

Hinckley Town Planning and Zoning Commission
Town Council Chambers
161 E 300 N, Hinckley, UT
Wednesday, September 13, 2023
Digital Recording
Invocation: Guy Brinkerhoff

I. PLEDGE

Commission Chairman Guy Brinkerhoff brought the Planning and Zoning meeting to order at 7:01 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 Employee Trey Ross, Councilmember Ray Searle, and Mayor Brian Florang.

III. GUESTS

Lori Singleton, Gavin Singleton, Todd Thomas, Skip Taylor

IV. APPROVAL OF MINUTES FROM PREVIOUS MEETING

Commission Member Joy Partridge made a motion to approve the minutes as presented for August 9, 2023. Commission Member Margene Stevens seconded the motion, all voted aye. Motion carried.

V. REPORT OF BOARD – COMMITTEE’S

VI. NEW BUSINESS

1. Application to Appear – Mary Davis, Skip Taylor, Simple lot split of Parcel H-2103 and lot line adjustment, 21 South 100 W.

Chairman Guy Brinkerhoff invited Skip Taylor to the podium and stated this is a lot split of Mary Davis’s property. Skip said that is correct. Commission Member Margene Stevens asked Skip if this would be in three different pieces and Skip noted it will be in two different pieces, Lot 2 .06 acre will be a lot line adjustment to square up his lot and Lot 1 .414 acre will be a new lot.

Commission Member Margene Stevens made a motion to make a recommendation to the Town Council to approve the application from Mary Davis and Skip Taylor for a simple lot split of Parcel H-2103 and lot line adjustment. Commission Member Joe Taylor seconded the motion, all voted aye.

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

The Commission reviewed a business license application from Ryan Horton, Horton Enterprise for a long-term rental at 290 W 750 N, Hinckley. The Commission noted they had previously reviewed an application from Ryan, but it was a home occupation permit and not a business license.

Commission Member Joy Partridge made a motion to approve the business license for Ryan Horton. Commission Member Margene Stevens seconded the motion, all voted aye.

3. Application to Appear – Todd Thomas, Split 5 acres from Parcel H-2180-1, total parcel 21.25 acres, 278 W 500 S.

Chairman Guy Brinkerhoff invited Todd Thomas to the podium. Todd explained he and his father purchased Parcel H-2180-1 and they would like to split a 5-acre lot from the parcel. The Commission reviewed the lot plan and Chairman Brinkerhoff asked Todd about the frontage. Todd stated the 5-acre lot frontage would be approximately 380' and the total frontage of the property is approximately 785', and said he plans to have the property surveyed. The Commission stated they do not see any problems with Todd's plan to split the parcel.

Todd asked what he needs to do after he has the property surveyed? Clerk Tresa explained that Todd will bring a copy of the survey to the office to be placed on the Planning and Zoning Commission's agenda. The Commission will review the simple lot survey and make a recommendation to the Town Council to approve or deny the lot split. At the following town council meeting, the Town Council will consider the recommendation from the Commission and decide to approve and sign the survey or deny the lot split. A signed survey from the town may then be filed and recorded at the Millard County Recorder's office.

4. Application to Appear – Cindy Palmer, Place new manufactured home at 466 W 500 N.

The Commission reviewed and discussed the site plot plan for placement of a new manufactured home on Parcel H-2160 and compared the site plan to a new site plan review checklist provided by the clerks.

The Commission discussed the existing single wide mobile home on the property and decided to place a condition on the approval of the site plan application.

Town maintenance employee Trey Ross said he visited the property and determined town utilities will not be affected.

Commission Member Clark Mortensen made a motion to approve the site plan application on the condition that the single wide home must be removed from the

property before placement of the new manufactured home. Commission Member Joe Taylor seconded the motion, all voted aye.

Clerk Tresa Taylor will draft a letter to Cindy Palmer stating the condition placed on the approval of the site plan and send the letter to Chairman Guy Brinkerhoff for his approval. The letter will then be mailed to Cindy Palmer.

VII. OUTSTANDING BUSINESS

1. Updating the General Plan for Hinckley Town.

Commission Member Margene Stevens noted a correction is needed on one of the council member names in the general plan and no other changes or corrections were mentioned.

The Commission discussed the general plan process with Mayor Brian Florang and decided they are ready to move forward with a public hearing for the general plan as soon as September 27, 2023, and at the latest at their next regular meeting on October 11, 2023.

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

Chairman Guy Brinkerhoff asked Lori Singleton if she had anything for the Commission. Lori stated she was checking on the status of the RV Park application she submitted to the Planning Commission a few months ago and noted the mayor had put in guidelines and said she doesn't know where we are at with this. Mayor Brian Florang stated he was anticipating a public hearing tonight and asked where we are at with that? Clerk Tresa explained the ordinance is currently being reviewed by the town attorney and we are waiting for their review. Mayor Florang apologized, and Lori responded that it's good for her to know what is going on. Lori asked if there is a timeline and Mayor Florang stated there needs to be a public hearing as soon as possible. Lori said she would like to get going on this.

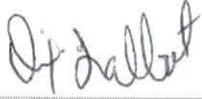
Mayor Florang discussed holding a public hearing as soon as September 27, 2023, and at the latest a public hearing at the next Commission meeting on October 11, 2023.

The Commission decided to hold one public hearing for both the general plan and the ordinance for recreational vehicles and recreational vehicle parks.

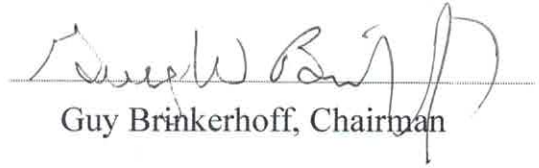
Clerk Tresa Taylor will contact the town attorney and get an update on their review of the ordinance for recreational vehicles and recreational vehicle parks and update the Commission.

VIII. ADJOURNMENT

Commission Member Joy Partridge made a motion to adjourn at 7:54 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