

HINCKLEY, UTAH

GENERAL PLAN

Adopted
2024

Hinckley Town Planning Commission

*This General Plan is not legal advice. The municipality adopting this General Plan has been given multiple opportunities to review the General Plan before adoption. It is recommended that this General Plan be reviewed by a lawyer prior to adoption.

ACKNOWLEDGEMENTS

Mayor

BRIAN FLORANG

Town Council

DONALD BROWN

LEEANN TERRY

SKIP TAYLOR

CHRIS MORK

Planning Commission

GUY BRINKERHOFF, Chairman

CLARK MORTENSEN

JOE TAYLOR

MARGENE STEVENS

JOY PARTRIDGE

Town Clerk

TRESA TAYLOR

DIXIE TALBOT

Consultants

SHAY MORRISON, REGIONAL PLANNER, SIX COUNTY AOG

TYLER TIMMONS, REGIONAL PLANNER, SIX COUNTY AOG

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WHAT IS A GENERAL PLAN

A General Plan is sometimes referred to as a master plan or comprehensive plan. It is a community's general guide for making land use decisions and reflects the community's values.

At the large - scale level, the General Plan describes how the community wants to grow, i. e., where the community wishes various land uses to take place and what the community wants to look like. The Plan covers the area within the town limits.

On a more detailed scale, the General Plan provides direction for the many decisions made every week concerning specific street improvements, sidewalks, electric substations and building locations, etc. The cumulative effect of such decisions has a significant impact on the shape of the community and the residents' quality of life.

In between large scale and small-scale decisions, the General Plan is the document that coordinates with other town plans including water and sewer plans. It is also the basic tool to guide zoning, budgeting, capital improvement decisions and policy making.

GENERAL PLAN REQUIREMENTS

The Utah State Municipal Code states what is required for a General Plan:
10-9 a - 403. General plan preparation.

(1) (a) The planning commission shall provide notice, as provided in Section 10-9a -203, of its intent to make a recommendation to the municipal legislative body for a general plan or a comprehensive general plan amendment when the planning commission initiates the process of preparing its recommendation.

(b) The planning commission shall make and recommend to the legislative body a proposed general plan for the area within the municipality.

(c) The plan may include areas outside the boundaries of the municipality if, in the planning commission's judgment, those areas are related to the planning of the municipality's territory.

(d) Except as otherwise provided by law or with respect to a municipality's power of eminent domain, when the plan of a municipality involves territory outside the boundaries of the municipality, the municipality may not take action affecting that territory without the concurrence of the county or other municipalities affected.

(2) (a) At a minimum, the proposed general plan, with the accompanying maps, charts, and descriptive and explanatory matter, shall include the planning commission's recommendations for the following plan elements:

(i) a land use element that:

(A) designates the long - term goals and the proposed extent, general distribution, and location of land for housing for residents of various income levels, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate; and

(B) may include a statement of the projections for and standards of population density and building intensity recommended for the various land use categories covered by the plan.

(ii) a transportation and traffic circulation element that:

(A) provides the general location and extent of existing and proposed freeways, arterial and collector streets, public transit, active transportation facilities, and other modes of transportation that the planning commission considers appropriate.

(B) for a municipality that has access to a major transit investment corridor, addresses the municipality's plan for residential and commercial development around major transit investment corridors to maintain and improve the connections between housing, employment, education, recreation, and commerce.

(C) for a municipality that does not have access to a major transit investment corridor, addresses the municipality's plan for residential and commercial development in areas that will maintain and improve the connections between housing, transportation, employment, education, recreation, and commerce; and

(D) correlates with the population projections, the employment projections, and the proposed land use element of the general plan; and

(iii) for a municipality described in Subsection 10-9a-401(3)(b), a plan that provides a realistic opportunity to meet the need for additional moderate-income housing.

(iv) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.

- (3) The proposed General Plan may include:
 - (a) an environmental element that addresses:
 - (i) the protection, conservation, development, and use of natural resources, including the quality of:
air, trees, soils, groundwater & other waters, wildlife, minerals & other natural resources.

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GENERAL PLAN BACKGROUND

Utah State law requires that the town have a general plan. Not only is this general plan intended to fulfill the requirements of the state, but it should provide the town with a valuable resource to help guide current and future decisions.

Before this update, certain steps were taken to ensure that the adopted general plan will continue to hold the best interest of the citizens of the town. The Mayor and the Town Council appointed the Planning Commission to begin the process of writing a general plan for the town.

The town has involved the residents of the town in creating the goals and visions that shaped this general plan. To establish the values and opinions of the residents of the town, a survey was sent by mail and online to each household within town boundaries. The survey results (April 2023) have helped to shape the general plan to portray the great values of the town. The survey questions and survey results are available through the town office upon request.

Throughout this process, there were public hearings held. Any public input gathered was used to help shape a series of goals and action steps, which reflect the direction chosen by town officials and residents. The created goals are end points, which are intended to be met through the specific steps provided in the action steps. Further, the town policies show how the action steps might take place to allow goals to be met.

Finally, the general plan will be reviewed in a town council meeting to adopt the final draft of the general plan. The goals and action steps provided in this general plan are general in nature, with the intention of allowing flexibility in how the town might achieve them.

