Minutes of the Bicknell Planning & Zoning Commission

Tuesday September 15, 2026 7:00
Bicknell Town Hall, 64 West 100 North Bicknell UT

Welcome, call to order and pledge by Ellen Anderson

Roll Call: Connie Durfey, Deanne Frazier, Ellen Anderson, Darcie King, Jim Dudleston present.

Last month Minutes:
A motion was made by Deanne to approve last month's minutes as written. The motion was seconded by Connie and unanimously approved.

First item - Shipping containers public hearing comments:

Ellen asked if we'd learned anything in the public hearing that we'd like to discuss or consider?

Darcie asked about the email from Mark Moosman which was read in the Public Hearing talking about the definition of 'Structure'. Jim stated that a 'structure' has nothing to do with being 'anchored to the ground'. A structure is the combination of parts to make something.

Ellen asked if we should put 'structure' as part of the definitions? Ellen said she looked at the IBC to see what their definition was. It stated a structure is "That which is built or constructed" and then in their notes they have "everything that is built as an improvement to real property."

Jim also brought up the comment regarding violation of the 4th amendment and was unsure how we were violating 'search and seizure'. Ellen stated that there is nothing that we'd ever search.

Ellen again asked if we should add the definition of 'Structure' to the ordinance. Jim brought up the definition Ellen had read from the IBC

stating “everything that is built as an improvement to real property” and had a concern about the ‘tractor trailer’ line in our ordinance. Tractor trailers are motor vehicles and not ‘real property’.

Ellen said in the past few weeks, a tractor trailer had been brought in, the wheels removed and it is now sitting on the ground as a storage container. There was discussion of whether wheels removed or not. It was decided that if the wheels were on the trailer, it was a motor vehicle and if the wheels were removed, it was a storage container and should fall under this ordinance.

The Shipping Container definition was changed to read:

SHIPPING CONTAINER: Means, generally, an all-steel container (some with wooden floors or interior walls, also referred to as storage containers) with the strength to withstand shipment, storage, and handling. Such containers include reusable steel boxes, freight containers, enclosed tractor trailers with wheels removed, and bulk shipping containers; originally a standardized reusable vessel designed for and used in the packing, shipping, movement, transportation, or storage of freight, articles, goods, or commodities; generally capable of being mounted or moved on a rail car, truck trailer, or loaded on a ship.

Ellen brought up that section 15 started with “Purpose”. That is a leftover from when we started this as a separate ordinance not combined with the Building and Zoning ordinance. She felt ‘Purpose’ should be dropped. It was removed based on general consensus of the commission.

Under Section 15: B. Permits/applications there was discussion on keeping both a ‘no fee’ permit and the standard building permit in the ordinance.

Ellen asked for each member's opinion: Should we leave a no fee permit in the ordinance? Jim - Yes, Deanne - Yes, Darcie - Yes, Connie - Yes, Ellen - No.

It was decided the ‘no fee’ was a good idea so we could address setbacks before the container was placed. “To ensure setbacks are met.” was added to the ‘no fee’ part of the ordinance:

A. PERMITS/APPLICATION PROCEDURES**:**
   1. A “no fee” building permit is required to place a shipping container on your property either temporarily or permanently to ensure setbacks are met.

Ellen asked if there were any other concerns or suggestions. Darcie asked it a window was cut in just for light, would that need a full building permit. The ordinance was read again and it was decided the full permit was only required if the modifications were made to integrate it into a permanent structure.

Connie made a motion to pass Section 15 on to the Town Council for their consideration. The motion was seconded by Deanne. A roll call vote followed: Jim - Yes, Deanne - Yes, Darcie - Yes, Connie - Yes, Ellen - Yes.

Ellen asked if any members had anything they wanted to bring up: Connie asked about the Fall R6 training sessions and if we really needed to attend 2 in a year. Jim didn’t know of any requirement, just if you saw some session that looked interesting to you.

Ellen said Brock had printed a new zoning map and was going to bring that to the town soon.

For our next months meeting, we were going to look at the ‘signs’ portion of the ordinance.

Deanne was wondering if maybe we could get some paint and if a container had writing or graffiti on it, we could somehow help paint it. Ellen thought that was a very nice thing but the Town Council would have to approve that since they control the money.

The meeting was adjourned.