252 Fire Truck Loan Principal	12,000.00	12,000.00	12,000.00	12,000.00	100.00%
4253 Fire Truck Loan Interest	885.00	825.01	825.01	825.00	100.00%
Total Debt service	24,125.00	12,825.01	23,945.02	23,945.00	100.00%
Total Expenditures:	24,125.00	12,825.01	23,945.02	23,945.00	100.00%
Total Change In Net Position	0.00	0.00	(0.01)	0.00	0.00%

Big Water Municipal Corporation
General Ledger - 1/1/2026 to 1/31/2026
Wages/ Benefits/ Retirement

Account			Description	Debit	Credit	Balance
Date	Code					
10 4111.0 - MAYOR SALARIES AND WAGES						\$3,575.00
1/4/2026	PR	Gross Pay		275.00		3,850.00
1/18/2026	PR	Gross Pay		275.00		4,125.00
				\$550.00		\$4,125.00
10 4113.0 - EMPLOYEE BENEFITS						\$273.52
1/4/2026	PR	Social Security Tax		17.05		290.57
1/4/2026	PR	Medicare Tax		3.99		294.56
1/18/2026	PR	Social Security Tax		17.05		311.61
1/18/2026	PR	Medicare Tax		3.99		315.60
				\$42.08		\$315.60
10 4411.0 - SALARIES AND WAGES						\$38,934.13
1/4/2026	PR	Gross Pay		3,753.97		42,688.10
1/18/2026	PR	Gross Pay		1,431.77		44,119.87
				\$5,185.74		\$44,119.87
10 4413.0 - EMPLOYEE BENEFITS						\$3,747.11
1/4/2026	PR	Social Security Tax		232.75		3,979.86
1/4/2026	PR	Medicare Tax		54.44		4,034.30
1/18/2026	PR	Social Security Tax		88.77		4,123.07
1/18/2026	PR	Medicare Tax		20.76		4,143.83
				\$396.72		\$4,143.83
10 4418.0 - EMPLOYEE RETIREMENT						\$5,325.23
1/4/2026	PR	Retirement		532.68		5,857.91
1/18/2026	PR	Retirement		203.17		6,061.08
				\$735.85		\$6,061.08
10 5411.0 - SALARIES - FULL TIME						\$40,062.01
1/4/2026	PR	Gross Pay		2,933.60		42,995.61
1/18/2026	PR	Gross Pay		2,933.60		45,929.21
				\$5,867.20		\$45,929.21
10 5412.0 - SALARIES - PART TIME						\$11,075.62
1/4/2026	PR	Gross Pay		976.12		12,051.74
1/18/2026	PR	Gross Pay		1,039.78		13,091.52
				\$2,015.90		\$13,091.52
10 5413.0 - EMPLOYEE BENEFITS						\$3,893.71
1/4/2026	PR	Social Security Tax		242.40		4,136.11
1/4/2026	PR	Medicare Tax		56.69		4,192.80
1/18/2026	PR	Social Security Tax		246.35		4,439.15
1/18/2026	PR	Medicare Tax		57.62		4,496.77
				\$603.06		\$4,496.77
10 5418.0 - EMPLOYEE RETIREMENT						\$11,273.21
1/4/2026	PR	Retirement		867.17		12,140.38
1/18/2026	PR	Retirement		867.17		13,007.55
				\$1,734.34		\$13,007.55
10 5511.0 - SALARIES AND WAGES						\$190,815.96
1/4/2026	PR	Gross Pay		16,214.79		207,030.75
1/18/2026	PR	Gross Pay		17,304.75		224,335.50
				\$33,519.54		\$224,335.50
10 5513.0 - EMPLOYEE BENEFITS						\$15,334.34
1/4/2026	PR	Social Security Tax		1,005.32		16,339.66
1/4/2026	PR	Medicare Tax		235.12		16,574.78
1/18/2026	PR	Social Security Tax		1,072.89		17,647.67
1/18/2026	PR	Medicare Tax		250.93		17,898.60
				\$2,564.26		\$17,898.60
10 5515.0 - EMPLOYEE RETIREMENT						\$19,541.99
1/4/2026	PR	Retirement		1,502.69		21,044.68
1/18/2026	PR	Retirement		1,489.93		22,534.61
				\$2,992.62		\$22,534.61
10 5611.0 - SALARIES AND WAGES						\$5,563.20
1/7/2026	AP	INV: 202601 Kane County Building Department - December 2025 Building Inspections		754.80		6,318.00
1/18/2026	PR	Gross Pay		718.00		7,036.00
				\$1,472.80		\$7,036.00