UPDATE PROCESS

This general plan should be updated when any significant condition, event, or situation alters the town and or the residents that reside within the town. This general plan should be updated every 5 to 10 years, to best serve the evolving needs of the town and the residents that live within town boundaries.

Utah State Code is clear on what is required in a general plan. It is expected that this general plan will not only meet those requirements but will also be updated according to the correct processes laid out by Utah State Code.

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COMMUNITY PROFILE

TOWN GENERAL PLAN

Community Profile Overview

Town History

Town Demographics

Town Values

TOWN HISTORY

Hinckley is located on the west side of Millard County, three miles west of the Sevier River, six miles slightly southwest of Delta. Hinckley Town is nestled against Highway 6&50. Pioneers of The Church of Jesus Christ of Latter-Day Saints settled Hinckley as early as 1863. The town was incorporated in 1907. Hinckley Town has been called by two Other names; Deseret Number 3 and Bloomington.

Hinckley was developed in its present location because it was believed that the ground east of the town, though closer to the Sevier River and the railroad, was too high to be irrigated successfully. Water for culinary and irrigation use was delivered to the town by wooden barrels on wagons, or canals that were built at different times from dams or reservoirs on the Sevier River. Culinary water was later secured from artesian wells that had been drilled and developed by Rufus Pack and William Alldredge.

Early town development included the post office, a millinery shop, barber shop and a creamery. Two of the more important industries to be developed in Hinckley were the Deseret Roller Mill built in 1897. This was built east of Hinckley and had a 50-barrel mill. The beet industry was started around 1918. This included a beet dump east of town that included a railroad spur. This had been built to haul the beets to processing plants located in the region. The roller mill operated continuously for 30 years until 1934, when it was torn down. This facility supplied cereal and cornmeal for people throughout the general region surrounding Hinckley.

The early homes in town were simple, and were made from logs, rough lumber, adobe and cedar posts. The roofs were made of mud and willows.

Hinckley's school system was initiated in 1889 with the first elementary school being in Benjamin W. Scott's house. It was located one mile south of Hinckley's future elementary school. A two-room brick schoolhouse was built in 1893. Hinckley's Elementary School was built in 1951 and served students from Oasis, Deseret and Abraham as well as Hinckley.

In addition to the residential development occurring in Hinckley, there was a need for economic development to provide support for the town's residents. This took the form

of (1) agricultural development, which included principal crops of grain, hay and alfalfa seed; (2) animal products such as cattle, sheep, hogs and poultry; and (3) various dairy products such as cheese, milk and cream.

Hinckley remains largely an agricultural community. Most of the land is devoted to agricultural uses. Other important support services have been developed in response to a growing population and are still part of the economic and social fabric of the town.

The current Mayor is Brian Florang. Previous Mayors have been Donald Brown, Christie Tolbert, Ken Talbot, Ward Petersen, Walter Ekins, Rodney Wright, Randall Swensen, Karl M. Workman, J. Leslie Wright, Golden P. Wright, Rulon T. Hinckley, Nephi R. Stewart, Harold Morris, Joseph Blake, Jr., Richard Parker, Joseph Blake, Sr., T. George Theobald and Housea Stout, Sr.

Hinckley Town is a rural community and currently has 617 residents (as of 2023). There are 312 water connections serviced monthly. These connections are not all households. The water system services feedlots, town buildings, parks, rodeo grounds, town sign and some households outside the town boundaries.

Hinckley Town is noted for its trees and shade.

Hinckley is a beautiful rural place to make your home.

Hinckley Town offers excellent opportunities for new growth and development to enhance an already richly endowed history.

DEMOGRAPHICS

\$63,221
Median Income

22.4%
Bachelor's Degree or Higher

617
Population

29.8
Median age

SUMMARY

As of the 2020 Census data, the town was estimated to have a population of 614. The median age was estimated to be 29.8. The median household income was estimated to be \$63,221. 22.4% of the population were estimated to have a bachelor's degree or higher.

TOWN VALUES

CORE VALUES

1. Agriculture
2. Providing must have services for current and future residents
3. Continue to provide safe environment by educating or informing Hinckley Town residents of ordinances, regulations & laws
4. Rural Atmosphere

The Town is strong in their stance of keeping the town a place where residents love to live. The town is relatively small and surrounded by agriculture and farmland. The old-fashioned respect and common hard work ethic found in this community is what should be preserved. This is a place with friendly neighbors who help each other out through the good and bad times. It is essential that the town maintains the importance of keeping the rural atmosphere and distinct character of the town. While this is a priority, providing must-have services for current and future residents is also of high importance.

COMMUNITY FUTURE

TOWN VISION

To preserve and maintain the rural atmosphere of the town and provide a well-planned, clean, safe, family oriented and friendly community.

TOWN GOALS

Goals:

- 1- Maintain the rural atmosphere and lifestyle of the town while allowing growth.
- 2- A great place to live with proper communication avenues.

Action Steps:

1. Be open-minded to new ideas keeping in mind safety rules.
- 1- Find additional funding for town infrastructure.
- 2- Ensure continuation of quality town services.

Land Use Overview

Current Land
Use Future Land Use
Land Use Goals

LAND USE

CURRENT LAND USE

When the town was originally settled in its current location, it was mainly an agricultural community. Agriculture related land uses remain a part of the community today. The land use element of this general plan encourages the orderly and efficient distribution of land uses in the town. The range and mix of land uses includes residential, commercial, and agricultural areas within the town.

