

Hinckley Town Planning and Zoning Commission
Town Council Chambers
161 E 300 N, Hinckley, UT
Wednesday, July 12, 2023
Digital Recording
Invocation: Clark Mortensen

I. PLEDGE

Commission Chairman Guy Brinkerhoff brought the Planning and Zoning meeting to order at 7:00 p.m. and led those present in the Pledge of Allegiance.

II. ROLL CALL

Commission Members: Margene Stevens, Joy Partridge, Clark Mortensen, Joe Taylor, Commission Chairman Guy Brinkerhoff, Town Clerk Tresa Taylor, Town Maintenance Personnel, Trey Ross, and Councilmember Ray Searle.

III. GUESTS

Dan Bliss, Delna Bliss, and Stephen Draper

IV. APPROVAL OF MINUTES FROM PREVIOUS MEETING

Commission Member Joy Partridge made a motion to approve the minutes as presented for June 14, 2023. Commission Member Margene Stevens seconded the motion. All voted aye.

V. REPORT OF BOARD – COMMITTEE’S

VI. NEW BUSINESS

1. Application to Appear – Brian Florang, Foxtail Property Group. Permit to build roof over deck at Hinckley Station, 12 East 500 North, Hinckley.

Commission Chairman Guy Brinkerhoff stated Brian Florang is not in attendance. Clerk Tresa Taylor explained the application to appear was the only document submitted to the town office and no building permit application or plans for the roof over the deck were submitted. The Commission asked to remove this item from the agenda until a complete application is presented.

2. Application to Appear – Stephen Draper, Request for conditional use permit or variance on previously tabled request for temporary mobile home park, 224 East Center, Hinckley.

Stephen Draper said he wanted to check on the application he submitted a few months ago for developing a temporary recreational vehicle park noting the application was tabled and he was hoping for a conditional use permit or a variance to create the park. The commission explained the recreational vehicle ordinance is in the process of being

drafted and is not ready at this time.

3. Review and discussion of ordinance to amend accessory building sections.

There was no review or discussion for amending accessory building sections.

4. Business License Application – Hinckley Station LLC, Brian Florang, 12 East 500 North, Hinckley.

Commission Chairman Guy Brinkerhoff stated Brian Florang is not in attendance. Clerk Tresa Taylor informed the Commission that Brian Florang requested to be placed on the agenda for approval of a business license application for Hinckley Station LLC and the town office did not receive a business license application. The Commission asked to remove this item from the agenda.

5. Alcohol License – Hinckley Station LLC, Brian Florang, 12 East 500 North, Hinckley.

Commission Chairman Guy Brinkerhoff stated Brian Florang is not in attendance. Clerk Tresa Taylor informed the Commission that Brian Florang requested to be placed on the agenda for approval of an alcohol license for Hinckley Station LLC and the town office did not receive an alcohol license application. The Commission asked to remove this item from the agenda.

6. Home Occupation Business License Application – Brian Florang, Foxtail Farm LLC, 279 West 600 North, Hinckley.

Commission Chairman Guy Brinkerhoff stated Brian Florang is not in attendance. Clerk Tresa Taylor informed the Commission that Brian Florang requested to be placed on the agenda for approval of a home occupation business license for Foxtail Farm LLC and said the town office did not receive a home occupation business license application. The Commission asked to remove this item from the agenda.

7. Building Permit Application – Guy Brinkerhoff, Placement of a 40ft shipping container on property, 143 South 100 West, Hinckley.

Guy Brinkerhoff presented a site plot plan of his property at 143 S 100 W, Hinckley. The site plot plan presented showed the setback measurements for placement of a 40' shipping container. The commission members and Hinckley Town Maintenance employee Trey Ross reviewed and discussed the site plot plan and found no issues with the plan. Commission Member Clark Mortensen made a motion to approve Guy Brinkerhoff's site plot plan for placement of a 40 ft shipping container. Commission Member Joe Taylor seconded the motion. All voted aye.

8. Business License Application – Steven Howes, KJJBA, DBA Studio 108 on Main, 108 N Main Street, Hinckley.

Steven Howes was not present. The Commission reviewed and discussed the business license application from Steven Howes, for a photography studio named Studio 108 on

Main. The Commission reviewed the business license application and discussed concerns about the condition of the building and parking. The Commission asked Clerk Tresa Taylor to reach out to Steven Howes for the following information: a building inspection showing the building is approved for business, a Fire Marshal inspection, and a parking plan.

VII. OUTSTANDING BUSINESS

1. Updating the General Plan for Hinckley Town.

No discussion was held regarding the General Plan.

2. Discussion to amend Hinckley Town Zoning Ordinance Chapter 20 Recreational Vehicles and creating an ordinance for development of Recreational Vehicle Parks.

No discussion was held regarding this ordinance.

MISCELLANEOUS

Chairman Guy Brinkerhoff asked Dan Bliss if he had business to discuss with the Commission. Dan said he is opposed to placing recreational vehicle trailers on residential lots in town and hopes the Planning and Zoning Commission will put much thoughtful input and consideration into a detailed plan if recreational vehicle trailers are going to be allowed.

Dan discussed his concerns and asked the Commission to consider the following when creating the recreational vehicle ordinance:

The minimum lot size for placing a recreational trailer on a developed lot.

The standard requirements for utility connections for recreational vehicle trailers.

The length of time the ordinance will be in existence (temporary or permanent).

The number of recreational vehicle trailer spaces allowed, and the amount of ground required.

The impact of recreational vehicles on the town water and sewer system.

The setback requirements for placement of recreational vehicles.

A determination of how many total recreational trailers will be allowed in town, and possibly designate a zone in town for recreational trailers.

The commission members noted they have considered and discussed many of Dan's concerns and they are waiting for the town council to draft the recreational vehicle ordinance for their review.

Commission Member Joe Taylor thanked Dan for his input. Commission Member Clark Mortensen noted a public hearing will be held to take public comment on a recreational vehicle ordinance and encouraged Dan to attend that public hearing. Dan thanked the Commission for giving him the opportunity to discuss his concerns.

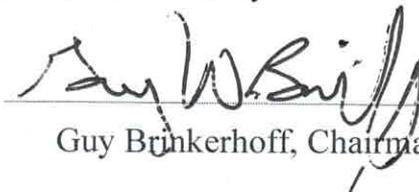
The commission members, town clerk, maintenance employee, and Councilmember Ray Searle reviewed the building permit application process and discussed the importance of any applicant being required to submit a complete application to the town office prior to being placed on the Planning and Zoning Commission meeting agenda.

VIII. ADJOURNMENT

Commission Member Margene Stevens made a motion to adjourn at 8:32 p.m.
Commission Member Joy Partridge seconded the motion. All voted aye.



Tresa Taylor, Hinckley Town Clerk
Dixie Talbot, Planning and Zoning Secretary



Guy Brinkerhoff, Chairman