

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

Tuesday May 2, 2023, 7:00 - 9:00 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, Tony Jackson, Katie McDonald, Jim Dudleston present. JaCee Johnson and Rhett Jackson were absent.

**Approval of minutes:** Gregg made a motion to approve the minutes of April 4, 2023 and Katie seconded the motion. The minutes were unanimously approved.

**First order of business:** The Bicknell Beautification Committee.

Thom Hunter presented the purpose and plan of the committee to apply for the T Mobile hometown mainstreet beautification grant. The current timeline is to have the draft proposal completed by May 15th. The deadline for submission is June 30th so there is plenty of time. One sticking point may be permitting with UDOT for installation along their right of way. Thom asked for any help or contacts within UDOT that may help get the permit process rolling.

Thom stated that there were 3 things that are currently a concern; First is the UDOT permits, second is that whoever is going to do the work digging and pouring the footings for the light posts needs to have insurance and be bonded and third is the timeline for the UDOT permit process and if that can be completed before the June 30th deadline.

If awarded the grant, funds wouldn't be available until Sept 15th and construction wouldn't start until the Spring of 2024. The committee passed around drawings for the proposed signs as well as 3 conceptional paintings of Main Street with the proposed improvements.

Ellen mentioned that they may be able to get help with the UDOT permitting process from Six Counties and that she would send contact information to Thom.

Kristi Dudleston from the Beautification Committee asked if someone from Planning and Zoning could write a letter in support of the grant and improvements? Ellen stated that she had already written one and given it to Carrie at the town hall.

Tony Jackson asked if they had contacted anyone at UDOT yet about the permitting process and that he had some contacts he would share that may be able to help out. Tony also said it is usually within 30 days to get a permit once everything is submitted and the process has started.

**Next item on the agenda is Business:**

John Taylor presented; He stated that Cherie Blackburn would like to add a garage to her house. The proposed location is at 93N 300W and would be about 40 x 36 feet and facing north. John mentioned that the intersection flooded twice last year and they are trying to do something to mitigate the flooding.

Ellen told John that the only thing planning and zoning would be looking at would be setbacks and positioning on the property. Jim asked that a plot plan be submitted with the application so setbacks could be seen. There was some discussion on the street right of way and the fact that the streets are not exactly in the center of the town right of way. Jim mentioned that it is something like an 80 foot right of way on all streets within Bicknell but the county plat maps would show exactly how much.

Gregg mentioned that 24 feet is what is required for setback on the street side. John was told his next step was to fill out the application and part of that is to include a plot plan so setbacks could be reviewed.

John asked if there was any way to avoid dragging this out for another month and delaying construction by having to wait for the June P&Z meeting? Ellen said that if he got everything from the county and the application completed, as long as setbacks are met, Planning and Zoning wouldn't have any other involvement. John could submit the building permit request to the Town Council for approval on Thursday. If there was an issue with setbacks, he would have to come back to Planning and Zoning with a variance application.

**Next on the agenda was pictures for the town website.** We took a couple minutes to take pictures of the members that were present and Jim will send them to Carrie.

**Another Business item** is the email from the Town Council on a nuisance ordinance. Apparently Jim was the only one that received the email from Carrie so he will forward it to the other members. Basically the Town Council would like the Planning and Zoning Commission to develop a nuisance ordinance. The email included a couple examples of other cities ordinances as a guide.

**Next on the agenda was the review of Ordinance 07-2020.**

Ellen has incorporated all the changes made over the last few meetings and everyone was asked to review the Ordinance from the beginning.

There was some discussion in Section 1: Purpose; Currently it includes "(2016 Code and 2020 Code)". It was decided to remove these references.

## **Section 2: Definitions:**

Katie felt we needed a definition for 'Single Family Dwelling' because Section 9: D talks about "A family dwelling" as any permanent or temporary structure. She felt if Section 9 D was more specific we wouldn't need it. Temporary structure was removed.

Jim mentioned 2 other definitions that may be needed. "Clear View Area" and "Variance". Both will be added.

## **Section 7: Application and plans**

Katie felt "The town will follow the international building code." is redundant. This will be removed.

## **Section 9: Setbacks, lot ...**

D: Katie had a question as to why we are going from 600 to 900 sq ft for the minimum dwelling size. There was considerable discussion on this and that this change was made by the prior Planning commission, approved by the Town Council and then kicked back to this planning commission for review. Tony mentioned that the County used 600 as the minimum. Katie stated that the 600 gave people more flexibility just starting out. Jim mentioned that maybe the 900 is to go with the no single wide trailers. At 600, someone could essentially build a single wide trailer on their lot. Jim brought up the fact that we currently don't allow single wide trailers and require someone to spend 100% more get a double wide. Changing from 600 to 900 square feet is requiring someone to spend 33% more for the additional square footage.

Jim made a motion that we change from 600 to 900 square feet minimum dwelling size. The motion was seconded by Gregg. A roll call vote followed: Jim: Yes, Katie No, Tony No, Gregg Yes, Ellen Yes. 3 to 2 in favor of changing to 900 square feet.

## **Section 10: Multi-Unit Dwellings**

3. e. Septic tanks. There was discussion on "State of Utah Board of Health" or if it should be "Central Utah Health Department". It was decided to say "State of Utah Board of Health and/or Central Utah Health Department".

## **Section 11. Variances**

C. "Upon receipt of an application for Variance by the Planning Commission, the planning Commission shall schedule a public hearing" was changed to "Upon receipt of an application for Variance by the Planning Commission, the planning commission shall schedule a site visit."

Jim brought up the fact that Town Board and Town Council still exist throughout the document. This should be uniform.

**Section 13: Signs**

L. 7. Signs in Clear Vision Zone. "Signs located within the clear vision zone." was deleted.

**Section 15. Fences and walls** were changed to **Section 14.**

This section was added from the County Code.

A motion was made to adjourn the meeting at 8:43. The motion was seconded and approved.