The Town currently requires a 1/3-acre lot size in zone R-1 and 5.0-acre lot size in the AG.

Below are the current land use zones that have been implemented throughout the town.

- 1.) Residential R- 1
- 2.) Agricultural
- 3.) General Commercial
- 4.) Industrial

Please refer to Hinckley Municipal Code for further details on zone descriptions and regulations.

Current Maps, * See Appendix A

FUTURE LAND USE

When considering changes to land already within the community, it is vital that any changes align with the vision and goals that have been described in this general plan.

Critical lands are those that are deemed to be unsafe or unsuitable for development. The Hazard Mitigation Plan for the town should be considered when involving any critical lands. A Pre-disaster Mitigation Plan was adopted by Hinckley Town in 2020.

The town will focus on continuing to build a healthy balance of land uses that support the community. Future decisions regarding land use, zoning, and growth in the town will be guided by the values of the community.

Future decisions about land use, zoning, and growth will ultimately be guided by the Utah State Code and the vision, goals, and values that have been expressed in this general plan. For further information on future land use, please refer to town ordinances. Appendix A contains maps for town boundaries, zones, growth, and critical lands.

LAND USE GOALS

Goals:

- 1.) Provide a well-planned out and attractive environment throughout the town.
- 2.) Protect and preserve agricultural land.
- 3.) Maintain town land use records to ensure accuracy.

Action Steps:

- 1- Implement, maintain, and enforce the requirements of the zones of the town.
- 2- Update and maintain all official maps of the town.
- 3- Follow the town vision, goals, and values when considering land use and zoning decisions.
- 4- Frequently review and keep all ordinances up to date with the town goals, values, and vision.
- 5- For sustainable growth to occur in areas that can be economically served with public utilities and other services, especially culinary water, wastewater treatment and roads.

Goals:

- 1.) Development should occur within the framework which is in keeping with the existing character of Hinckley and avoids negative social, economic and environmental effects on the community.

Action Steps:

- 1- To enhance and conserve the environment while allowing new growth and development to occur.
- 2- To foster the preservation of significant historic sites and buildings.
- 3- To encourage new developments to occur in such a manner as to promote neighborhood identity and pride in an attractive living environment.
- 4- To require new developments to provide and meet adopted improvement Standards for streets, sidewalks, curbs, gutters, landscaping, utilities, drainage And other physical requirements.
- 5- To promote blight prevention through proper location and design of subdivisions And sound construction of buildings.
- 6- To encourage the improvement, rehabilitation or removal of deteriorated Buildings, barns and sheds.
- 7- To promote the integration of new developments and new residents into the community structure to avoid or eliminate isolation and alienation.

Goals:

To provide the best and most efficient land use through planning for the future.

Action Steps:

- 1- To actively direct the location of future population growth so as to minimize any

- negative economic, social or environmental issues.
- 2- To plan for the logical transition of obsolete areas to new functions.
 - 3- To precede the adoption of all but interim zoning ordinances and land use controls, With the adoption of comprehensive plans.
 - 4- To regulate subdivision plating and strengthen existing development regulations.
 - 5- To develop ordinances and administrative programs which will implement Hinckley's total planning program.
 - 6- To base zoning actions and other land use controls firmly upon the policies and Clear intent of the general plan.
 7. To adopt and implement zoning ordinances which disallow adjacent incompatible Uses.
 - 8- To classify the land uses allowed in each zoning district with primary attention to Separating uses which impose incompatible impacts on each other.
 - 9- To employ buffer zones and requirements of physical barriers to mitigate Incompatible impacts between land uses.
 - 10- To prohibit altogether certain excessively incompatible impacts (e.g., odors, noise At certain hours, effluent ground seepage, etc. excepting normal agricultural Practices.
 - 11- To use when appropriate, a conditional use technique to allow Nearness of normally incompatible land uses if certain impact mitigating Conditions are met.

TRANSPORTATION

TOWN GENERAL PLAN

Transportation Overview

Current Transportation

Future Transportation

Transportation Goals

CURRENT TRANSPORTATION

The town street system is currently based around Highway 6 & 50 or 500 N and is set up in a grid system. There are several roads throughout the town that need a higher level of upkeep than they currently receive.

500 North is the most used road in town, with most travelers only coming through the center of town. 500 North is in good condition with regular maintenance carried out by UDOT.

Outside of 500 North, most other roads in town are paved with no sidewalks, curbs and gutters. Many roads through town need extra maintenance.

FUTURE TRANSPORTATION

There is much room for improvement of roads throughout the town. Funding may need to be found through grant programs or other sources. Allocation of B & C road funds are insufficient for road maintenance.

Improvements to the aesthetics of Main Street & Hwy 6 & 50 may add value to the perception of the town. Traffic through the town needs to be mostly kept to the main streets if possible. Main Street is expected to remain as the most frequently used road in town. Future transportation planning should likely revolve around Main Street, Hwy 6 & 50 and side roads.

Better funding sources must be found to increase road upkeep and have better road conditions.

TRANSPORTATION

Goals:

- 1- Maintain, monitor, and create transportation routes throughout the town that focus on safety and efficiency of travel.