Big Water Municipal Corporation
General Ledger - 1/1/2026 to 1/31/2026
Wages/ Benefits/ Retirement

Account		Description	Debit	Credit	Balance
Date	Code				
10 5613.0 - EMPLOYEE BENEFITS					\$305.25
1/18/2026	PR	Social Security Tax	44.52		349.77
1/18/2026	PR	Medicare Tax	10.41		360.18
			\$54.93		\$360.18
10 6411.0 - SALARIES AND WAGES					\$3,900.00
1/4/2026	PR	Gross Pay		0.00	3,900.00
1/14/2026	AP	INV: 1.15.2026 Pitcher, Joann - Town Hall General Grounds Maintenance	100.00		4,000.00
1/14/2026	AP	INV: 1.15.2026 Stegall, Marvin - Town Hall- gen grounds/ maintenance	85.00		4,085.00
1/15/2026	AP	VOID INV: 1.15.2026 Pitcher, Joann - Town Hall General Grounds Maintenance		100.00	3,985.00
1/15/2026	AP	INV: 1.15.2026 Pitcher, Joann - Town Hall General Grounds Maintenance	105.00		4,090.00
1/18/2026	PR	Gross Pay		0.00	4,090.00
1/21/2026	AP	INV: 1.21.2025 Pitcher, Joann - Town Hall Grounds Maintenance	150.00		4,240.00
1/21/2026	AP	INV: 1.12.2026 Stegall, Marvin - Town Hall grounds maintenance	140.00		4,380.00
			\$580.00	(\$100.00)	\$4,380.00
10 6412.0 - VISITOR CENTER SALARIES AND WAGES					\$554.92
1/4/2026	PR	Gross Pay	54.80		609.72
1/18/2026	PR	Gross Pay	160.08		769.80
			\$214.88		\$769.80
10 6413.0 - EMPLOYEE BENEFITS					\$82.22
1/4/2026	PR	Social Security Tax	3.40		85.62
1/4/2026	PR	Medicare Tax	0.79		86.41
1/18/2026	PR	Social Security Tax	9.92		96.33
1/18/2026	PR	Medicare Tax	2.32		98.65
			\$16.43		\$98.65
Report Total:			\$58,546.35	(\$100.00)	\$412,703.77

