



TOWN OF BICKNELL GENERAL PLAN



MAY 2, 2019
Bicknell Planning and Zoning Commission

TABLE OF CONTENTS

| | |
|--|----|
| ACKNOWLEDGEMENTS | 2 |
| PLAN BACKGROUND | 3 |
| Role of the General Plan | 3 |
| What is a General Plan? | 3 |
| Plan Authority | 4 |
| Planning Background | 4 |
| COMMUNITY PROFILE..... | 5 |
| Town History | 5 |
| Town Context | 6 |
| Demographics | 6 |
| Opportunities and Challenges | 7 |
| Characteristics and Values | 7 |
| COMMUNITY FUTURE | 7 |
| Vision Statement | 7 |
| Goals | 7 |
| LAND USE | 8 |
| Current Land Use | 8 |
| Annexation | 9 |
| Critical Lands | 9 |
| Goals / Future Land Use | 9 |
| TRANSPORTATION..... | 10 |
| Goals | 10 |
| PUBLIC SERVICES..... | 10 |
| Goals | 10 |
| COMMUNITY DEVELOPMENT AND DESIGN..... | 11 |
| Goals | 11 |
| ECONOMIC DEVELOPMENT | 12 |
| Goals | 12 |
| APPENDECIES..... | 13 |
| Appendix A: Zoning Map and Land Use Map | 13 |
| Appendix B: General Plan Citizen Questionnaire | 14 |
| Appendix C: General Plan Open Discussion | 17 |

ACKNOWLEDGEMENTS

City Council

Brian Brill
Kerry Stephens
Weston Johnson
Brigg Blackburn

Mayor

Noreen Johnson

City Staff

Connie Durfey
Scott Woolsey

Planning Commission

Bryan Brinkerhoff
Kathy Woolsey
Ellen Anderson
Marjie Taylor
Gregg Anderson

Consultants

Zach Leavitt
Regional Planner
Six County Association of
Governments

Plan Adopted

Date of meeting

Last Amended

Date of meeting

PLAN BACKGROUND

Role of the General Plan

The Bicknell Town General Plan is designed to be used as a guide for the decision-making process and should remain flexible enough to allow decisions to be made that are in the best interest of the community. The General Plan will act as a general master plan for guiding the growth and development of Bicknell. It provides an officially adopted guide to future decisions for the Town Council, Planning Commission, committees, residents, property owners, business people and others interested in the future of Bicknell Town. All land use decisions should be considered within the General Plan framework. Long range stability will require a continuous effort by the town, property owners, and residents to maintain and improve all elements of the city. The city must assume responsibility for maintaining the public infrastructure, such as streets. Property owners and residents must assume responsibility for maintaining private property. Zoning regulations and infrastructure improvements are to support and protect the values of the residents of Bicknell. It is designed to be a living document that will be reviewed, updated and changed as conditions change in the community.

What is a General Plan?

A General Plan is sometimes referred to as a “Master Plan” or “Comprehensive Plan.” It is a community’s general guide for making land use decisions and is reflection of the community’s values.

At the large-scale level, the General Plan describes how the community wants to grow (i.e., where the community wishes various land uses to take place and what the community wants to look like). The Plan covers the area within the city limits as well as land anticipated to be annexed to the city in the future.

At a more detailed scale, the General Plan provides direction for the many detailed decisions made every week concerning specific street improvements, sidewalks, electric substations and building locations, etc. The cumulative effect of such decisions has a significant impact on the shape of the community and the residents’ quality of life.

The General Plan is a basic tool to guide zoning, budgeting, capital improvement decisions and policy-making. The intent of Bicknell’s general plan is to safeguard the rural atmosphere and unique character of our community, including safe neighborhoods, peace and quiet, little traffic and fellowship of neighbors. This Plan will guide future growth so that these values, traditions, and our unique lifestyle are respected and can be enjoyed by future generations.

Plan Authority

Our town provides and adopts the General Plan as required by the State of Utah's Municipal Land Use, Development, and Management Act, Title 10 Chapter 9a et. seq. Utah Code Annotated, 1953, as amended (the "Act").

The General Plan is provided to achieve the purposes of the Act, and to establish a policy foundation and decision-making framework for the present and future needs of the Bicknell and to proactively address present and anticipated growth and development of the Town (see the Act at Section 10-9a-401).

The Town Council adopts this General Plan as an advisory guide for land use decisions and further requires that all land use decisions be found to be consistent with the provisions of the General Plan. As provided by the Act at Section 10-9a-406, "no street, park, or other public way, ground, place, or space, no publicly owned building or structure, and no public utility, whether publicly or privately owned, may be constructed or authorized until and unless it conforms to the General Plan, as adopted."