Action Steps:

- 1- Improve road conditions throughout the town.
- 2- Add and maintain street lighting, signage, street markings, and sidewalks where needed.
- 3- Coordinate maintenance of county roads with the proper county officials.
- 4- Coordinate maintenance of state roads with the proper state officials.

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HOUSING

TOWN GENERAL PLAN

Housing Overview

Current Housing

Future Housing

Housing Goals

CURRENT HOUSING

Being a rural town, housing issues arise that aren't easily remedied. The Town has some challenges, which should be handled by the Mayor, Town Council, and the Planning Commission.

It is the current stance of the town that new subdivisions and developments be limited in size and impact. They don't always align with keeping the rural feel of the town. It is a goal for the town to maintain the rural atmosphere that has been here for years.

The town believes the current housing situation is continually being monitored to allow for proper planning. Planning efforts can bring about outcomes to both align with this general plan and meet reasonable needs of the town as it grows.

FUTURE HOUSING

The residents would like the housing of the town to stay consistent in maintaining the goal of preserving the rural atmosphere. Bringing in other types of more affordable housing is an option that should be considered.

Housing decisions should be considered by the Planning Commission and Town Council. New housing types brought into town should be consistent with the values, goals, and vision set up in this general plan.

HOUSING GOALS

Goals:

- 1- Maintain and protect safe and affordable housing solutions for residents of the town.

Action Steps:

- 1- Maintain development at a reasonable rate.
- 2- Ensure that expansion and development can be supported with local resources and services.
- 3- Support law enforcement in protecting safe housing solutions.

- 4- To promote neighborhoods which provide safe traffic circulation, attractive Landscaping and quality of physical improvements.
- 5- To promote the development of adequate housing in line with community and County standards.
- 6- To develop plans, building codes and implementation techniques which reflect Housing needs, housing quality and energy conservation.
- 7- To enforce the building codes and subdivision regulations which are adopted.

Goals:

- 1- To improve the overall look of Hinckley.

Action Steps:

- 1- To keep our yards and lots free of all junk, trash, weeds and miscellaneous items That detracts from the overall look.
- 2- Promote tree planting and landscaping.
- 3- Keep roads free from litter.

COMMERCIAL

Goals:

1. New commercial growth should be encouraged to take place in existing Commercial areas.

Action Steps:

- 1- To establish well defined commercial areas which build upon existing Industrial business areas.
- 2- To establish commercial zoning in Hinckley.

INDUSTRY

Goals:

- 1- To encourage industries that will utilize the county's products and resources And benefit Hinckley and Millard County through economic and Employment benefits.

Action Steps:

- 1- To encourage industries to develop in a manner which is compatible with Surrounding neighborhoods.
- 2- To encourage the development of the Industrial Park.
- 3- To encourage industries that are not tied to a resource to locate within Hinckley.
- 4- To encourage the development of natural resources.
- 5- To encourage retail establishments.

AGRICULTURAL LANDS AND OPEN SPACES

Goals:

- 1- To conserve preferred and prime agricultural land.

Action Steps:

- 1- To meet the needs to develop an agricultural conservation plan that actively Plans for agricultural land instead of treating it as a "blank slate" upon which To develop other land uses.
- 2- To identify prime agricultural land using:
 - 1- Soil productivity (soil conservation service classification system).
 - 2- Unique agricultural development such as dairy farms.
 - 3- The importance of maintaining a viable agricultural economy.
 - 4- Landowner interest in perpetuating land's agricultural lands.
 - 5- When feasible, and not in conflict with other goals, nonagricultural land Should be used for urban expansion to protect prime irrigated lands from Development and direct future growth toward dry land areas.

RECREATION

Goals:

- 1- To provide public park and recreational areas and facilities that are adequate to meet the growing needs of the citizens who use them. Protect park and Recreation areas from adverse effects of overuse and conflicting uses.

Action Steps:

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WATER

TOWN GENERAL PLAN

Water Overview

Current Water
Future Water
Water Goals

CURRENT WATER

CULINARY WATER

In July 2008, Hinckley Town and Deseret Oasis Special Service District began supplying water to customers from a newly constructed arsenic water treatment facility owned jointly by Hinckley Town and Deseret Oasis Special Service District. Water is pumped from an underground source, treated and filtered to remove arsenic and then delivered to residents in Hinckley Town. The water treatment facility is maintained by Hinckley Town maintenance personnel and costs are shared with the Deseret Oasis Special Service District.

WATER GOALS

Goals:

- 1- Maintain and protect the current water sources and systems of the town.
- 2- Maintain and protect the safety of water sources and systems of the town.
- 3- Monitor water sources and systems to prepare for any changes that might take place.

Action Steps:

- 1- Regularly check on all water sources and systems of the town to maintain safety and sufficient amounts.
- 2- Complete all necessary updates and maintenance needed to ensure safety and sufficient amounts.
- 3- Plan for all updates, maintenance, and needed funding to ensure safety and sufficient amounts.