Big Water Municipal Corporation Check Register

All Bank Accounts - 01/01/2026 to 01/31/2026

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
AT&T Mobility (FIRSTNET)	6122	28734612648X12	01/05/2026	01/05/2026	39.29	Hotspot for Chief Truck	105529 0 - TELEPHONE	
AT&T Mobility (FIRSTNET)	6122	28734612648X12	01/05/2026	01/05/2026	50.40	Crew phone line	105529 0 - TELEPHONE	
AT&T Mobility (FIRSTNET)	6122	28734612648X12	01/05/2026	01/05/2026	161.91	Chief phone with Iphone upgrade	105529 0 - TELEPHONE	
					\$251.60			
					\$251.60			
BANKCARD CENTER		BW CC 6508- De	01/08/2026	01/08/2026	2.99	Apple- Marshall iCloud	105429 0 - TELEPHONE	
BANKCARD CENTER		BW CC 6508- De	01/08/2026	01/08/2026	3.25	Google- 200GB subscription	104224 0 - OFFICE EXPENSE & SUP	
BANKCARD CENTER		BW CC 6508- De	01/08/2026	01/08/2026	8.89	Amazon- Marshal screen protector	105429 0 - TELEPHONE	
BANKCARD CENTER		BW CC 6508- De	01/08/2026	01/08/2026	16.14	Amazon- Mason jar lids for EE wellness participatio	104424 0 - OFFICE EXPENSE & SUP	
BANKCARD CENTER		BW CC 6508- De	01/08/2026	01/08/2026	19.59	Amazon- Town Christmas 9" Dinner Plates	104452 0 - EVENT EXPENDITURES	
BANKCARD CENTER		BW CC 6508- De	01/08/2026	01/08/2026	20.98	Amazon-Town Christmas 6" Dinner Plates	104452 0 - EVENT EXPENDITURES	
BANKCARD CENTER		BW CC 6508- De	01/08/2026	01/08/2026	21.47	ChatGPT- Dec 2025	104424 0 - OFFICE EXPENSE & SUP	
BANKCARD CENTER		BW CC 6508- De	01/08/2026	01/08/2026	35.70	Amazon- Bathroom Paper Towels	104424 0 - OFFICE EXPENSE & SUP	
BANKCARD CENTER		BW CC 6508- De	01/08/2026	01/08/2026	39.99	Amazon- Coffee Cart	104424 0 - OFFICE EXPENSE & SUP	
BANKCARD CENTER		BW CC 6508- De	01/08/2026	01/08/2026	100.00	Repair Kanab- Marshal battery replacement	105429 0 - TELEPHONE	
BANKCARD CENTER		BW CC 6508- De	01/08/2026	01/08/2026	100.89	Dam Bar- Post Meeting office lunch	104424 0 - OFFICE EXPENSE & SUP	
BANKCARD CENTER		BW CC 6508- De	01/08/2026	01/08/2026	125.00	UMCA membership	104421 0 - BOOK, SUBSCRIPTIONS/	
BANKCARD CENTER		BW CC 6508- De	01/08/2026	01/08/2026	206.10	Walmart- Angel Tree wish list items from Bob Reed	104452 0 - EVENT EXPENDITURES	
BANKCARD CENTER		BW CC 6508- De	01/08/2026	01/08/2026	261.56	Walmart- Angel Tree wish list items from Bob Reed	104452 0 - EVENT EXPENDITURES	
BANKCARD CENTER		BW CC 6508- De	01/08/2026	01/08/2026	537.36	Walmart- Angel Tree wish list items from Bob Reed	104452 0 - EVENT EXPENDITURES	
BANKCARD CENTER		BW CC 6508- De	01/08/2026	01/08/2026	24.28	Custom Patch- BW Patches	104124 0 - OFFICE EXPENSE & SUP	
BANKCARD CENTER		December 2026-	01/08/2026	01/08/2026	48.66	Walmart- Paper Towels- hot chocolate, biscoffs	104124 0 - OFFICE EXPENSE & SUP	
BANKCARD CENTER		December 2026-	01/08/2026	01/08/2026	68.72	Walmart- EE Coffee bar supplies	104124 0 - OFFICE EXPENSE & SUP	
