

Hinckley Town Planning and Zoning Commission
Town Council Chambers
161 E 300 N, Hinckley, UT
Wednesday, December 11, 2024
Digital Recording
Invocation: No Invocation

I. PLEDGE

Commission Chairman Joe Taylor brought the Planning and Zoning Commission meeting to order at 7:11 p.m. and led those present in the Pledge of Allegiance.

II. ROLL CALL

Commission Members: Margene Stevens, Crista Kaman, Joy Partridge, Clark Mortensen. Planning & Zoning Secretary Dixie Talbot. Mayor Brian Florang, Hinckley Town Clerk Tresa Taylor. Town Maintenance Joe Stevens.

III. GUESTS

Lori Singleton, Gavin Singleton, Justin Louder, Greg Warner, Molly Stevens, Skip Taylor.

IV. APPROVAL OF MINUTES FROM PREVIOUS MEETING

Commission Member Joy Partridge made a motion to approve the meeting minutes for November 13, 2024. Commission Member Margene Stevens seconded the motion, all voted aye.

V. NEW BUSINESS

- 1. Application to Appear – Gregory Wagner, Apex Development Partners.** Re-zone part of Parcel H-2191 to Residential (R-1) to allow multi-family housing. Approximately 700 W Center, 8-10 acres. Current owner Justin Louder. Mr. Wagner addressed the Commission and stated he had recently executed a land purchase agreement with Mr. Louder and his plans were to construct 20-25 duplexes (40-50 units). For the project he and Justin Louder are requesting a zone change. Mr. Wagner provided information and pictures of the current projects he has built in other areas and stated the project would be for affordable housing under Section 42 Federal Low Income Housing Tax Credit Program. LIHTC is administered by the Housing Authorities of each individual state. Section 42 housing is vastly different than Section 8 housing which most people have heard of. He stated Section 42 housing is a stepping stone for most families. The Federal Government and State Housing Agencies provide a portion of the funds necessary to build Section 42 properties. The government does not pay any of the rent. The rent is determined by family size and income. The Planning and Zoning Commission asked Mr. Wagner questions concerning the project. It was explained to Mr. Wagner the next step was to hold a

Public Hearing regarding the zone change request and the Public Hearing could be scheduled at the next regular Planning and Zoning Commission meeting, January 8, 2025, if the needed information was received from the current owner, Justin Louder.

2. Building Permit Application – Spring Solar. Solar on home at 331 W. Center St., Shauna Bingham. Commission was presented and reviewed the plans for roof mount solar at 331 W Center St. Commission Member Margene Stevens made a motion to approve plans for roof mount solar at 331 W. Center St. Commission Member Crista Kaman seconded the motion.

3. Application to Appear – Lori Singleton. Split Parcel H-2026, 100 E. 202 N. into a 1-acre parcel and a 5.8-acre parcel. Ms. Singleton approached the Commission and stated her request to split the property. She stated she was waiting for a copy of the survey she had done. Because there was not enough information without the survey Ms. Singleton's request was tabled until the next Planning and Zoning Commission Meeting, January 8, 2025.

4. Review Subdivision Ordinance Amendments prepared by Mike Hansen to amend Hinckley Town Code, Title 10 Zoning Regulations, Chapter 19 Subdivisions, to comply with the State of Utah Laws regarding the division of land. The Commission reviewed the updated subdivision changes prepared by Mike Hansen on the CivicInq website led by Mayor Brian Florang. Several sections were reviewed and to be able to schedule a Public Hearing at the January 8, 2025 meeting the Commission stated their desire to schedule a work meeting to make themselves familiar to the changes. A work meeting was set for Wednesday, December 18, 2024 at 6:00 pm.

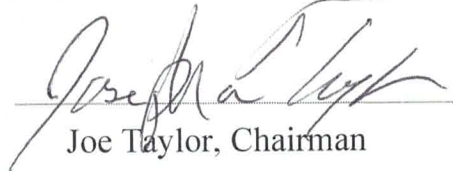
VI. OUTSTANDING BUSINESS

VII. ADJOURNMENT

Commission Member Clark Mortensen made a motion to adjourn the meeting at 10:25 pm. Commission Member Crista Kaman seconded the motion.



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



Joe Taylor, Chairman