APPENDICES

TOWN GENERAL PLAN

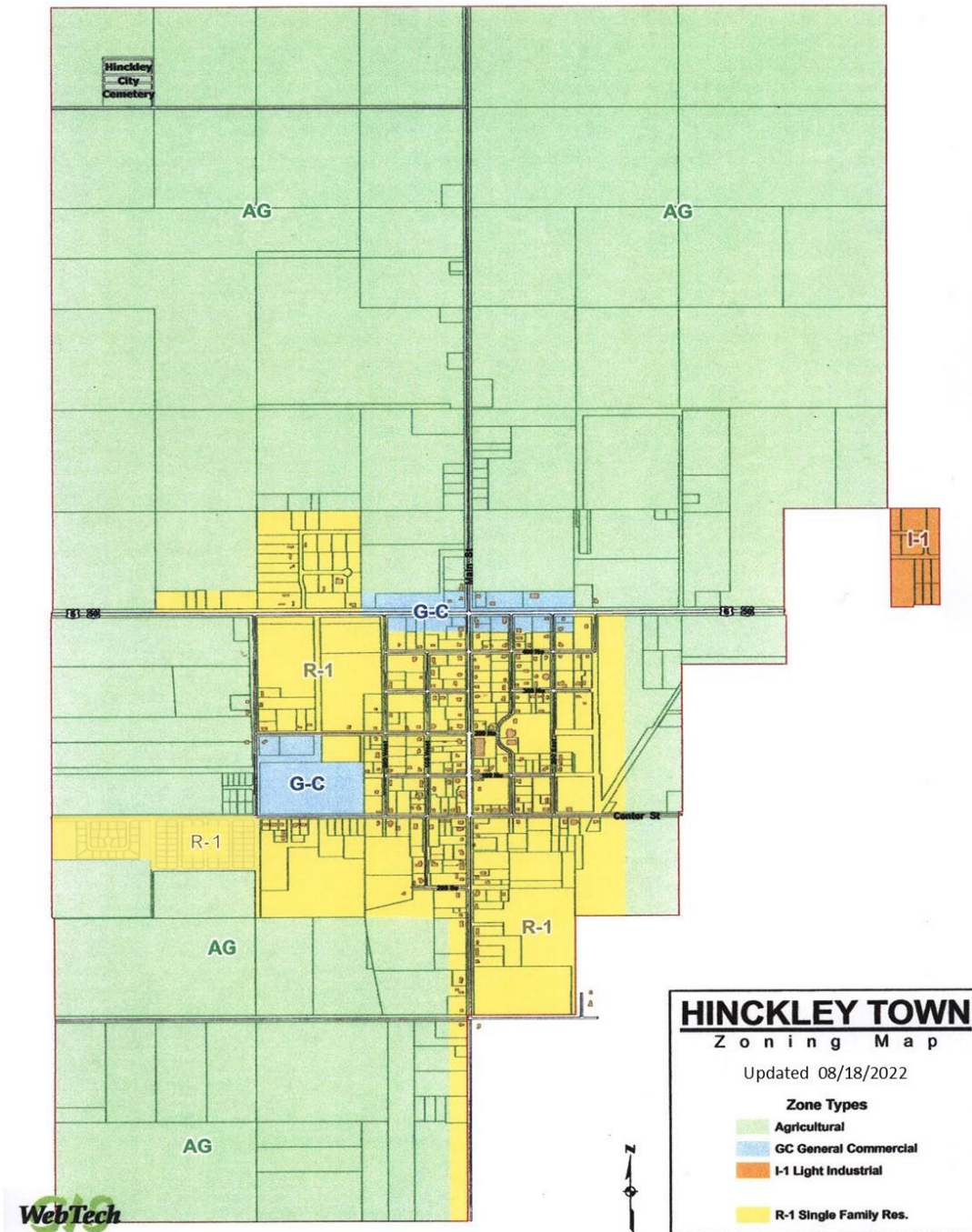
Appendices Overview

Appendix A: Maps

Appendix B: Survey

Appendix C: Survey Results

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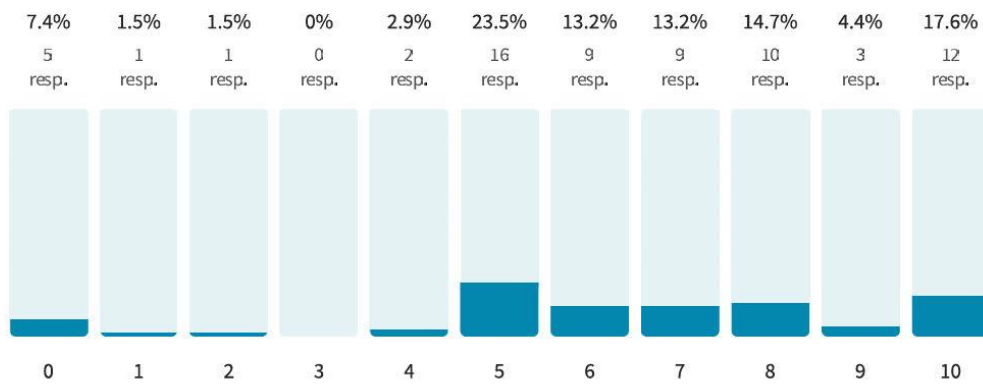
Hinckley General Plan Survey

68 responses

Are you supportive of how the city/town currently manages land?