BANKCARD CENTER		December CC 36	01/08/2026	01/08/2026	10.97	Safeway- unknown charge by Katie	104452 0 - EVENT EXPENDITURES	
BANKCARD CENTER		December CC 36	01/08/2026	01/08/2026	25.19	Family Dollar- Town Christmas Dinner napkins and f	104452 0 - EVENT EXPENDITURES	
BANKCARD CENTER		December CC 36	01/08/2026	01/08/2026	40.58	Walmart- Dinner Rolls for Christmas Dinner	104452 0 - EVENT EXPENDITURES	
BANKCARD CENTER		December CC 36	01/08/2026	01/08/2026	257.99	Walmart- Town Christmas Dinner Supplies- Stuffing,	104452 0 - EVENT EXPENDITURES	
BANKCARD CENTER		FD CC 6243- Dec	01/08/2026	01/08/2026	4.92	Walmart- push pins	105524 0 - OFFICE EXPENSE & SUP	
BANKCARD CENTER		FD CC 6243- Dec	01/08/2026	01/08/2026	8.92	Walmart- cable tie, clear org	105524 0 - OFFICE EXPENSE & SUP	
BANKCARD CENTER		FD CC 6243- Dec	01/08/2026	01/08/2026	47.14	Walmart- Table covers, Dr.P77up, crangrape, tissue	105524 0 - OFFICE EXPENSE & SUP	
BANKCARD CENTER		FD CC 6243- Dec	01/08/2026	01/08/2026	75.00	Utah Fire Chiefs Association Membership	105524 0 - OFFICE EXPENSE & SUP	
BANKCARD CENTER		FD CC 6243- Dec	01/08/2026	01/08/2026	127.79	Kanab Custom Meals- Bnsket	105524 0 - OFFICE EXPENSE & SUP	
BANKCARD CENTER		FD CC 6243- Dec	01/08/2026	01/08/2026	246.64	The Fire Store- 300" Tubular webbing, TFS Shove K	105525 0 - EQUIPMENT - SUPPLIES	
BANKCARD CENTER		FD CC 6243- Dec	01/08/2026	01/08/2026	442.90	Lake Powell Auto Glass- F150 Windshield, labor, ad	105524 0 - OFFICE EXPENSE & SUP	
					\$2,929.61			
					\$2,929.61			
CenturyLink	6128	Jan 2026- Acct 33	01/13/2026	01/14/2026	48.96	Tax/ Fees/ Surcharges	104429 0 - TELEPHONE	
CenturyLink	6128	Jan 2026- Acct 33	01/13/2026	01/14/2026	54.91	SSD Phone and Long Distance Jan 2026 (split)	101581 0 - GLEN CANYON SSD CLEA	
CenturyLink	6128	Jan 2026- Acct 33	01/13/2026	01/14/2026	85.34	FD PHONE	105529 0 - TELEPHONE	
CenturyLink	6128	Jan 2026- Acct 33	01/13/2026	01/14/2026	127.94	TH PHONE, FAX, Long Distance	104429 0 - TELEPHONE	
CenturyLink	6128	Jan 2026- Acct 33	01/13/2026	01/14/2026	80.62	PO Phone- Jan 2026	104435 0 - POSTAL CONTRACT	
					\$397.77			
Clarion Events, Inc.	6129	CIV00420119	01/13/2026	01/14/2026	1,571.00	Fire Engineering Training Event	105533 0 - EDUCATION & TRAINING	
					\$1,571.00			
EFTPS	9999	PR010426-12	01/06/2026	01/06/2026	751.06	Medicare Tax	102221 0 - FICA PAYABLE	
EFTPS	9999	PR010426-12	01/06/2026	01/06/2026	1,352.57	Federal Income Tax	102222 0 - FEDERAL WITHHOLDING	
EFTPS	9999	PR010426-12	01/06/2026	01/06/2026	3,211.42	Social Security Tax	102221 0 - FICA PAYABLE	
					\$5,315.05			
EFTPS	9999	PR011826-12	01/20/2026	01/20/2026	735.26	Medicare Tax	102221 0 - FICA PAYABLE	
EFTPS	9999	PR011826-12	01/20/2026	01/20/2026	1,230.08	Federal Income Tax	102222 0 - FEDERAL WITHHOLDING	
EFTPS	9999	PR011826-12	01/20/2026	01/20/2026	3,143.68	Social Security Tax	102221 0 - FICA PAYABLE	
					\$5,109.02			

