

## **Minutes of the Bicknell Planning & Zoning Commission Meeting**

Tuesday January 3, 2023, 7:00 - 8:00 pm  
Bicknell Town Hall, 64 West 100 North Bicknell UT  
Recording #9

**Welcome and Call to order @ 7:00 :** Steve Albrecht

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

**Welcome and introduction of new members:** All members introduced themselves and welcomed Ellen Anderson, Gregg Anderson, Jim Dudleston and Katie McDonald to the Commission. Steve Albrecht announced it would be his last meeting with the Commission because he has been asked to join the Town Council and would be stepping down.

**Approval of minutes:** The minutes of November 29 2022 were unanimously approved.

**First order of business:** Elect a new chairperson and secretary for the Commission. Nominations were opened for chairperson. Ellen Anderson was nominated and by unanimous vote, elected as chairperson. Nominations were then opened for secretary. Jim Dudleston was nominated and by unanimous vote, elected as secretary.

**Update from outgoing chairperson:** Steve Albrecht stressed the importance of the planning commission in creation and maintenance of ordinances so they can be equitably enforced for everyone. Steve also stated the number one infraction the commission must deal with is the construction of illegal structures on one's property. This includes a business in a residential zone, a primary residence that is too small, setbacks violated, a fence that is too tall and so on. Also mentioned was enforcement or lack thereof. A new attorney has been retained that may be a first step in enforcement after Town Council approval.

The Sunglow Motel's request for the construction of 8 additional rooms for migrant workers was discussed as an outstanding issue. These would be 300 sq ft rooms with just a bathroom and bedroom built behind the motel for housing workers for 8 to 9 months at a time. The problem is that we don't know if he has adequate septic capacity. A conditional use permit was discussed. Steve had emailed one that has been written but no contact has been made between Sunglow and the Commission since its creation. Tony Jackson mentioned that he had talked to Kevin at the Sunglow

and told him they needed to come up with a septic plan because if that wasn't adequate there was no sense going any further with the permit process. Since then, Tony hasn't heard from him so he isn't sure how interested he is in pursuing it. Ellen Anderson asked if Tony would continue to be the point person since he had already had contact with Kevin and ask him if he was planning on coming back to the Commission to pursue the project. Tony mentioned that they were currently closed up and out of town but he would contact them when they return.

Another outstanding issue brought up by Steve is the Building and Zoning Ordinance 7-20. There was discussion of the various versions of 7-20 and the confusion it was causing. JaCee Johnson said she had a copy of the one Carrie had given her and made copies for everyone. Ellen made a motion seconded by Gregg that everyone read and become familiar with Ordinance 7-20 and be prepared to discuss it at the next meeting. The motion was unanimously approved. Steve stressed that this was the primary and most critical document used by the Commission.

The last outstanding issue was the grant for the modifications at the town park. The grantor requires that there be an oversight board to oversee the project and recommends it be the Planning & Zoning Commission. Steve stated that the Commission had agreed to be the oversight board. Work hasn't started yet but probably will in the Spring.

There was then a discussion on Talmage and Steve Moosman's request for a boundary line adjustment. Currently Steve Moosman has a 10,000 sq ft lot and Talmage has around 33,000 sq ft. The proposal is to transfer approx. 18,000 sq ft from Talmage to Steve. This would result in Talmage having a 15,000 sq ft lot and Steve having 28,000 sq ft. Ellen stated that a variance would need to be applied for by Talmage since the end result would reduce his property to less than ½ acre.

A motion was made to adjourn the meeting at 8:00. Based on a unanimous vote, the meeting was adjourned.