68 out of 68 answered

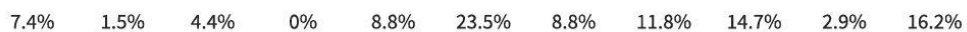
6.4 Average rating

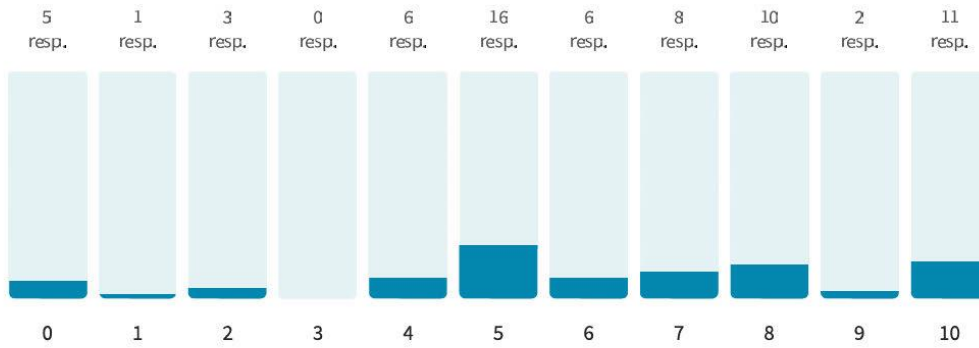


Are you supportive of how the city/town currently manages housing development?

68 out of 68 answered

6.0 Average rating

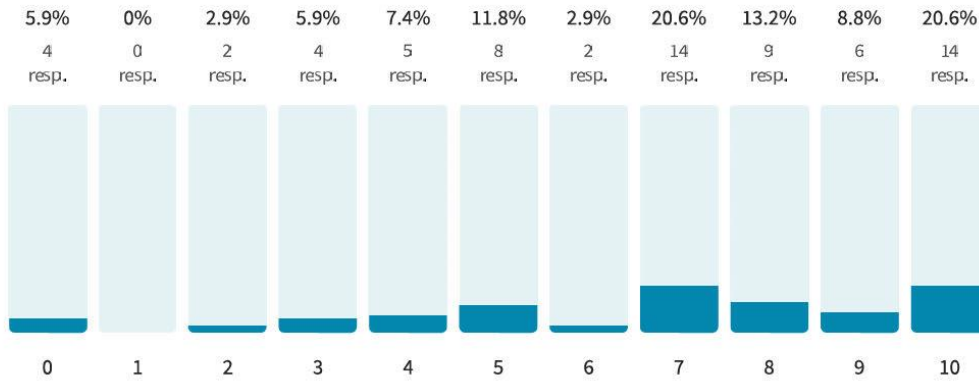




Are you supportive of how the city/town currently maintains roads and transportation routes?

68 out of 68 answered

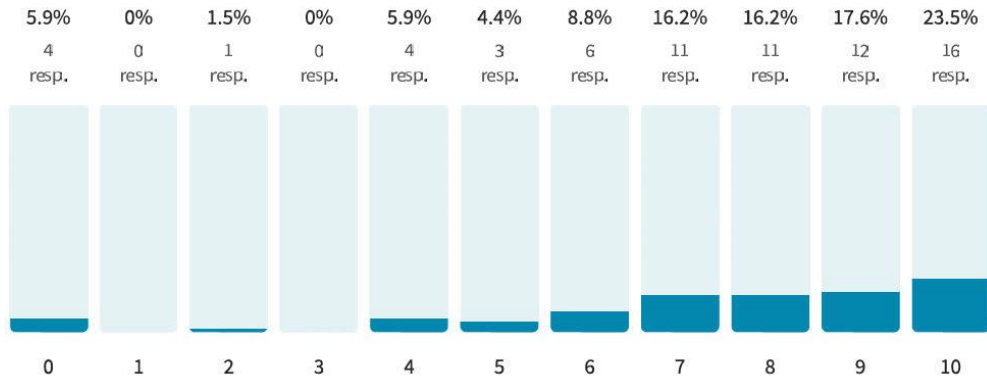
6.6 Average rating



Are you supportive of how the city/town currently manages public services and facilities (culinary water, city/town park, street maintenance, etc.)?

68 out of 68 answered

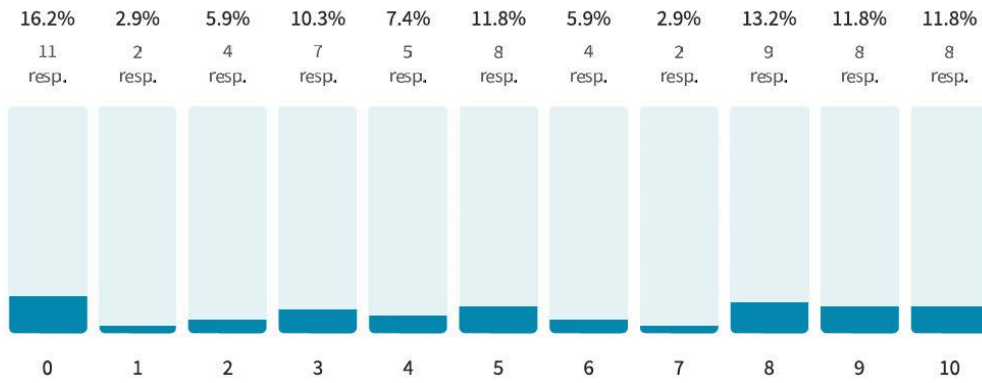
7.4 Average rating



Are you supportive of having the city/town population substantially grow?