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Big Water Municipal Corporation
Check Register

All Bank Accounts - 01/01/2026 to 01/31/2026

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
EFTPS	99999	PR011826-12	01/21/2026	01/26/2026	11.15	Federal Income Tax	102222 0 - FEDERAL WITHHOLDING	
EFTPS	99999	PR011826-12	01/21/2026	01/26/2026	11.60	Medicare Tax	102221 0 - FICA PAYABLE	
EFTPS	99999	PR011826-12	01/21/2026	01/26/2026	49.60	Social Security Tax	102221 0 - FICA PAYABLE	
					\$72.35			
					\$10,496.42			
GARKANE ENERGY	6130	Dec 2025- 16362	01/13/2026	01/14/2026	31.06	QUILL LIGHT	104428 0 - UTILITIES	
GARKANE ENERGY	6130	Dec 2025- 16364	01/13/2026	01/14/2026	33.29	1180 INDEP LIGHT	104428 0 - UTILITIES	
GARKANE ENERGY	6130	Dec 2025- 18403	01/13/2026	01/14/2026	41.87	City Park Power	106428 0 - UTILITIES	
GARKANE ENERGY	6130	Dec 2025- 38800	01/13/2026	01/14/2026	158.50	PO POWER	104435 0 - POSTAL CONTRACT	
GARKANE ENERGY	6130	Dec 2025- 92480	01/13/2026	01/14/2026	322.38	FD POWER	105528 0 - UTILITIES	
GARKANE ENERGY	6130	Dec 2025-163630	01/13/2026	01/14/2026	67.91	800 INDEP LIGHT	106428 0 - UTILITIES	
GARKANE ENERGY	6130	Dec 2025-721800	01/13/2026	01/14/2026	28.59	Town Hall Power- Dec	101581 0 - GLEN CANYON SSD CLEA	
GARKANE ENERGY	6130	Dec 2025-721800	01/13/2026	01/14/2026	\$742.19	Town Hall Power- Dec	104428 0 - UTILITIES	
					\$742.19			
Kane County Building Department	6125	202601	01/07/2026	01/07/2026	754.80	December 2025 Building Inspections	105611 0 - SALARIES AND WAGES	
					\$754.80			
Marlin Leasing Corporation - Peac S	EFT	01142026	01/14/2026	01/14/2026	87.37	Xerox Copier Lease (split)	104424 0 - OFFICE EXPENSE & SUP	
Marlin Leasing Corporation - Peac S	EFT	01142026	01/14/2026	01/14/2026	87.37	Xerox Copier Lease (split)	\$14030 - Water office supplies & expen	
					\$174.74			
					\$174.74			
PAYMENTECH FEE	EFT	152026	01/06/2026	01/06/2026	6.25	FEES	104434 0 - BANK CHARGES	
					\$6.25			
PEHP	EFT	January 2026	01/05/2026	01/05/2026	134.50	Clerk Dental January 2026	104415 0 - EMPLOYEE MEDICAL BEN	
PEHP	EFT	January 2026	01/05/2026	01/05/2026	420.64	Treasurer Health/Dental January 2026 (20%)	101581 0 - GLEN CANYON SSD CLEA	
PEHP	EFT	January 2026	01/05/2026	01/05/2026	746.36	SSD Clerk Health/Dental January 2026	101581 0 - GLEN CANYON SSD CLEA	
PEHP	EFT	January 2026	01/05/2026	01/05/2026	1,682.54	Treasurer Health/Dental January 2026 (80%)	104415 0 - EMPLOYEE MEDICAL BEN	
PEHP	EFT	January 2026	01/05/2026	01/05/2026	2,103.18	FD Bailey Nelson Health/Dental Family Jan 2026	105514 0 - MEDICAL BENEFITS	
PEHP	EFT	January 2026	01/05/2026	01/05/2026	2,103.18	Marshall Health/Dental Ins - Jan 2026	105415 0 - MED INSUR	
PEHP	EFT	January 2026	01/05/2026	01/05/2026	2,103.18	Water Operator- Health/ Dental Jan 2026	101581 0 - GLEN CANYON SSD CLEA	
					\$9,293.58			
					\$9,293.58			
Pitcher, Joann	ACH,12312512	12.31.2025	12/31/2025	01/02/2026	100.00	Town Hall General Grounds Maintenance	106411 0 - SALARIES AND WAGES	
Pitcher, Joann	ACH,01152610	1.15.2026	01/15/2026	01/16/2026	105.00	Town Hall General Grounds Maintenance	106411 0 - SALARIES AND WAGES	
Pitcher, Joann	ACH,01262614	1.21.2025	01/21/2026	01/27/2026	150.00	Town Hall Grounds Maintenance	106411 0 - SALARIES AND WAGES	
Pitcher, Joann	ACH,01292615	1.29.2026	01/29/2026	01/30/2026	150.00	Post Office Maintenance	104427 0 - BLDG & GRNDS - SUPPLI	
					\$505.00			
Redd's Ace Hardware	6131	176930	01/14/2026	01/14/2026	43.86	Scissors/mop handle	105524 0 - OFFICE EXPENSE & SUP	
					\$43.86			
Siddons-Martin Emergency Group	6126	700-SIV0054414	01/08/2026	01/08/2026	75.00	Freight	105527 - EQUIPMENT - FIRE	
Siddons-Martin Emergency Group	6126	700-SIV0054414	01/08/2026	01/08/2026	460.00	FDX-Red Leather Boots- 7M and 10.5M	105527 - EQUIPMENT - FIRE	
					\$535.00			
Siddons-Martin Emergency Group	6132	321-0000051760	01/13/2026	01/14/2026	1,543.36	E32 Pump test, oil change, travel	105525 15 - MAINTENANCE - E32	
					\$2,078.36			

