

Minutes of the Bicknell Planning & Zoning Commission
Public Hearing

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

Welcome by Ellen Anderson

Ellen explained that due to what was happening in other towns and counties, we wanted to get ahead of the shipping container problem.

The goal is to conform to our 'Vision Statement' which is to preserve and maintain a rural atmosphere of Bicknell and provide a well planned, clean, safe family oriented and friendly community.

When we started looking at what was happening in other communities, many issues have risen due to storage containers. Everything from using them for fencing to homeless people living in them.

We've spent several months discussing the issues to come up with the least restrictive ordinance that still provided protection to neighboring properties.

The purpose of the hearing tonight is to hear public comment on the proposed changes.

Each person will have 3 or so minutes for comment.

The first comment was a question asking what we have learned from other counties or areas that have brought up the concern and have we noticed a problem in our town.

Jim responded saying one problem noticed a few weeks ago was the container in Torrey which was placed right in the corner of the property along the highway. The opening was facing the highway and the side was

right on the fenceline. Apparently Torrey Town also had a problem with it and asked the owner to move it. The owner then built a large pile of dirt, bordered with rocks and placed the container up on the pile. Not sure what the purpose is but the only thing that makes sense is for it to become a sign. I don't think you could get anything into the container due to the height.

Jim also stated that in a Commission meeting a couple months ago, a property owner was talking to the commission about a container which was placed on his property line and still hasn't been moved. It sounded like he'd spoken to the commission in the past about getting this taken care of and nothing has happened. These are the kinds of things we are trying to avoid. If someone is mad at their neighbor and stacks several containers to block their view, we have nothing that says they can't do that.

Ellen stated that Glenwood has banned them altogether. No new containers can be brought in. Their thoughts are if you need storage, build a storage shed. They've had problems with containers on empty lots being tagged by gangs hanging out there. We are just trying to get ahead of any potential issue. This paragraph we are looking at adding will be added to the Building and Zoning Ordinance which already deals with fences, signs, setbacks, what can be in different zones and things like that. This section will just be added to that existing ordinance.

The next question asked if we thought we'd get to the point of just outlawing them? The response was 'no'. We as a commission have not ever discussed banning them altogether.

The next question asked what was considered the 'Clear View Area' in the ordinance?

Jim explained that the Clear View Area was defined in the Building and Zoning Ordinance as the corner of a parcel on a street intersection. The area was defined as a triangle made up by measuring 24' back from the

intersection corner along both property lines and then connecting those points.

The next question asked if there was a problem with windows and doors in them. Ellen said that if they were going to be turned into homes, they would need a building permit.

We were then asked if we were going to ask that they be moved if they are currently in violation of this new ordinance? Jim stated that those in the 'Clear View Area' would need to be moved due to safety reasons.

The next question asked what this did for those living outside city limits? The answer was 'nothing'. This only affects those within town limits. Those outside would need to meet the 'County' code.

The last question involved getting 2 containers and then putting a roof between them to form a carport. That is fine but requires a building permit.

No other questions or comments were made.

Ellen then read an email she'd received from Mark Moosman;

I, Mark Moosman, would like this read and entered as a resident of Bicknell, UT.

Per Public Hearing Tuesday, September 15, 2026

A structure by definition is affixed to the ground.

Your definition of a shipping container is a mobile unit with the ability to be trailered(ships can be used during flooding).

To be held at the same standard as any vehicle.

To address Section 15 subsection B.

Without permanent anchors affixed to the ground the structure would be deemed temporary. Demanding no further involvement under IBC.

Furthermore, a failure to define a detached accessory structure shall be applied. Unless the clear view triangle is applied at any and all driveways, intersections, or pedestrian crossings.

To address Section 15 subsection C.
It is an unwarranted access to personal information. A non fee permit is a violation of the fourth amendment.

I believe there are ordinances in place to address commercial use, occupied dwelling, and clear view traffic intersections.

Ellen stated that if there were no further comments, we would end the public hearing and go into our regular scheduled Planning and Zoning meeting. You are all welcome to stay.

Thank You. The public hearing was closed.