68 out of 68 answered

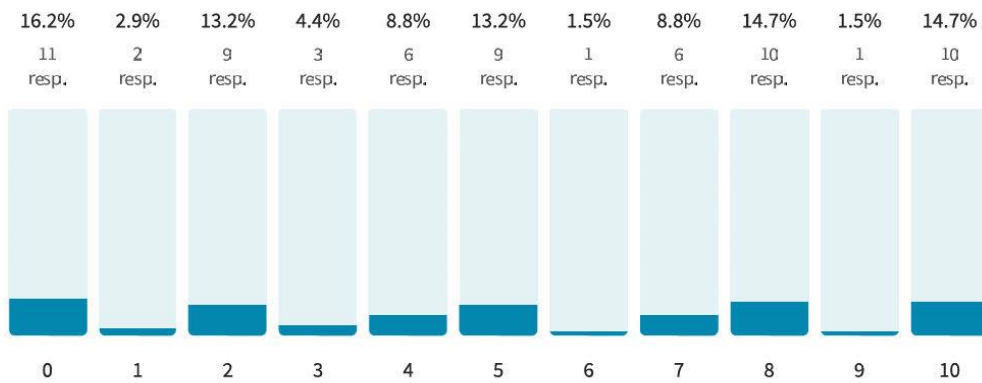
5.2 Average rating



Are you supportive of having more affordable housing (starter homes and/or townhomes) built and designated multi family zones created?

68 out of 68 answered

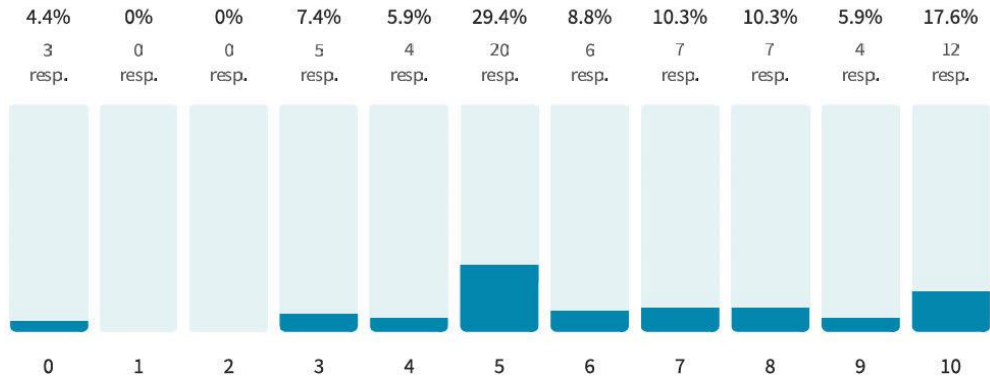
4.9 Average rating



Are you content with the current economic state of the city/town?

68 out of 68 answered

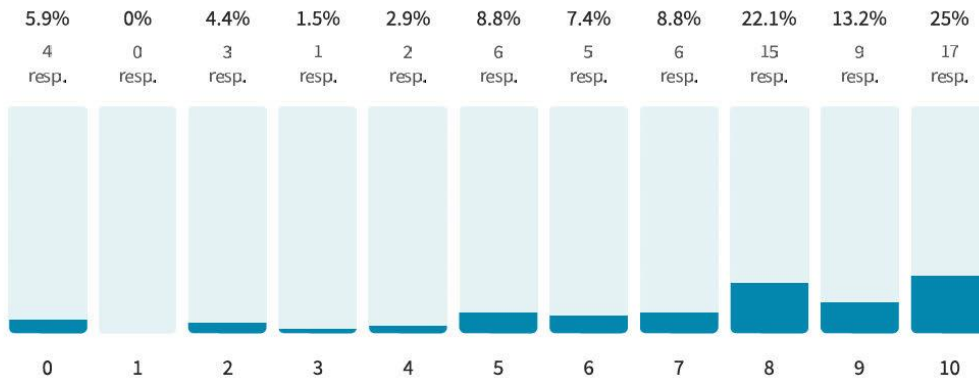
6.3 Average rating



Are you supportive of having small businesses move to your city/town?

68 out of 68 answered

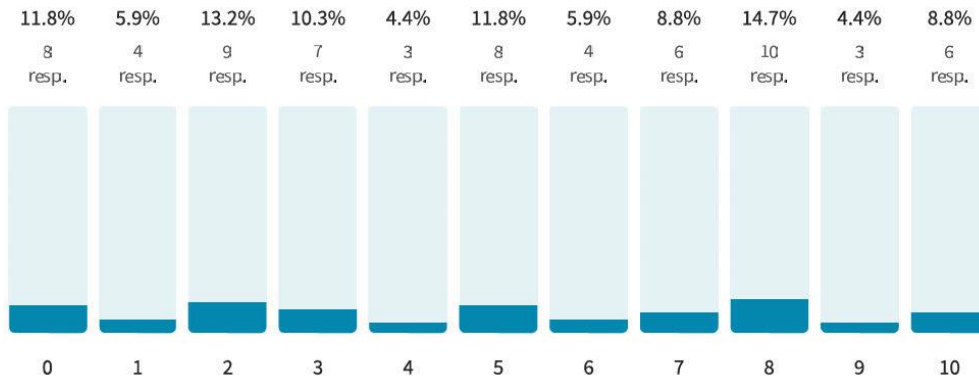
7.2 Average rating



Are you supportive of having larger businesses move to your city/town?