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Big Water Municipal Corporation
Check Register
All Bank Accounts - 01/01/2026 to 01/31/2026

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
Stegall, Marvin	ACH.12312512	12.31.2025	12/31/2025	01/02/2026	120.00	Town Hall- gen grounds/ maintenance	106411 0 - SALARIES AND WAGES	
Stegall, Marvin	ACH.01152610	1.15.2026	01/14/2026	01/16/2026	85.00	Town Hall- gen grounds/ maintenance	106411 0 - SALARIES AND WAGES	
Stegall, Marvin	ACH.01282614	1.12.2026	01/21/2026	01/27/2026	140.00	Town Hall grounds maintenance	106411 0 - SALARIES AND WAGES	
Stegall, Marvin	ACH.01292615	1.29.2026	01/29/2026	01/30/2026	110.00	Post Office grounds maintenance	104427 0 - BLDG & GRNDS - SUPPLI	
					\$455.00			
SUNRISE ENGINEERING	6127	ARIV1009200	01/08/2026	01/08/2026	106.00	Project Management	106163 0 - CLASS C ROAD PROGRA	
SUNRISE ENGINEERING	6127	ARIV1009200	01/08/2026	01/08/2026	1,300.00	Pavement Management	106163 0 - CLASS C ROAD PROGRA	
					\$1,406.00			
SymbolsArts, LLC	6133	sales order #4460	01/13/2026	01/14/2026	506.50	BWFR Badges- Firefighter and AEMT	105524 1 - UNIFORMS	
					\$506.50			
Total Tech Utah	6121	TT-10072	01/05/2026	01/05/2026	30.00	Privacy Review	104424 0 - OFFICE EXPENSE & SUP	
Total Tech Utah	6121	TT-10072	01/05/2026	01/05/2026	90.00	Russ PIW reset, Chris login help, faulty modem	105425 0 - EQUIPMENT - SUPPLIES	
Total Tech Utah	6121	TT-10072	01/05/2026	01/05/2026	135.00	I.T. Investigation and security help	104424 0 - OFFICE EXPENSE & SUP	
Total Tech Utah	6121	TT-10072	01/05/2026	01/05/2026	165.00	Investigation an Xerox scan to email problem	104424 0 - OFFICE EXPENSE & SUP	
					\$420.00			
					\$420.00			
Utah Retirement Systems	9999	PR010426-8831	01/06/2026	01/07/2026	50.00	Roth IRA	102225 0 - RETIREMENT PAYABLE	
Utah Retirement Systems	9999	PR010426-8831	01/06/2026	01/07/2026	2,973.52	Retirement	102225 0 - RETIREMENT PAYABLE	
					\$3,023.52			
Utah Retirement Systems	9999	PR010426-8831	01/20/2026	01/20/2026	12.76	Retirement	102225 0 - RETIREMENT PAYABLE	
Utah Retirement Systems	9999	PR011826-8831	01/20/2026	01/20/2026	50.00	Roth IRA	102225 0 - RETIREMENT PAYABLE	
Utah Retirement Systems	9999	PR011826-8831	01/20/2026	01/20/2026	2,625.58	Retirement	102225 0 - RETIREMENT PAYABLE	
					\$2,688.34			
					\$5,711.86			
Utah State Division of Finance	6134	01142026	01/14/2026	01/14/2026	0.01	Interest - 2022 2 Used Fire Trucks	214253 - Fire Truck Loan Interest	
Utah State Division of Finance	6134	3 - 2022 2 Used F	01/14/2026	01/14/2026	825.00	Interest - 2022 2 Used Fire Trucks	214253 - Fire Truck Loan Interest	
Utah State Division of Finance	6134	3 - 2022 2 Used F	01/14/2026	01/14/2026	12,000.00	Principal - 2022 2 Used Fire Trucks	214252 - Fire Truck Loan Principal	
					\$12,825.01			
					\$12,825.01			
Utah State Tax Commission	9999	PR010426-13	01/06/2026	01/06/2026	1,132.91	State Income Tax	102223 0 - STATE WITHHOLDING PAY	
Utah State Tax Commission	9999	PR011826-13	01/20/2026	01/20/2026	1,050.39	State Income Tax	102223 0 - STATE WITHHOLDING PAY	
					\$2,183.30			
VECTORDYNE	6135	2877	01/27/2026	01/27/2026	-25.00	Stop Check Fee	104434 0 - BANK CHARGES	
VECTORDYNE	6135	2877	01/27/2026	01/27/2026	320.09	Marshal F150 Tires mounted and balanced	105425 0 - EQUIPMENT - SUPPLIES	
					\$295.09			
					\$295.09			
VERIZON WIRELESS	EFT	6132642545	01/13/2026	01/13/2026	39.96	Marshal Cell *9940	105429 0 - TELEPHONE	
VERIZON WIRELESS	EFT	6132642545	01/13/2026	01/13/2026	39.96	Water Operator Cell *1777	101581 0 - GLEN CANYON SSD CLEA	
VERIZON WIRELESS	EFT	6132642545	01/13/2026	01/13/2026	40.01	Deputy Marshal Hot Spot *1176	105428 0 - UTILITIES	
VERIZON WIRELESS	EFT	6132642545	01/13/2026	01/13/2026	40.01	Marshal Hot Spot *0404	105428 0 - UTILITIES	
					\$159.94			
					\$159.94			