Planning Background

The Town Council and Mayor, Noreen Johnson, appointed a Planning Commission in June of 2018 to start the process of writing a General Plan for Bicknell Town.

The Bicknell General Plan process has made every effort to include the residents of the town in the goals and visions of the plan. In July 2018, a questionnaire was sent to each household in Bicknell in order to establish the values of the citizens. These values have driven much of the General Plan. Throughout the process residents have also been invited to participate in open discussions, public hearings, and public comment time at each Planning Commission meeting. Mayor, Noreen Johnson, has been at the Town Hall every Tuesday to listen to the concerns of the citizens of Bicknell. The input and comments from the public have been shaped into a series of goals, action steps, and policies which reflect the direction of the Town officials, citizens and development interests. These goals are the ends the Town would like to attain, the action steps detail the means to the goals, and the policies the Town Council adopt show how the actions steps may be achieved or implemented. The goals and actions steps are intentionally general in nature in order to allow flexibility in achieving them.

COMMUNITY PROFILE

Much of the identity of Bicknell comes from its location and natural surroundings. Set in a high mountain valley, most residents enjoy beautiful mountain and valley views. Most residents also identify with our rural atmosphere, peace and quiet, low crime rate, and the family-friendly community. These characteristics shape our community vision.

Community Vision

To preserve and maintain the rural atmosphere of Bicknell and provide a well-planned, clean, safe, family oriented and friendly community.

Town History

Bicknell Town has an interesting history, it is probably the only town in Utah that not only changed the location of the town, but also changed the name of the town.

Settled in 1875, Thurber, as it was originally named after A.K. Thurber, one of the first settlers, was located at the mouth of Government Creek, south of the Fremont River and about eight miles southeast of Loa. Whenever someone asks where Bicknell is located, it's easiest to just say that it's between Fish Lake and Capitol Reef National Park, two of the most recognizable areas near our town.

In 1875, A.K. Thurber came into the Wayne County area with about 600 head of cattle. Beason Lewis soon followed with another four or five hundred head of cattle. More people followed and began to build a town, along with a school and homes. Because of poor drinking water and some sickness of typhoid fever, it was decided to relocate the town even though it was very hard to leave the townsite they had established. In 1895, the new townsite was dedicated and with approximately three hundred residents, they moved north three miles to the new location. But it wasn't until 1897, that they finished the move to the new townsite hoping to have more abundant, clean water.

Many of the names from the original settlers that still live in Bicknell are Baker, Brinkerhoff, Durfey, Meeks, Morrell, and Taft to name just a few. Farming, Cattle, Sheep, some Government positions with the Park and Forest Service, Tourism, and Schools are the main employment in Bicknell.

The reason the name of Thurber was changed to Bicknell involves a gentleman from Rhode Island who wished to have a town named after him. He would donate several books for a library if the town agreed to change the name. It was approved and the town changed from Thurber to Bicknell in 1916. The L.D.S. Ward in Bicknell kept the name of Thurber.

The population of Bicknell is still about 300 to 350, and has seen many good times with hard working, industrious people. But we still have a problem with having enough water, that must go hand in hand with living in the desert.

Town Context

Bicknell Town exists in a beautiful high mountain valley. It is a farming community with strong rural character. It is surrounded by mountain peaks that reach over 11,000 feet. Designated scenic byways are easily accessed from Bicknell, including: Fish Lake Highway 25 loop, Highway 24 that runs through the entire valley, into Capitol Reef and is Bicknell’s Main Street, and Highway 12 to Escalante. There are forests, lakes and streams with abundant wildlife in close proximity to Bicknell. Much of the surrounding area is public land under the jurisdiction of the Forest Service and BLM.

Demographics

As of the 2010 Census, there are 327 people living in Bicknell. That number has remained fairly constant over the years. The median age in Bicknell is 38.8 years old. Ninety-six percent of the population of Bicknell is White Caucasian.

General Demographics

| | | |
|-------------------------|--------|---------|
| Current population | 327 | |
| Population by age group | Number | Percent |
| 0-5 | 25 | 7.6 |
| 5-9 | 25 | 7.6 |
| 10-14 | 27 | 8.3 |
| 15-19 | 23 | 7.0 |
| 20-24 | 16 | 4.9 |
| 25-29 | 17 | 5.2 |
| 30-34 | 18 | 5.5 |
| 35-39 | 20 | 6.1 |
| 40-44 | 18 | 5.5 |
| 45-49 | 17 | 5.2 |
| 50-54 | 31 | 9.5 |
| 55-59 | 18 | 5.5 |
| 60-64 | 17 | 5.2 |
| 65-69 | 18 | 5.5 |
| 70+ | 33 | 11.3 |
| Median Age | 38.8 | |

Opportunities and Challenges

Having an adequate water supply and water storage has been an ongoing problem for Bicknell for years. Currently the Town has received USDA grant money to add to the water supply by developing the Saddle Pass Spring and the Cold Spring as well as drilling another well to connect into the Brinkerhoff Spring.

