

Minutes of the Bicknell Planning & Zoning Commission

Thursday February 23, 2023, 7:00 - 8:00 pm
Bicknell Library, 79 N 100 W Bicknell UT

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

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

Approval of minutes: The minutes of January 31, 2023 were unanimously approved.

First order of business: Talmage Mooseman variance application site visit.

Ellen presented a couple items she had been researching; State code requires 14 days' notice prior to a public hearing on Utah.gov as well as 2 other places. Also, 2 times in the newspaper. Due to the fact that 'Insider' only comes out once a week on Thursday and requires notices to be given to them by noon the Friday before it is to be published, we didn't have time to get it done before this meeting. Due to these facts the public hearing on Talmage's variance will be Tuesday April 4th.

A discussion of the site visit followed; Initially there was concern about the requirements for a variance and whether or not those standards have been met. All four standards must be met and be 'on record' for a variance to be issued.

'Unreasonable hardship' vs 'Self imposed hardship' was also discussed along with 'Special Circumstances'.

The site visit revealed that the proposed property line would be made up of essentially 121 feet of buildings sitting on the line acting as the fence. One building would actually be split with half on each property. The new line would also be right on the vehicle door side of the westernmost and largest building. There was some talk about requiring a site visit by the Planning and Zoning Commission upon any variance application being submitted.

Next on the agenda was the review or Ordinance 07-2020.

During our last meeting we got to Section 8 B. so we began reviewing from there and went through Section 9.

There was some talk under 9 B (Detached Accessory Buildings) about having Detached guest houses being possible ADU's. Katie will bring samples from other towns to review next month.

Other business items:

Tuesday night meetings will resume on April 4th. The remainder of the year's schedule was worked out. Ellen will email.

A motion was made to adjourn the meeting at 8:05. Based on a unanimous vote, the meeting was adjourned.