

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

APPROVED MINUTES

6:00 PM WORK SESSION

7:00 PM MEETING

February 2, 2026

6:00 PM WORK SESSION

1. Call to Order: At 6:14 PM

2. Discuss Meeting Agenda Items-

Commercial Zoning Districts (C1, C2, C3) Discussed that C1 is intended for downtown-oriented uses such as restaurants, retail, and tourism-oriented businesses. C2 accommodates heavier commercial uses and most existing commercial businesses. C3 is intended primarily for government facilities, such as City Hall, fire stations, parks, and other public facilities.

Boat Storage and Boat Yard Uses: The Commission identified that boat storage, a major industry in Big Water, was not clearly defined or listed in the commercial Table of Permitted Uses. Concern was raised that, as currently written, boat storage could be unintentionally classified as industrial, which would require rezoning existing businesses. The Commission discussed the distinction between: Boat storage facilities (indoor or outdoor storage) and Boat yards (repair, maintenance, outdoor work, noise-generating activities)

Outdoor Storage and Nuisance Provisions: The Commission reviewed Section 15.23.070 – Special Regulations, particularly regarding outdoor storage and nuisance conditions. Concerns were raised regarding ambiguity in determining what constitutes “decorative” versus “junk” materials. The discussion included registered vehicles versus abandoned or dismantled vehicles, applicability to boats and maritime vessels, particularly when visible from public streets and enforcement practicality using registration status rather than operability

Fencing Standards: Chain-link fencing is restricted primarily in C3. C2 remains more flexible. There was a discussion focused on affordable screening options.

Commercial Design Standards (Section K): The Commission reviewed commercial design standards requiring town-approved materials and aesthetic themes. Concerns were raised about overreach into C2 and industrial-type commercial buildings.

Industrial Zoning Draft Review: A draft Industrial Zoning (I-1 and I-2) section was reviewed. The draft was described as a rough working draft modeled loosely after Kanab’s code. The Commission discussed how industrial zoning could support future growth while protecting residential and commercial areas.

Residential Zone Renaming and Overlays: The Commission reviewed proposed renaming of residential zones to simplify and clarify: Existing RE and R zones would be renamed R1 through R4 and Mixed Use Zone would be replaced with: Residential Overlay

3. Adjourn – at 7:07 PM

7:00 PM MEETING

1. CALL TO ORDER – 7:07 PM

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

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

4. APPROVAL OF JANUARY 2026 MINUTES – Motion to approve the January minutes made by Mark Burkett and seconded by Wryht Short. All in favor.

5. CONFLICT STATEMENT – none

6. ADMINISTRATOR COMMENTS – Not present.

7. CITIZEN COMMENTS – Tom Raneau: The definition and intent of C3 Commercial Zones, Clarification of the term “traveling public”, Suggested flexibility for certain commercial uses across multiple zones, Clarification that lodges and social clubs should be permitted in C2, not C1. The Commission acknowledged the concerns. Clarified that C3 is primarily intended for government and public facilities. Noted that the social club/lodge issue was a known typographical error and would be corrected.

8. OLD BUSINESS –

A) Discussion and Possible Action on Special Events and Ordinance/Temporary Use Permits – Tabled

B) Discussion and Possible Action on Amending Off Street Parking spaces – Tabled

C) Discussion and Possible Action on Definitions – Tabled

D) Discussion and Possible Action on Commercial/Industrial/Mixed Use– Motion to approve and send to Town Council with edits and revisions that we discussed made by Wryht Short and seconded by Jack Brisbin. All in favor.

E) Discussion and Possible Action on Amending Table of Uses – Motion that we accept the amended table of uses with typos and corrections as previously discussed made by Mark Burkett and seconded by Wryht Short. All in favor.

F) Discussion and Possible Action on Land Use Ordinance – Tabled

G) Discussion and Possible Action on Timeshare and Camp Resort Act – Tabled

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

I) Discussion and possible Action on Amending Zoning Code 15.10.160 Procedures for Lot Line Adjustments and 15.10.150 Standards and Requirements for Parcel Joinder (Lot Consolidation) – Tabled

J) Discussion on Residential Setback Requirements- Tabled

9. NEW BUSINESS–

10. FINAL CITIZEN COMMENTS- none

11. FINAL COMMENTS –

12. ADJOURNMENT– Motion to adjourn made by Mark Burkett and seconded by Wryht Short. All in favor. 7:25 PM