Bicknell is a small town with very few jobs opportunities. Bicknell Town officials and residents are exploring ways to increase job opportunities without destroying our rural community. One opportunity being explored is working with the State of Utah Rural Online Initiative.

Characteristics and Values

The residents of Bicknell value their community as a great place to live. Bicknell is a small rural community surrounded by agriculture fields and farm land. It is a friendly community based on good pioneer values where people take care of each other, watch out for each other, and help each other. It is important to protect the rural atmosphere and character of the Town while providing appropriate facilities and services for its current and future residents.

Bicknell's core values are:

1. Safe Neighborhoods
2. Peace and Quiet
3. Rural Atmosphere
4. Little Traffic
5. Fellowship of neighbors
6. Recreational opportunities
7. Agricultural Opportunities

COMMUNITY FUTURE

The most successful communities are those that have a strong identity and a vision for their future. With a clear vision, public officials and residents can focus on the many small steps that will lead to the future. As decisions are made within the community, each option should be analyzed as to whether it corresponds with the community identity and vision.

Vision Statement

To preserve and maintain the rural atmosphere of Bicknell and provide a well-planned, clean, safe, family oriented and friendly community.

Goals

Goal 1: To protect and preserve the rural atmosphere, values, and lifestyle of Bicknell.

Action steps:

1. Keep the majority of traffic on the highway and not on side streets.

2. Maintain and protect the Residential Agricultural zone.
3. Development should be permitted only to the degree that the Town has capacity to provide the necessary public services such as water.
4. Maintain safe and orderly neighborhoods.

Goal 2: Maintain a Family Friendly Community.

Action steps:

1. Keep the grounds and equipment of the town park safe and in good condition.
2. Work with the County to support the swimming pool's need for water.
3. Encourage family friendly activities such as community picnics, July 24 community dinner, Christmas tree lighting, and other community activities.

LAND USE

Current Land Use

When Bicknell was originally settled in its current location on the hillside, it was mainly an agricultural community and agriculture related land uses remain a significant part of the community today. The original Mormon pioneer settlers platted out the town using a grid system. The plat called for straight, wide roads intersecting at right angles and a central town main street with areas for business. The periphery of the town would be used for farming. This has remained very consistent through the years with the church, town public building, park, medical clinic, and schools being incorporated into the town wherever there was space available.

The Land Use element of the Bicknell General Plan encourages the orderly and efficient distribution of land uses in the town. The range and mix of land uses include residential, commercial, public use, and agricultural areas within the town.

Bicknell Town currently has two zones: The Commercial Residential Zone, and The Residential Agricultural Zone.

The Commercial Residential Zone: This zone is established as an area in which the primary use of the land is for business or residential purposes. The area covered by this zone is intended to be the dominant business center of the town. Other permitted uses in this zone include but are not limited to the following: recreation and park areas, residential dwellings, short term rentals, motels, restaurants, schools, public buildings, and similar uses that would be in harmony with the objectives and characteristics of this zone as determined by the Town Board.

The Residential Agricultural Zone: This zone is established as an area in which the primary use of the land is for single family home dwelling purposes, and for small scale, part-time farming. This zone is characterized by dwellings situated on large, urban-type lots and small farms occupied largely by families who desire to increase their living pleasure by raising agricultural produce or by maintaining a limited number of

domesticated animals. To further clarify, permitted uses would be tilling of soil, raising crops, horticulture and gardening, but not large-scale farming. It would also include raising a limited number of animals for the purpose of maintaining the land and maintain a rural lifestyle that is part of Bicknell's town history

Current Zoning and Land Use Maps of Bicknell Town – See Appendix A

Annexation

Annexation, or incorporation of additional lands into Bicknell Town, are not currently expected. In the annexation process, boundaries are extended and residents of a newly annexed area become citizens of the town and share in the benefits and responsibilities of that citizenship.

Future annexation of unincorporated lands outside the boundaries of Bicknell will be taken on a case by case basis when people who own the land outside of the Town limits apply for annexation. Each annexation application will be considered by the Town Board on its own merits. The Town Board will consider annexations that provide a benefit to the town and assess the impact on Town services of each proposed annexation. There are several unincorporated areas surrounding Bicknell town that are already connected to the town water system. These have been identified as potential areas that may want to apply for future annexation at some time in the future.

