

Hinckley Town Planning and Zoning Commission
Town Council Chambers
161 E 300 N, Hinckley, UT
Wednesday, November 8, 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, Town Maintenance Employees Joe Stevens & Trey Ross, Councilmember Ray Searle, and P&Z Secretary Dixie Talbot.

III. GUESTS

TJ Roper, LeeAnn Maxfield, Blair Maxfield, Steve Draper, Jane Ann Draper, Gene Boardman, Ginny Stevens, Afton Miller, Thomas G. Miller, Amy B. Wright, Su Vernon, Allen Mower, Jane Beckwith, Melanee Spencer, Chuck Partridge, Todd Smith, Kim Taylor, Skip Taylor, Deb Wagner, Chris Mork, Sue Mork, Rita Robinson, Tom Robinson, Dale Hamaker, Judith Hamaker, Tylor Allen, Staisha Allen, Lori Singleton, Cade Singleton, Gavin Singleton, Beau Taylor, Sidney Spencer, Edell Spencer, Justin Cahoon, Cesar Garcia.

IV. APPROVAL OF MINUTES FROM PREVIOUS MEETING

Commission Member Joy Partridge made a motion to approve the minutes as presented for October 11, 2023. Commission Member Joe Taylor seconded the motion, all voted aye. Motion carried.

V. REPORT OF BOARD – COMMITTEE’S

VI. PUBLIC HEARING

1. Receive and consider public comment on the proposed ordinance to amend Hinckley Town Code, Title 10, Zoning Regulations, Chapter 20, Recreational Vehicles.
Commission Chairman Guy Brinkerhoff opened the Public Hearing at 7:07 pm. He welcomed all present and asked each person to state their name. Commissioner Brinkerhoff stated the Ordinance had been written by Mayor Brian Florang with reviews and changes made by the Planning & Zoning Commission Members. The Ordinance then went to the Hinckley Town Attorney for review and recommendations with the Planning & Zoning Commission submitting the final draft. Commissioner Brinkerhoff stated that many hours had been put into getting the Ordinance to its final state. The decision had been made to allow RV Parks in commercial zones only with a

minimum area of 2 acres. An option being rezoning agriculture to commercial. Commissioner Brinkerhoff asked if all present had been given enough time to read through the proposed ordinance. Commission Member Clark Mortensen read PAGE 5, SECTION C. STANDARDS FOR RECREATIONAL PARKS, 1. Size of Development, each recreational vehicle park shall contain at least two (2) acres. 2. Density. Commercial type recreational vehicle park density shall not exceed eight (8) spaces per acre. 3. Minimum requirements for each recreational vehicle space: a. Minimum area; 1500 square feet. b. Minimum width: 25 feet. c. Minimum setback: 25 feet from property line. Commission Member Mortensen asked if the audience would like him to continue reading. Dale Hamaker stated he felt it had been summed up. Afton Miller questioned what the existing ordinance stated as to where recreational vehicles were allowed. Commission Chairman Brinkerhoff stated that recreational vehicles had not been allowed in any zone. Staisha Allen stated that Hinckley Town was the only place in Millard County that did not allow recreational vehicles. Her concern was for the people in the area needing housing. It was stated that Delta City did not allow recreational vehicles within their city limits. Ms. Allen questioned if property was available within the town why not allow residents to make money by allowing RV's to be placed on residential property. Mr. Brinkerhoff stated that if a person wanted to place an RV they would need to purchase property in the agriculture zone. Ms. Allen then asked what could be done with one-half acre they own next to their home. Mr. Brinkerhoff stated applying for a zone change would be the next step. He also stated that this process is not always easy. It was stated that the minimum area required for a home is 1/3 acre and Millard County has a current RV Ordinance allowing RVs to be placed in the county. It was also stated that RVs are allowed within Hinckley Town under three (3) circumstances only. (1) Vacation use, (2) economic hardship, (3) construction or renovation. Judith Hamaker stated the problem she sees with putting recreational vehicles in residential zones is the added traffic. Commission Member Clark Mortensen stated that was a discussion the commission had talked about. It was stated that anything added within the town puts a hardship on town roads, water and sewer infrastructure. Deb Wagner questioned the ingress and egress points for an RV Park and stated that they should be placed on a main thoroughfare such as Hwy 6-50 or Hwy 257. Stephen Draper stated that his understanding was that a recreational vehicle park would have one access going in and one access going out. Each space would not have its own access. Discussion was held regarding turn around area required within a Recreational Vehicle Park. Thomas Miller stated that his understanding was if an RV Park wasn't at least two (2) acres and not in a commercial zone then it would not be permitted within Hinckley Town. He was told that both were required. Commission Member Clark Mortensen reminded everyone of the three (3) exceptions that a recreational vehicle could be placed in a residential zone. Dale Hamaker stated when he was on Planning & Zoning 30 years ago, he remembers the same discussion being held as the one tonight at the time IPP was in the early stages. Edell Spencer asked the commission what the plans were to remove the recreational vehicles that have already been placed within Hinckley Town.

