

**BIG WATER MUNICIPAL TOWN COUNCIL
REGULAR MEETING**

APPROVED MINUTES

**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-** David calls to order at 6:44pm
- 2. ROLL CALL** – Jim Lybarger, Tara Chiasson, Luke McConville, Jennie Lassen, David Schmuker here.
- 3. DISCUSSION ON AGENDA ITEMS** – Zoning codes, one suggestion would be to have a map so we know where these proposed zones would be. Jennie says it would be hard to adopt without a map. The different C-1, C-2, C-3 zones would need to be seen. Denise explains that nothing is changing, it is just being defined better. Jennie says for example, where is C-1? Do the property owners know which Commercial zone they are in? Luke asks, if all the existing commercial zones are C-2? Mostly. And C-3 would be the government buildings only. Tara asks that as far as the permitted uses, if we ever anticipate needing a conditional use. Denise responds that we try to keep those under control.
- 4. ADJOURN-** Adjourned at 7:02pm

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 -Opened at 7:02pm Russ Johnson, curious about this- what will be changing? He will get a packet to see the additions and changes to the ordinance. Many C-zones overlap each other for permitted uses.
Public Hearing closed at 7:10pm

MEETING

CALL TO ORDER- David calls to order at 7:10pm

- 1. ROLL CALL** – Jim Lybarger, Tara Chiasson, Luke McConville, Jennie Lassen, David Schmuker here.
- 2. PLEDGE OF ALLEGIANCE** – David Leads pledge of allegiance
- 3. STATEMENT OF CONFLICT** - None
- 4. APPROVAL OF JANUARY MEETING MINUTES** – Jim motions to approve as written, Luke seconds. All in favor.
- 5. MAYOR, COUNCIL, AND DEPARTMENT REPORTS**
 - **Mayor:** Met with Sunrise on the road project and drove all around town with the engineers to give them on sight idea of what we are dealing with. All agreed that we would need more than a seal coat but would need a chip seal or possibly a very thin asphalt layer. Got a quote from BB for 10 miles of chip seal and seal coat of \$580,000K. We could save money by prepping and patching ourselves.
 - **Council:**
 - **GCSSD; Jennie Lassen:** Our South Well is down again but our North Well is running fine. We just voted to give our notice to Republic and will switch to Pro Waste. It will save us some money.
 - **Parks & Recreation; Jennie Lassen /Tara Chiasson:** They are planning on doing another climbing day with Sundial Guides. Hopefully someday in March. Jennie will be orchestrating a community hike day on March 28th at Birthday Arch and Bucktank Draw. Will get notices out

for all events. Also, looking at asking for a grant for just the pavilion at the park. Will hope to bring some proposals and quotes to council next month to move forward with grant funding.

- **Planning and Zoning; Luke McConville;**
- **Public Safety; Jim Lybarger:** Went on a ride along with Russ. Crime is so minimal here and the Marshals are doing a great job. Fire Department support emphasized including upcoming fund raiser.
- **Fire Chief:** Cameron- we were able to get hand-me-down packs from Fredonia with 3 years left on the tanks. We were able to get 11 packs. Still waiting to hear back from grants to purchase a couple at a time. Hosting a pancake breakfast to sell tickets and will have breakfast. March 28th, in an effort to raise some funds and to get the community together. Hope in the future we won't have to charge but would like to do this annually. Lost a full-time employee to Cedar Mountain, promoted Nat to full time. Agreement with AZ to take Page transports again. Draft of an MOU to get that vetted and approved to be able to take transports again. Just did hydro testing at Amangiri. Learned about air lock and hydrant testing. Implementing a new training program, which will track training for ISO ratings.
Cameron explains the Fire Code- State code 15A requires municipalities to adopt the Statewide Fire code. Will include fire inspections and building standards that are already required by the state. This is something we always should have done to be compliant with the state. Any new builds would be required to build to the new codes.
- **Marshal:** 17 new cases last month and on case 15 as of this month. And 6 open cases. Mentions an ordinance against camping in the park which is right next to our school. I would like to have more concrete ordinances against allowing potential out-of-town predators to be able to post up at our park and watch our children.
- **Planning & Zoning Administrator; Denise Wood:** Denise wanted to add that if the council has a question about anything P&Z, they can call and get clarification at any time.
- **Treasurer:** Peggy Short, budget season starts next month. She will draft a preliminary budget to discuss with department heads. Will also schedule a public hearing to move any money for this year that is needed in short falls. This will not be appropriating, it will be added because it is money we have already collected, it just wasn't in our budget.

6. CITIZEN COMMENTS – Denise Wood, wanted to make sure trash days will remain Wednesday

7. OLD BUSINESS –

- a) **Discussion and Possible Action on Annexation & Expansion of Town Boundaries-** Table
- b) **Discussion and Possible Action on Adopting Big Water Municipal Privacy Policy-**Table
- c) **Discussion and Possible Action on Ordinance 01-2026 Adopting the Utah State Fire Code-** Jim motions to adopt Ordinance 01-2026 Utah State Construction and Fire Codes Act Title 15-A. Tara seconds. All in favor.

8. NEW BUSINESS

- a) **Discussion and Possible Action Adopting Resolution 2026-05 Appointing a Town Clerk/Recorder-** Jim motions to adopt resolution 2026-05 Appointing Abby as a Town Clerk, Recorder, to the starting wage of \$20 per hour. Lassen seconds. All in favor.
- b) **Discussion and Possible Action on Adopting Ordinance 02-2026 Commercial Zones Supplementary Development Standards-** Table. Council would like a map to show where the zones will be. Also, the overlays. They will send it back to P&Z to draft a map to accompany the ordinance.
- c) **Discussion and Possible Action on Approving Transportation Master Plan-** Table for further questions. Jennie wonders what the implications are.

- d) Discussion and Possible Action on Approving the Financials and Check Register-** Luke questions the unknown purchase. It was a charge to Walmart from the previous clerk's credit card that was not backed up with a receipt, so we do not know what the purchase was for. Jennie motions to approve the financials and check register. Jim seconds.

Cameron announces that the Fire department will be hosting an EMT class either here or at the Wahweap Ranger Station. They want to recruit a few locals to attend. The classes are free to attend you just have to pass the test at the end of the 12 week class.

9. ADJOURNMENT— Jim motions to adjourn. Luke seconds. All in favor. 7:59pm