

Minutes of the Bicknell Planning & Zoning Commission

Tuesday January 31, 2023, 7:00 - 8:30 pm
Bicknell Town Hall, 64 West 100 North Bicknell UT

Welcome and Call to order @ 7:00 : Ellen Anderson

Roll Call: Ellen Anderson, Gregg Anderson, Katie McDonald, JaCee Johnson, Jim Dudleston and Tony Jackson in attendance. Rhett Jackson absent.

Approval of minutes: The minutes of January 3, 2023 were unanimously approved.

First order of business: Talmage Mooseman variance application.

Talmage presented his variance application for the boundary line adjustment between his and Steve Mooseman's property. Approval of the variance would allow for the increase in size of Steve's property and a proportionate decrease in Talmage's.

Talmage stated that currently there is no room on Steve's property to make any adjustment to the septic system should it fail. The proposed BLA would give ample room for a septic move in addition to leaving Talmage with approx. 10,000 sq feet where his septic could be moved should it become necessary.

The end result would be approximately 2/3 acre lot for Steve and 1/3 acre lot for Talmage. It is also noted that in the application it states that Talmage and his wife sold the property to Steve in 2005 without doing anything through the City or County.

A discussion ensued about the variance requirement dealing with 'hardship' and the uniqueness of the property, particularly the existing outbuildings currently on Talmage's lot which are intended to be transferred to Steve.

A letter from one neighbor "Brian" was presented stating that they had no problem with the request as long as there is room for septic on both properties.

Tony Jackson stated that currently there isn't but after the boundary line adjustment there would be.

Ellen explained the next steps of holding a public hearing and then making a recommendation to the Town Board. She also asked Talmage to bring in letters from his other adjacent neighbors.

A discussion followed questioning the meaning of 'Adjacent' as stated in the ordinance as well as the possibility of the town sending out notifications to those neighbors in lieu of getting letters as a future process.

There was also discussion on placing a condition on approval that adding on to Talmages house in the future may not be feasible due to the limited space remaining for septic.

Rules of Order and Procedure

Ellen passed out an old sheet covering meeting rules of order and asked everyone to take a look at it for the next meeting. She said she didn't think it had ever been adopted but it may be something we want to use as a guideline.

Grant requests from the Town Council

The Town Council has requested that the Planning and Zoning Commission write letters to the Council supporting grant requests for:

- 1) Paving all the unpaved roads within the city limits.
- 2) Drainage system for flood control.
- 3) Outdoor recreation trail system.

A motion was made by JaCee and seconded by Katie for Ellen to write the requested letters. The motion was unanimously approved.

Building and Zoning Ordinance 07-2020

The previous Planning and Zoning Commission had begun updating and making changes to this ordinance. At last month's meeting everyone was given a copy and asked to comment and be prepared to discuss. Sections 1 through 7 were covered and changes were recommended mainly dealing with clarifying the existing text as well as grammar and spelling errors. There were many questions as to the (2016 Code) reference found throughout the document.

A couple definitions were added; "Adjacent" and "Current Code" to simplify and clarify. In Section 4, "D" was added to include Septic Systems.

A discussion was had about existing and future lot splits within the town during sales. Katie agreed to contact Colleen at the County to see if the County will allow a lot split requested by a citizen within Bicknell Town to happen without Bicknell Town approval.

A motion was made to adjourn the meeting at 8:30. Based on a unanimous vote, the meeting was adjourned.