Critical Lands

Critical Lands are areas which are generally unsuitable or unsafe for development. The flood plane areas on the East Side of Town and near the Sand Wash area on the South side of Town are two regions that could be unsuitable and unsafe for homes. When considering development applications for these sensitive areas, the Planning Commission and Town Board will require thorough study and analysis by the developer with the use suitability and mitigation measures, if determined to be necessary. These requirements are in addition to the requirements imposed on any land use or zone regulations that may exist in these areas. Other smaller sensitive lands or hazardous lands may be discovered as new development(s) are applied for or areas are investigated for annexation.

Future Land Use

The Town of Bicknell will continue to encourage a healthy balance and mix of land uses within the community including residential, commercial, and agricultural zones maintaining a stable rural environment throughout the town. Future decisions regarding land use, zoning, and growth in Bicknell will be guided by the values of our community.

Goals

Goal 1: Provide a stable and attractive environment throughout the town.

Action steps:

1. Maintain and protect the town's two zones: Commercial Residential Zone, and Residential Agricultural Zone.
2. Follow the spirit and intent of the General Plan when reviewing applications for changes in land use and zoning.
3. Improve and maintain zoning and land use maps

TRANSPORTATION

The street network in Bicknell has been developed primarily in a grid pattern. State Route 24 runs through Bicknell and constitutes the main street of Bicknell. As of this date, sidewalk exists on some portions of main street. Presently, all other roads do not have gutter, curb, and sidewalk.

Goals

Goal 1: Facilitate safe and efficient transportation through town and within neighborhoods.

Action steps:

1. Improve and extend roads throughout the town.
2. Improve the efficiency of the transportation system and reduce potential conflicts through the use of signs, street markings and street lighting.
3. Coordinate with UDOT to maintain Highway 24 that comprises main street.
4. Coordinate with the county to maintain the county roads that intersect with town roads.

PUBLIC SERVICES

Public facilities and services represent the public's investment in the development of the infrastructure that is necessary to support the physical operation of the Town. Public services provided by Bicknell Town include culinary water, a town park, an irrigation water system, a cemetery, and street maintenance. The main challenge of any community is to ensure that adequate Public Services and Facilities are provided for their residences. Bicknell's most pressing challenge is providing an adequate culinary water supply to support the infrastructure of the town and those adjacent homes and businesses that rely on the town water supply.

Goals

Goal 1: Secure and maintain an adequate culinary water source.

Action steps:

1. Increase water supply and water storage capacity.

2. Apply for grants to provide funding for development and maintenance of water supplies.

Goal 2: Provide high quality Public Services to Bicknell residents and businesses.

Action steps:

1. Maintain and improve when needed all Public Services.

COMMUNITY DEVELOPMENT AND DESIGN

A well-planned community design improves both the visual and functional characteristics of the town. It can make the town more aesthetically pleasing while enhancing the life and the values of the citizens of Bicknell. While community development and design shapes, and is shaped by, other facets of planning, such as transportation, commercial and residential land uses, and public services, it is important to focus on objectives that enhance the visual design and image of the community as well as improving the functional characteristics of the town.

Goals

Goal 1: Develop an online presence for Bicknell Town.

Action steps:

1. Study ways to create a town website.
2. Explore online bill pay options for citizens.

Goal 2: Promote the beautification and visually pleasing appearance of Bicknell.

Action steps:

1. Maintain Main Street as visually appealing and pedestrian friendly.
2. Identify beautification projects.
3. Continue to sponsor regular city “clean-up” days, and provide for the removal of large items and yard waste.
4. Encourage businesses and residential properties to maintain visually pleasing yards and surrounding areas.

Goal 3: Design and develop a Historical and Veterans Memorial

Action Steps:

1. Establish a process to oversee the memorial.

ECONOMIC DEVELOPMENT

Economic development is the carrying out of activities that infuse new capital from outside the area into the community to improve the lifestyle of local citizens. While Bicknell is still a small town there are reasons to pursue economic development. The most important reason is because there are relatively few job opportunities and businesses within our town. Historically, the economy of Bicknell has had a strong relationship with the development and production of agriculture, as well as tourism. Currently many of the citizens of Bicknell work in other nearby towns within Wayne County. The Wayne County School District is one of the larger employers within in the town with the District Office, High School and Middle School all located in Bicknell. The Wayne Community Medical Clinic is another employer located in Bicknell. Bicknell has two motels and two restaurants that cater to the tourist business. Other employers include an automotive and recreation business, an excavation business, a frame shop, and a gas station. The farming and ranching heritage is still very strong and important in many families' lives. Even with these opportunities, it is difficult for residents to get a job with sufficient pay to support a family and continue living in the area. To meet the future employment needs of Bicknell's population, several alternative paths could be pursued that will provide employment opportunities without changing the culture and values of the town.