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Big Water Municipal Corporation
Check Register
All Bank Accounts - 01/01/2026 to 01/31/2026

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
WEX BANK	EFT	109715074	01/06/2026	01/06/2026	82.84	E31 Fuel- Dec 2025	105526 2 - FUEL - ENGINE 31	
WEX BANK	EFT	109715074	01/06/2026	01/06/2026	142.23	R31 Fuel- Dec 2025	105526 31 - FUEL - R31	
WEX BANK	EFT	109715074	01/06/2026	01/06/2026	198.55	BR31- Dec 2025 Fuel	105526 1 - FUEL - BRUSH TRUCK 31	
WEX BANK	EFT	109715074	01/06/2026	01/06/2026	274.99	CH30- Dec 2025 Fuel	105526 5 - FUEL - CH30	
					<u>\$698.61</u>			
WEX BANK	EFT	109689661	01/08/2026	01/08/2026	584.51	Marshal Fuel December 2025	105426 0 - FUEL	
					<u>\$1,283.12</u>			
XPRESS BILL PAY	EFT	INV-XOR031361	01/05/2026	01/06/2026	132.70	December 2025 Services	104434 0 - BANK CHARGES	
					<u>\$132.70</u>			
ZIONS BANK	EFT	1212026	01/21/2026	01/21/2026	89.93	ANALYSIS FEE	104434 0 - BANK CHARGES	
ZIONS BANK	EFT	01272026	01/27/2026	01/27/2026	30.00	stop check payment	104434 0 - BANK CHARGES	
ZIONS BANK	EFT	01302026	01/30/2026	01/30/2026	20.00	service charges	104434 0 - BANK CHARGES	
					<u>\$139.93</u>			
					<u>\$54,763.63</u>			

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**Big Water Municipal Corporation
Cash Summary
All Bank Accounts as of 01/31/2026**

Description	Amount
Checking - Zions	\$88,268.63
PTIF 3384 General	\$291,752.28
PTIF 3385 Roads	\$529,351.57
PTIF 5600 Fire Dept	\$8,489.68
PTIF 8089 Human Resources	\$20,875.07
PTIF 8359 Contingency Fund	\$24,195.85
Xpress Bill Pay Clearing	\$30.00
PTIF 0670 Loan	\$0.00
Water Cash	\$106.16
UNDEPOSITED PAYMENTS	\$15,650.00
General Ledger Cash Total:	<u>\$978,719.24</u>

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