

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

Tuesday June 18, 2024 7:00 - 8:20 pm  
Bicknell Town Hall, 64 West 100 North Bicknell UT

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

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

A motion was made by Tony Jackson to approve the May minutes. The motion was seconded by Jim Dudleston and unanimously approved.

**The first item on the agenda is a building permit application for Deann Fraizer.**

This permit is to remodel a bathroom. A new shower and electrical outlets will be installed.

A motion was made by Jim to approve the permit and seconded by Tony. The application was unanimously approved.

**Next on the agenda is a building permit application for Scott Woolsey.**

The application is to build a metal 42' x 40' barn/garage on his property just west of the Town's property bordering the irrigation pond. The building will be placed in the middle of the ½ acre lot. The front setback is 100 feet, Side setbacks are 34'. Height of the building is 18 to 20 feet from the ground to the peak of the roof.

A motion was made by Jim and seconded by Tony to approve the building permit. The motion was unanimously approved.

**Next on the agenda was an update on the progress of the Subdivision Ordinance.**

Jim had emailed to all members copies of the Preliminary and Final Subdivision Applications furnished by 'Planning Outpost' as well as a template ordinance for our review. Jim had asked Fred (Planning Outpost) if our ordinance as sent to them met state law? The reply from Fred was that it did meet state law but some of it was confusing and hard to read.

We have the option of presenting our ordinance as it currently stands to the Town Council or we can get Planning Outpost to send us specifics on the areas that are

confusing or hard to read and discuss making those changes in our next meeting. This would mean delaying approval until the August Town Council meeting.

There are also 2 deliverables that we have not received yet; The SOP and the Flowchart.

The preliminary and final applications developed by Planning Outpost seem very comprehensive and include the required checklists as well as Owner Affidavit and Agent Authorization. It is nice to have all of this in a single packet and not have to remember which documents need to be issued when a subdivision application request comes in.

The general consensus was to take our time and find out from Planning Outpost what sections were unclear and discuss those issues at our next (July) P&Z meeting. That will also give them time to produce the SOP and Flowchart so we can present the entire completed packet to the Town Council in August.

**Next on the agenda is annexation:**

Ellen stated that she had sent our annexation ordinance to Brock at R6 because the town is beginning to talk about annexation. Brock felt our ordinance was great.

The person that is buying Lee Taft's place is interested in annexing.

In order to do that, the town's "Expansion area map" needs to be updated to include that area as well as any other area we feel might be annexed looking forward 20 years.

Ellen had made copies of the current Expansion area map and we began looking at the areas we felt may be annexed in the future. A new area was defined which excludes BLM and State Trust Lands.

A motion was made by Jim to recommend the amended annexation expansion map as drawn to the Town Council. The motion was seconded by Tony. A roll call vote followed: Jim - Yes, Tony - Yes, Ellen - Yes.

Jim brought up a few notes from the Growth Summit that were interesting:

UtahLandUse.org is a site run by Craig Call that has a lot of resources. Jim will send out his notes to all members.

**The meeting was adjourned.**