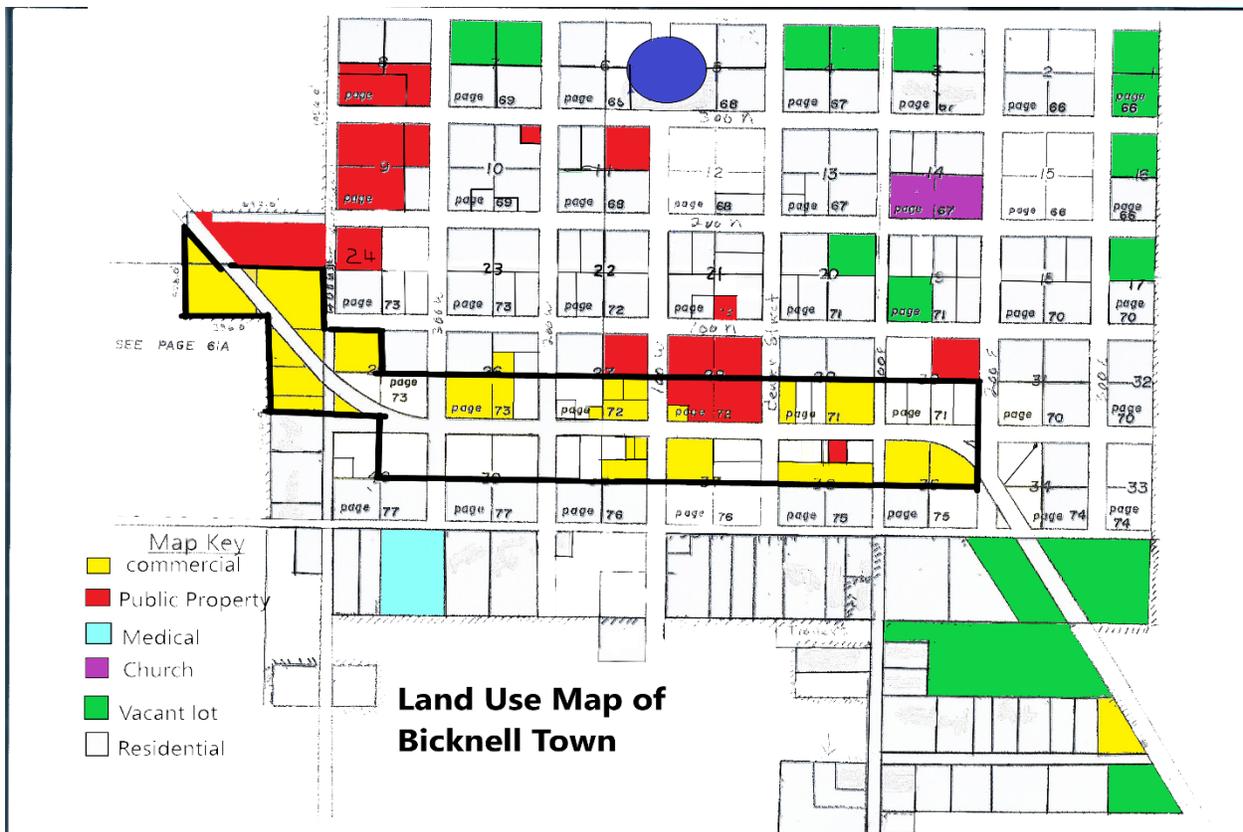
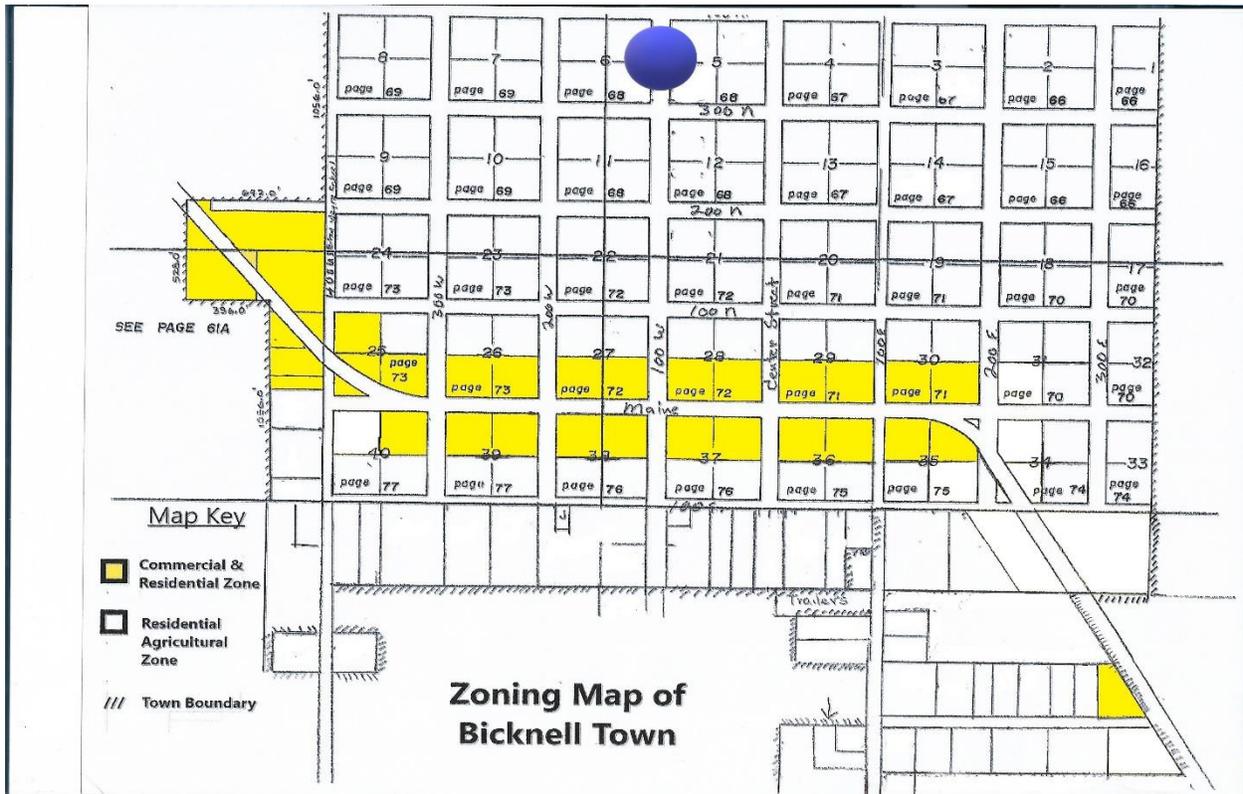
Goals

