

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 MEETING

August 3, 2026

6:00 PM WORK SESSION

1. Call to Order: at 6:13 PM

2. Discuss Meeting Agenda Items – Discussion on citizens concern if the Pro Waste building was out of compliance or not with state code. It was discussed that the property was not being used as a transfer station or garbage collection. There is nothing that is out of compliance. They have to break a code or ordinance in order to be shut down, which they have not. Discussed wanting further research on what the code actually says. They want to check other class 4 or 5 towns in Utah that regulates trash regulations. Discussion on the noise ordinance requirements. Discussion on wanting to add decibels language to the ordinance and removing wording like “excessive” as that is ambiguous language and subject to interpretation. They want to see what other towns have in their ordinances for what is a proper decibel of allowed noise.

3. Adjourn – at 7:02 PM

7:00 PM MEETING

1. CALL TO ORDER – at 7:08 PM

2. ROLL CALL – Jack Brisbin, Wryht Short (via phone), Mark Burkett, Robert Wilkes and 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 JULY 2026 MINUTES – Motion to approve the July 2026 minutes made by Nicole Wood and seconded by Jack Brisbin. All in favor.

5. CONFLICT STATEMENT - none

6. ADMINISTRATOR COMMENTS – We had one building permit application ready to be approved and one we are working on that is coming up. Continuing to go over some existing ordinances to bring them up to new Utah Code. Working on building permit and land compliance procedures and ordinances. Answering numerous emails, calls and inquiries pertaining to zoning, commercial and permits. Monitoring open building permits. Working on compliance letters and parking issues.

7. CITIZEN COMMENTS – Clarence Blair- expressed strong opposition to the proposed use of the property as a maintenance and staging yard for a waste collection company. He stated that current residential garbage collection has minimal impact because trucks collect waste once a week and leave, whereas establishing a permanent facility would introduce ongoing activity into the neighborhood. Potential leakage of liquids from garbage trucks, citing a recent observation of water dripping from a truck traveling through town. Noticed this on July 3.

The possibility of unsanitary conditions and associated health concerns.

Increased noise from garbage trucks and waste containers, particularly during early morning operations.

The proximity of the facility to nearby homes, including children, elderly residents, and individuals with disabilities.

The visual impact of storing garbage trucks and waste containers in a residential area.

The belief that this type of operation is incompatible with the surrounding neighborhood and should instead be located in a more isolated commercial or industrial area away from residences.

Adam Wagner- Expressed concern about reports and personal observations of garbage trucks leaking liquid onto public roads. He stated that, if occurring, such leaks could create unpleasant odors, negatively affect the community's appearance, and impact tourism. He referenced Utah Code Section 72-7-409, stating their understanding that allowing waste fluids to leak onto roadways is prohibited. Rather than pursuing enforcement action. He suggested the Town contact the waste collection company to remind them of the applicable legal requirements and encourage corrective measures. He also acknowledged that occasional missed trash collections can happen and expressed appreciation that the company had addressed past service issues when notified. He indicated he were seeking improved compliance with operational standards rather than punitive action.

8. OLD BUSINESS –

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

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

C) Discussion and Possible Action on Definitions – Continued

D) Discussion and Possible Action on Amending Table of Uses – Continued

E) Discussion and Possible Action on Land Use Ordinance – Continued

F) Discussion and Possible Action on Timeshare and Camp Resort Act – Continued

G) Discussion on Residential Setback Requirements- Continued

H) Discussion and Possible Action on Amending the Verbiage in Municipal and Zoning Code for excessive noise and possible quiet time hours – Continued

10. NEW BUSINESS–

A) Discussion of Citizen Concerns Regarding Business Compliance – Continued until we get some more information from state and county ordinances.

B) Discussion and Action on Choosing a Different Date for the September Meeting – Motion to move the September meeting to August 31, 2026 made by Nicole Wood and seconded by Jack Brisbin. All in favor.

11. FINAL CITIZEN COMMENTS- Clarence Blair – stated he very grateful that the gravel pit is not making any more noise. Sleeps very well.

12. FINAL COMMENTS – none

13. ADJOURNMENT– Motion to adjourn made by Mark Burkett and seconded by Nicole Wood. All in favor at 7:20pm