

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

Tuesday February 20, 2024 7:00 - 8:00 pm  
Bicknell Town Hall, 64 West 100 North Bicknell UT

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

**Roll Call:** JaCee Johnson, Katie McDonald, Ellen Anderson, Tony Jackson, Jim Dudleston, present.

A motion was made by Katie McDonald to approve the January minutes. The motion was seconded by Tony Jackson and unanimously approved.

**The first item on the agenda is the building permit application submitted by Lon and Trudy Christensen.**

The plan is to construct a garage on their existing property near their house. The application and submitted plans meet current building requirements. A motion was made by Jim Dudleston to approve the building permit application as presented. The motion was seconded by JaCee Johnson. The motion was unanimously approved.

**The next item on the agenda is the Subdivision Ordinance.**

Ellen began by asking if there were any critical items any member thought should be covered in the ordinance or if there were any questions we wanted to make sure got answered. Designation of Land Use Authority is one, Timeline of when we were shooting to be done so we could turn it over to a consultant in time to meet the December 31st deadline and the definition of 'Minor Subdivision'.

Ellen explained that the 'Draft' we were looking at was a combination of Bicknell's, Koosharam's, Loa's and Lyman's existing ordinances with the new requirements mandated by the 2023 legislature and Senate Bill 174 added in.

There was a little talk about the current 2024 legislative session and the fact that the timeline may be extended for preliminary and final plat approvals for towns under 5000 people. That would be an easy change if that does take place.

An additional 'WHEREAS' was added:

**WHEREAS**, the Town of Bicknell wishes to remain in compliance with Utah State Code and implement the mandates by the 2023 Legislative session, specifically Senate Bill 174.

There was discussion on referencing as 'Ordinance, Chapter or Title' in the document since they are used interchangeably. It was decided to use 'Ordinance'.

**Definitions:** Ellen said she would align definitions in this ordinance with the recently approved Building and Zoning Ordinance so they were consistent.

There was discussion on designation of an '**Administrative Land Use Authority**' as required under State law. A motion was made by Jim Dudleston that the Bicknell Planning and Zoning Commission be designated as such. The motion was seconded by Tony Jackson. A Roll call vote followed: JaCee- yes, Katie- yes, Tony- yes, Jim- yes, Ellen-yes.

The definition of '**Minor Subdivision**' was discussed extensively. It was finally decided that not more than 3 lots would be a 'Minor' subdivision.

#### **Section 5 - Authority to impose conditions**

Road improvements and open spaces were added to the last sentence so it reads: Planning Commission has the authority to impose exactions upon a subdivider in addition to the standards and requirements contained herein, including but not limited to exactions regarding water, road improvements and open spaces.

It was decided to stop at this point and pick up on Section 10 at the next meeting.

Ellen asked everyone to read through and make notes to be ready for our next meeting. It was also decided to hold a 'work' meeting on March 5th in order to be able to finish up at our regular March 19th meeting. We need to be done in order to get it to a consultant for review to meet the end of year requirement.

Next on the agenda was the Newsletter.

It was decided to write a little about the Subdivision ordinance being written. Just an overview. Also a little on the Building and Zoning Ordinance to just familiarize people with some of the concepts like "Clear View Area".

The meeting was adjourned.