Goal 1: Encourage Economic Development to strengthen and improve the Town's quality of life.

Action Steps:

1. Coordinate closely and seek participation with county, state, and other economic development organizations to encourage business development and employment within Bicknell Town and Wayne County.
2. Support the Utah Rural Online Initiative and other State programs that encourage economic opportunities.
3. Promote a positive environment for the growth and development of economic activities which will enhance the Town's quality of life.

APPENDIX A: Current Zoning and Land Use Maps of Bicknell Town



APPENDIX B: General Plan Citizen Questionnaire

In July of 2018 Bicknell Planning Commission sent a questionnaire to each household with a water hook-up to Bicknell culinary water system. This included households outside the town limits that are connected to the water system. The questions relating to the general plan were:

1. I live inside Bicknell town limits.

_____ Yes _____ No

2. My residence in Bicknell is....

_____ my primary residence.

_____ my secondary residence.

_____ neither my primary nor secondary residence.

3. What do you value most about living in Bicknell? On a scale of 1 – 5 rank how you value each item below. **1 being the most important to you and 5 being not important.** Circle the numbers that apply:

| | | | | | |
|--|---|---|---|---|---|
| Rural Atmosphere | 1 | 2 | 3 | 4 | 5 |
| Peace and Quiet | 1 | 2 | 3 | 4 | 5 |
| Fellowship of Neighbors | 1 | 2 | 3 | 4 | 5 |
| Safe Neighborhoods | 1 | 2 | 3 | 4 | 5 |
| Agricultural Opportunities | 1 | 2 | 3 | 4 | 5 |
| Little Traffic | 1 | 2 | 3 | 4 | 5 |
| Availability of Recreational Activities (e.g., horse riding, hunting, fishing, ATV trails, hiking) | 1 | 2 | 3 | 4 | 5 |
| Nearness to Capitol Reef National Park | 1 | 2 | 3 | 4 | 5 |
| Independent and Isolated Environment | 1 | 2 | 3 | 4 | 5 |
| My Fellow “Bicknellites” | 1 | 2 | 3 | 4 | 5 |

4. What do you like most about living in Bicknell?

Questionnaire Responses

71 total households responded.