He said he had noted several within the town. It was stated that was an issue currently being addressed by the Town Council. It was stated that the Planning & Zoning Commissions job is to recommend the ordinances for land use and have no authority as to enforcement. Thomas Miller stated that **Section 10-20-10 PENALTY:** seemed harsh to him regarding the penalties associated with recreational vehicles. It was his understanding that the Commission Members were public servants. It was stated to him that there is a recourse as to a variance request that is approved by Hinckley Town Council. Beau Taylor stated that Hinckley Town needs to grow by allowing any resident that would like to make money to be able to place recreational vehicles on their own property. Lori Singleton introduced herself to the meeting and stated she leaves her home and leases it out to families for reunions throughout the summer. People have ask her if she has RV hookups on the property. She would like to be able to make an RV Park on her property behind the school. She stated that because of the expense of putting in water and sewer services she would like to make it a permanent park. If allowed to do so she feels enough income would be generated to allow them to finish the school project to make it a landmark in Hinckley and something the town would be proud of. Ms. Singleton owns approximately 7 acres behind the school at 100 East 202 North. She stated she would like to rezone the property. The audience expressed support for Ms. Singleton's idea. Skip Taylor stated that Millard County has a Sheriff's Department and the resources to enforce and manage property within the county. Hinckley Town has no enforcement to control putting RVs within the city limits. He thanked the commission for the hard work put in to writing the ordinance. Judith Hamaker questioned what the goal and mission of the citizens of Hinckley is. Do we want to keep Hinckley a small town or bring in RV parks and everything that comes with them. Commission Member Clark Mortensen asked the audience who would be alright with their neighbor having one (1) RV parked in their yard for someone to live in. By the show of hands, it was about 50/50. Stephen Draper stated he didn't understand the difference between putting several RVs together in a park or spacing them out individually throughout the town. Commissioner Mortensen stated the difference is there are specific requirements and guidelines that go into an RV Park. Trees, landscaping, play areas, driveway areas, garbage, sewer and water services, trees and buffer area. Thomas Miller stated he thought the presentation had been excellent his only concern was again the enforcement. William Boardman stated he didn't agree with the ordinance stating that while being stored on your property your RV must be 15' from an existing fence. The Commission stated it was a fire safety issue. After discussion the Commission did make a change from 15' to 5' from an existing fence. Discussion continued. Commission Chairman Guy Brinkerhoff closed the Public Hearing at 8:27 pm. The Commission Members were in favor of recommending the proposed Ordinance to amend Hinckley Town Code, Title 10, Zoning Regulations, Chapter 20, Recreational Vehicles with one change to the Hinckley Town Council at their next regular scheduled meeting, November 16, 2023.

VII. NEW BUSINESS

1. Business License Application – Hinckley Station LLC, Brian Florang, 12 East 500 North. Mr. Florang did not attend the meeting. It was brought to the Commission Members attention that his Business License was for 2023 and all the required fees had been paid to Hinckley Town. After discussion Commission Member Margene Stevens made a motion to recommend Hinckley Station LLC 2023 business license to the Hinckley Town Council for approval. Commission Member Clark Mortensen seconded the motion. All voted aye.

2. Alcohol License Application – Hinckley Station LLC, Brian Florang, 12 East 500 North. Discussion was held. Commission Member Margene Stevens made a motion to recommend Hinckley Station LLC 2023 alcohol license to the Hinckley Town Council for approval. Commission Member Joy Partridge seconded the motion. All voted aye.

3. Home Occupation Business License Application – Brian Florang, Foxtail Property Group LLC, 279 West 600 North. After a short discussion Commission Member Margene Stevens made a motion to recommend Foxtail Property Group LLC 2023 business license to the Hinckley Town Council for approval. Commission Member Joy Partridge seconded the motion. All voted aye.

4. Home Occupation Business License Application – Brian Florang, Foxtail Farms LLC, 279 West 600 North. Commission Member Margene Stevens made a motion to recommend Foxtail Farms LLC 2023 business license to the Hinckley Town Council for approval. Commission Member Joe Taylor seconded the motion. All voted aye.

VIII. OUTSTANDING BUSINESS

1. Updating the General Plan for Hinckley Town.

No discussion was held.

IX. ADJOURNMENT

Commission Member Clark Mortensen made a motion to close the meeting at 8:52 pm. Commission Member Margene Stevens seconded the motion. All voted aye.



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



Guy Brinkerhoff, Chairman