

Minutes of the Bicknell Planning & Zoning Commission

Tuesday September 5, 2023, 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: Tony Jackson, Ellen Anderson, Gregg Anderson, Katie McDonald present.
JaCee Johnson, Jim Dudleston, Rhett Jackson absent.

A motion was made by Gregg Anderson to approve the August minutes. The motion was seconded by Katie McDonald and unanimously approved.

First item on the agenda is the building permit application for Gaylen Rees

Gaylen was not present. Ellen said she had been contacted and Gaylen is going to build according to the original planned location which was approved at the August meeting.

Second item on the agenda is the Building and Zoning Ordinance.

Ellen stated that the Town Council has not yet approved the ordinance. The hang-up seems to be on setbacks.

The town council wants to separate 'family dwellings' from accessory buildings and have different setbacks for each. This would require 12' on internal property lines for family dwellings but 6' for detached accessory building. This will be discussed in the next Town Council work meeting the end of September.

Next on the agenda is Accessory Dwelling Units.

We had decided to create a bullet point list of items we want to include in the ordinance as we go forward with its creation. Ellen asked if everyone had looked at and added to the list or had any questions. Tony suggested that each item be talked about.

- Property where ADU sits cannot ever be subdivided or sold separate from the main building.

Tony asked why, if they met all the requirements and each house sat on a half acre, couldn't it be sold off as a separate house. There was a discussion and it was decided that if the ADU was on half acre and 1000 sq feet or more it could be sold off.

- No RV's, or mobile homes, camp trailers as ADU
Everyone agreed on this.
- No storage containers as ADU
Everyone agreed on this but not strongly.
- 2 dedicated off street parking spots
It was discussed and one additional parking is sufficient.
- Must meet Health Department requirements for septic system
Agreed by everyone
- Must meet all established setbacks
Agreed by everyone
- Either the primary residence or the ADU must be occupied by the owner.
There was discussion on the difference between an ADU
And a multi-family dwelling. The difference is that a multi-family dwelling has separate water and power and are billed separately.
There was also discussion on the fact that we are allowing duplexes on a half acre so why not be able to rent the main dwelling and the detached ADU. That is something that needs to be researched.

Tony brought up a question of the owner living within town so they are there to field complaints and maintain the property.

- Only 1 ADU per property
Tony brought up the case of someone having 2 or 3 acres and wanting more than 1 ADU. They can always build multi-family dwellings.

There was some talk about doing the subdivision before the ADU's. Katie felt strongly about finishing up the ADU ordinance first.

Ellen asked if there were any changes to the should have/could have sections. Katie had concerns about requiring separate water and/or electrical. Some places may have water and power in place already (in the case of an existing garage) and requiring separate connections just adds cost.

Should have:

- Construction similar to main home (but ??? Smaller and should look like a guest house.
There was some objection to this.
- separate water connection - The town does want this one.

- at least ½ acre Lot size - This was agreed on.
- Entry to parking from the same street as the main house. (“Front” setback should be the same side of the lot for both main and ADU.

Could Have:

- Separate electrical connection - Not required
- Limited to 2 bedrooms, 1 bath - This should be square footage not what is in the square footage
- Must face the same direction as the main house - This is not a good idea.

Ellen then handed out the 3rd ordinance Brock had sent out. This one was made up from our discussion in the last meeting. She felt the 3rd one was easy to understand and had everything we had said we wanted.

Tony made a motion to adjourn, Katie seconded. Based on a unanimous vote, the meeting was adjourned.