67 responding lived inside town limits and 4 lived outside town limits.

Bicknell was the primary residence for 63 responding, secondary residence for 7 and neither primary nor secondary residence for 1.

Responses to *What do you value most about living in Bicknell?* were ranked in order of the number 1 ranks they were given.

| | |
|-------------------------------|----|
| 1. Safe Neighborhoods | 61 |
| 2. Rural Atmosphere | 50 |
| 3. Peace and Quiet | 50 |
| 4. Fellowship of Neighbors | 42 |
| 5. Little Traffic | 43 |
| 6. Fellow "Bicknellites" | 40 |
| 7. Recreational Activities | 36 |
| 8. Agricultural Opportunities | 31 |
| 9. Independent and Isolated | 29 |
| 10. Nearness to Capitol Reef | 14 |

What do you like most about living in Bicknell?

While it is harder to consolidate responses to open ended questions the answers given were grouped to help provide focus.

37 listed *Kindness of People, Good Neighbors, and Family here*

16 listed *Peace and Quiet*

14 listed *Rural Atmosphere, Not Crowded, and that it is a Small Town*

9 listed *Location and Scenery*

8 listed *The Heritage, old ways of life, and that it was Home*

7 listed *Safety, Security, and Low Crime*

6 listed *Recreation, Hunting, Fishing*

3 listed *Freedom*

3 listed *Climate and Weather*

2 listed *Pride of Residence and Maintenance of Property*

Little Traffic, Great Water, Old ways of life, and Clean Air were also listed.

The people's unconsolidated answers were:

- The people who care for each other
- My wife and extended family. Not having to live in crowded conditions.
- Neighbors that are concerned with others well-being, without being nosy.
- Heritage – the old ways of life. Logging, family, hunting, fishing, etc.
- Good people, Family.
- People climate, environment (land).
- "Small town" interactions can be both good and bad. People often know more about their neighbors than they want to, but it is important to me that we preserve our small-town attitudes!
- The peace and quiet.
- Small town atmosphere, safety and knowing neighbors are watching out for each other.
- The peace and quiet.
- Peace and quiet.
- Quiet, clean, kindness, beauty.
- Family is here.
- It's my home and heritage!
- Small town atmosphere, cool evenings with family and friends.
- Small town & friendly
- The people
- It's Home – Extended family, friends and neighbors that look out for each other.

- Quiet, peaceful, friendly people, caring neighbors.
- Peace & quiet, good fishing and hunting and good people. My roots are here.
- Our peaceful, safe environment. The good people who live in Bicknell.
- The friendliness. Knowing your neighbors and the interest of people maintain their property in a neat manner.
- The same rural neighborhoods.
- The people and scenery.
- Peace & quiet – living in a normal functioning local town, separated from the growing effects (negative) of recreational tourism in the surrounding area.
- Friendliness of others.
- Tranquility
- The old-time families get along well. And I feel that they would do about anything for one another. Some of the part time residents want to come here and cause problems.
- The security, knowing most people, the caring that neighbors give and its HOME!
- Every Home has safety and rules. The same should apply to short-term rentals.
- It's home
- The residents and friends here in town. The quiet and the beauty. The pride of Bicknell residents.
- The quiet, clean air, friendly community, accessibility of recreation opportunities.
- The people, the atmosphere and how rural it is.
- The quiet way of living and the nice people, which only consists of the originals and not the move ins that want to change everything.
- The atmosphere is quiet and peaceful.
- Location
- Freedom, less traffic
- Knowing my neighbors, quiet community, slower-paced life style, caring people.
- Rural quiet neighborhood with real neighbors.
- Rural atmosphere, recreational opportunities, good native folks
- It's home
- It's home
- Neighbors, low crime, small town
- People & location
- The freedom to enjoy God's country in a rural setting without the restraints employed in Urban environments.
- The safety and security that I feel living here. The great water and clean air. The neighbors I have and people of Bicknell.
- Our right to live as we choose.
- There should be more and bigger things to worry about.
- Peace and quiet, knowing your neighbors.
- The beauty and peace and quiet.
- The quiet, the views, the people, the location. We feel safe here.
- Location compared to other towns, mountains, trails, etc.
- Close to family, friends, & work.
- When we have concerns it would be nice to talk to someone.
- The unhassled community feeling.
- Everyone is "Family". We look out for one another.
- People, friends, security.
- Neighbors, weather, Bicknell needs to develop water. Put a sewer system on our 10 year wish list. If we don't grow, we die.
- My family and people I love live here.
- Country

APPENDIX C: General Plan Open Discussion Guide

In October of 2018, an open discussion meeting was held to give every citizen an opportunity to participate in the writing of the General Plan. The following outline was used to guide the discussion.

