

Hinckley Town Planning and Zoning Commission
Town Council Chambers
161 E 300 N, Hinckley, UT
Wednesday, August 9, 2023
Digital Recording
Invocation: Margene Stevens

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, Planning & Zoning Secretary, Dixie Talbot, Town Maintenance Personnel, Joe Stevens, Councilmember Ray Searle and Mayor Brian Florang.

III. GUESTS

Skip Taylor, Tresa Taylor, Christine Colqui, Janet McDermaid.

IV. APPROVAL OF MINUTES FROM PREVIOUS MEETING

Commission Member Clark Mortensen made a motion to approve the minutes as presented for July 12, 2023. Commission Member Joy Partridge seconded the motion. All voted aye.

V. REPORT OF BOARD – COMMITTEE'S

VI. NEW BUSINESS

1. Site Plot Plan Approval – Francisco & Christine Colqui. Site plot plan approval for 1974 mobile home located at 605 N 400 W.

Christine stated her plans to remodel a 1974 mobile home they currently own & before starting the project wants approval of the current mobile home sighting at 605 N 400 W. Joe Stevens stated that property needs a current survey to determine property lines and setbacks. Previous owner Feliciano Rodriguez provided different setbacks when site plot plan was approved by Hinckley Planning & Zoning Commission July 12, 2017. After discussion Commission Member Clark Mortensen stated that a professional survey was not necessary. Prior approval was discussed and reviewed. Year of mobile home was questioned, Christine Colqui verified that mobile home was 1974. Mayor Brian Florang stated that due to the discrepancy in setbacks sighting could not be approved. Mayor Florang also stated that himself and town maintenance men would go to property and take measurements. Commission Member Clark Mortensen made a motion to table request until it could be determined where home was set. Commission Member Joy Partridge seconded the motion. All voted Aye.

2. Application to Appear - Janet McDermaid. Add an addition to one side of the house, 396 N 200 W.

Janet McDermaid told Commission Members that she is building an addition to her home that is enclosed and measures 480 sq. ft. And disputed the fact that she needed a building permit as her understanding and research stated that 600 sq. ft. was the minimum. Mayor Brian Florang stated that the commission and the town must go by our current ordinances & told Ms. McDermaid he would offer his telephone number & asked Ms. McDermaid to text him the ordinance stating 600 ft. Commission Member Clark Mortensen wanted to define the definition of an addition. He stated by looking at the provided plans he understood it to be a structure to run water drainage away from her home. Commission Member Margene Stevens stated that the building permit application stated add addition to house and any addition is considered living place. Ms. McDermaid stated that addition has no access to home & she would have to come from the house door outside to access addition. Commission Chairman Guy Brinkerhoff stated there is an issue with the placement of the current shed on the side of the addition. Commission Member Joe Taylor stated that shed is two feet from addition and questioned if drainage went between buildings. Ms. McDermaid stated water went into the ground. Commission Member Margene Stevens asked if the concrete for addition had always been there. Ms. McDermaid stated that it was one pour when home was originally placed on property. Commission Member Joy Partridge questioned what the addition was going to be defined as such as a lean to, garage etc. It was stated by the Commission that it would be an addition. The Commission Members were presented with a copy of the minutes from the meeting, February 24, 2016, when the home was approved to be placed on the property and shows no site plot plan approval for future buildings. The Commission was reminded they are approving a site plot plan & the engineering & structure will be the responsibility of the building inspector. After much discussion and clarification of definitions Commission Member Clark Mortensen made a motion to approve Janet McDermaid's addition. Commission Member Joe Taylor seconded the motion. Commission Member Margene Stevens Aye, Commission Chairman Guy Brinkerhoff Aye, Commission Member Joy Partridge Nay.

3. New Business License Application – Ryan Horton, Horton Enterprises. Long Term Rental 290 W 750 N.

The Commission reviewed presented application and determined that Mr. Horton had applied for a Home Business Occupation and needs to apply for a Commercial Business license. Commission Member Joe Taylor made a motion to table the request until correct paperwork is received. Commission Member Joy Partridge seconded the motion. All voted aye

VII. OUTSTANDING BUSINESS

1. Updating the General Plan for Hinckley Town.

Mayor Florang stated the General Plan is moving along. Commission discussed scheduling a work meeting in August for the General Plan. A meeting was scheduled for August 29, 2023 at 6:30 PM.

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

Mayor Florang stated that the Recreational Vehicle Ordinance is outlined into three parts. Part One: Recreational Vehicle on property for 45 days, emergency situation or when constructing a permanent residence on the property.

Part Two: when extraordinary circumstances occur such as housing shortage and the need for short term temporary housing.

Part Three: Legitimate long-term investment by private sector.

After much review & discussion Mayor Florang requested that the Commission schedule a work meeting in the month of August to be able to schedule a public hearing at the next regularly scheduled Planning & Zoning Commission Meeting September 13, 2023.

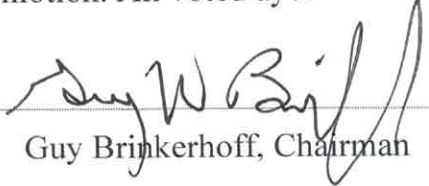
Commission Members scheduled a work meeting for Tuesday, August 15, 2023, at 6:30 PM for Chapter 20 Recreational Vehicles and Development of Recreational Vehicle Parks.

VIII. ADJOURNMENT

Commission Member Clark Mortensen made a motion to adjourn at 9:17 p.m.

Commission Member Margene Stevens seconded the motion. All voted aye.

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



Guy Brinkerhoff, Chairman