68 out of 68 answered

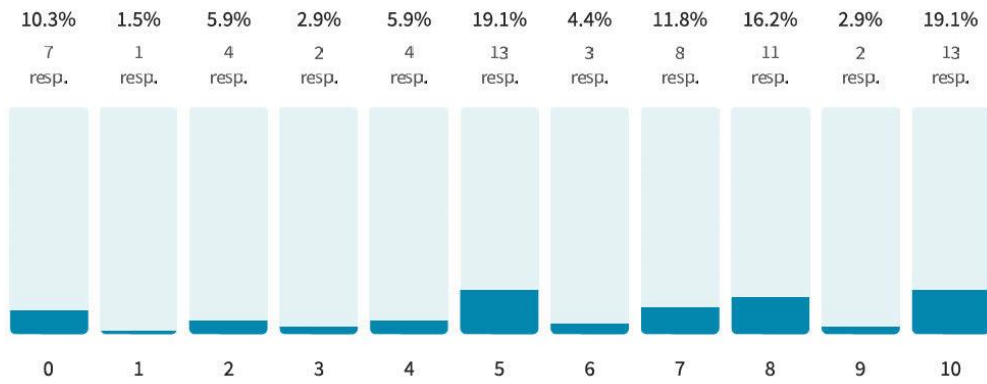
4.8 Average rating



Are you supportive of encouraging tourism in your city/town?

68 out of 68 answered

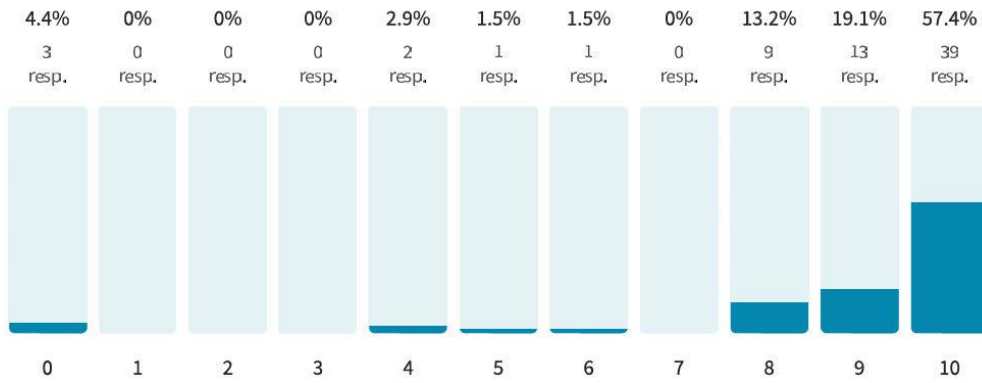
6.0 Average rating



Are you supportive of maintaining the rural atmosphere of your city/town?

68 out of 68 answered

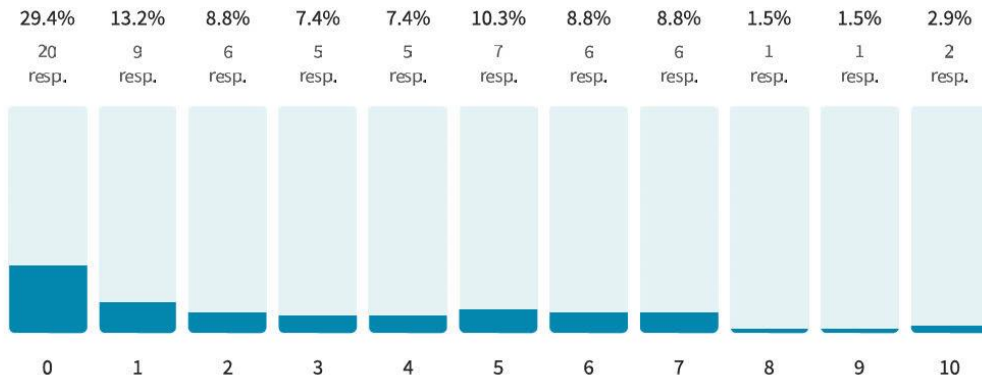
8.8 Average rating



Are you supportive of expansion, even if it causes the city/town to lose the rural atmosphere?

68 out of 68 answered

3.0 Average rating



Should the city/town consider Annexation (expansion of city limits through the addition of land)?

68 out of 68 answered

No 42 resp. 61.8%



Yes 26 resp. 38.2%



Should the city/town consider planning for Hazard Mitigation?

68 out of 68 answered

Yes 59 resp. 86.8%



No 9 resp. 13.2%



Should the city/town consider planning for Agriculture?

68 out of 68 answered

Yes 62 resp. 91.2%





Should the city/town consider increased planning efforts for Rentals?

68 out of 68 answered



Do you feel involved in the decision making processes of the city/town?

68 out of 68 answered



Do you want to be more involved in the decision making processes of the city/town?

68 out of 68 answered



If you would like to include more details about your answers, if you have questions about our questions, or if you would like to take part in further helping shape the decision making processes of your city/town, please include the relevant contact information here:

13 out of 68 answered