A General Plan is a practical vision for the future based on the town values.

Our Goal tonight is to:

1. Define Bicknell's current conditions.
2. Decide on desired future conditions.
3. Outline a path to move towards those desired conditions.

Our Values (Gathered from the Survey):

1. Safe Neighborhoods
2. Peace and Quiet
3. Rural Atmosphere
4. Little Traffic
5. Fellowship of Neighbors
6. Fellow "Bicknellites" – meaning we like the people who live here
7. Recreational opportunities – hunting, fishing, ATV Trails
8. Agricultural Opportunities

Areas and Questions to Consider:

Community Future

1. How do we want our town to look in 10 years?
2. What needs to change and what needs to stay the same?

Opportunities and Challenges

1. What issues does Bicknell face? i.e. water, power supply

Land Use and Land Preservation

1. How is our town land being used? (See Map)
2. How do we retain our rural atmosphere and preserve our agricultural opportunities?
3. Will either of our zone boundaries need to change in the future because of growth? (Residential/Commercial, Residential/Agricultural are our two zones)

Transportation

1. What forms of transportation should we encourage or discourage?
2. What roads and sidewalks need maintaining?

Action steps and Goals: What steps do we need to take to achieve the vision for the future?

Open Discussion Citizen Responses

Community Future

How do we want our town to look in 10 years?

What needs to change and what needs to stay the same?

- Maintain our Values:
 - Safe Neighborhoods
 - Peace and Quiet
 - Rural Atmosphere
 - Little Traffic
 - Fellowship of Neighbors
 - Fellow “Bicknellites” – meaning we like the people who live here
 - Recreational opportunities – hunting, fishing, ATV Trails
 - Agricultural Opportunities
- Keep Bicknell Family Friendly
 - Town Park,
 - Swimming Pool,
 - Theater
- More Public Safety and Security
 - maintain safe residential neighborhoods
 - limit businesses including Short-Term Rentals to main street
- Develop an emergency plan - keep it updated and put it on website
- Keep rules/ordinances to a minimum

Opportunities and Challenges

What issues does Bicknell face?

- Public Services
 - Secure an adequate culinary water source
 - Study the way to get a sewer system
- More Self-sufficiency and Preparedness
 - reliable electric power
- Funding
 - maintain the budget surplus for emergencies;
 - Get Short-Term Rentals transient tax to come to the town;
 - analyze and evaluate town expenses
- Get Bicknell Online
 - create a website;
 - get ordinances updated and online,
 - have online bill pay
 - place to submit comments
 - news published online
 - market our town to increase taxable income possibilities

- Keep Ordinances Current
 - STR Ordinance
 - Look at Septic Tank Ordinance: ½ acre or ¼ acre (depends on soil and hardpan of ground)
- Apply for Grants
- Encourage businesses so families can come here
 - Work with the County to bring in more businesses
- Explore getting natural gas
- Don't stifle Income

Land Use and Land Preservation

How is our town land being used?

How do we retain our rural atmosphere and preserve our agricultural opportunities?

Will either of our zone boundaries need to change in the future because of growth?

(Residential/Commercial, Residential/Agricultural are our two zones)

- Develop planning and zoning
 - Establish Zoning map and Land Use map
 - Define what should be in each zone
- Explore Annexation
 - Extend Bicknell town to include Taft storage/gas station to get tax income
 - Extend boundaries of town to create new place to build
- Improve Attractiveness
 - Beautify Main Street – Enhance Main Street appearance and make it more inviting and attractive.
 - require businesses and residential areas to remove “junk” and old unworkable automobiles and other unsightly items from their yards and encourage people to repair fences and out-building structures that are decaying or falling apart.
 - Require businesses to put non-working automobiles, tanks, storage containers, etc. behind block or other non-see-through fences.
 - Have a town clean-up day and beautification projects
 - Develop East entrance to town
- Establish a Veterans Memorial
 - Cemetery
 - Land donated by Hagel's on West end of town
- Baseball Complex
- Equestrian Trail

Transportation

What forms of transportation should we encourage or discourage?

What roads and sidewalks need maintaining?

- Roads
 - Extend and pave all roads in town boundaries

- Improve and repair roads

Action steps and Goals: What steps do we need to take to achieve the vision for the future?

1. Protect the quality of life, safe neighborhoods, and the peace and quiet.
2. Preserve & enhance Bicknell as a rural/agricultural community.