

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

I. PLEDGE

Commission Chairman Guy Brinkerhoff brought the Planning and Zoning Commission 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, Joe Taylor, Commission Chairman Guy Brinkerhoff, Town Maintenance Employee Joe Stevens and P&Z Secretary Dixie Talbot. Absent Commission Member Clark Mortensen.

III. GUESTS

Jane Beckwith, Cesar Garcia, Lori Singleton, Steven Howes, Roger Howes, Alberto Garcia.

IV. APPROVAL OF MINUTES FROM PREVIOUS MEETING

Commission Member Joy Partridge made a motion to approve the minutes as presented for November 8, 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 – Leonardo Garcia, update mobile home located at 825 W. 500 S. Alberto Garcia appeared for his brother with plans to remodel the existing mobile home. The commission questioned the year of the mobile home. After discussion the commission did conclude that the property in question had been grandfathered in as mobile home had been there prior to 1989. Commission Member Margene Stevens made a motion to approve updating mobile home with the stipulation that the year be verified and a list of necessary improvements and inspections be received from Sunrise Engineering to bring home up to code before any work can begin. Commission Member Joy Partridge seconded the motion. All voted aye.

2. Application to Appear – Cesar Garcia, establish single family dwelling at 260 N. 500 W. Cesar Garcia & Jane Beckwith appeared before the commission with request to move home from Topaz site number 35 to 260 N 500 W. Ms. Beckwith stated that they have secured a professional house mover and would like to move home from Topaz site as soon as possible as vandalism is constantly happening. She also stated that Sunrise Engineering had done an inspection and the home was sound and stable to be moved.

There have also been 23 tests performed for asbestos and none was found. Cesar stated he would like to move home to property and place footings on property after home has settled. Once footings have been approved and poured the house movers will return to set the home. Cesar stated that the home is very small and he questioned the possibility of placing the home on a basement. Chairman Brinkerhoff stated that it did not matter to the commission as they were only approving the siteing. Cesar stated it would be a financial decision after he checked on the price of pouring a basement. Commission Member Margene Stevens made a motion to approve moving home to property and pouring footings after home has been moved. Commission Member Joe Taylor seconded the motion. All voted aye.

3. Application to Appear – Lori Singleton, rezone property from Residential (R-1) to General Commercial (GC). Parcel H-2026 & H-2026-1, 100 E. 200 N. Lori Singleton addressed the commission and stated she would like to begin the first step in getting a recreational park started on her property at 100 E. 200 N. Ms. Singleton stated her plans are to rezone the property and provide a place for family reunions with RV hookups and a wedding venue. Paperwork was provided showing the research and work she has done. Ms. Singleton stated she had talked with Millard County and they were agreeable to the proposed change and would work on the taxes at a later date. Commission Chairman Brinkerhoff stated the situation was there was still no RV Ordinance in Hinckley Town. He said he had talked with Mayor Brian Florang and he stated he and the council were not satisfied with the RV ordinance as it had been presented and work was still being done. Ms. Singleton provided a list of all neighbors within 300 feet of property for the proposed zone change. It was stated that Hinckley Town would send certified return receipt letters to all property owners and will also advertise and schedule a public hearing for the next Planning & Zoning Commission meeting, January 10, 2024. Ms. Singleton thanked the commission for their time.

4. Review changes to subdivision ordinance passed by Utah State Legislature in spring 2023 to see if updates are needed - After a short discussion Commission Chairman Guy Brinkerhoff stated he would read the new information provided and report back to the commission members.

VIII. OUTSTANDING BUSINESS

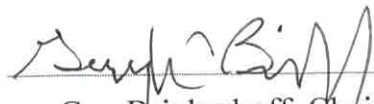
1. Updating the General Plan for Hinckley Town.

No discussion was held.

IX. ADJOURNMENT

Commission Member Margene Stevens made a motion to close the meeting at 8:12 pm. Commission Member Joy Partridge seconded the motion. All voted aye.

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



Guy Brinkerhoff, Chairman