

Hinckley Town Planning and Zoning Commission
Special Meeting and Public Hearing
Town Council Chambers
161 E 300 N, Hinckley, UT
Thursday, February 20, 2025
Digital Recording
Invocation: Clark Mortensen

I. PLEDGE

Commission Chairman Joe Taylor brought the Special Meeting and Public Hearing to order at 6:06 p.m. and led those present in the Pledge of Allegiance.

II. ROLL CALL

Commission Members: Crista Kaman, Joy Partridge, Clark Mortensen. Planning & Zoning Secretary Dixie Talbot, Town Council Representative Ray Searle, Hinckley Town Clerk Tresa Taylor, Mayor Brian Florang, Town Attorney Todd Anderson, Town Council Member Skip Taylor, Town Maintenance Joe Stevens. Excused Commission Member Margene Stevens.

III. GUESTS

Scott Vadnais, Bonnie Vadnais, Terri Smith, Gina Tolbert, Alan Miller, Mike Jeffrey, Justin Louder, Sheri Louder, Wendy Rowley, Dan Bliss, Lucas Stevens, Greg Wagner, Jacob Wagner, Matt Ward, Reynaldo Sandoval, Reynaldo Sandoval Jr., Hector Sandoval, Doyle Dutson.

IV. PUBLIC HEARING

To receive public comment on an amended zone change application from property owner's Justin Louder, Sheri Louder and Gregory Wagner, President of Apex Development Partners for Parcel H-2191, 29.26 acres, located at approximately 600 West Center St.

The zone change application was amended to include Hinckley Ranchette Subdivision (Parcels: HR-1, HR-2, HR-3, HR-4, HR-5, HR-2-1, HR-2-2, HR-2-3, HR-2-4, HR-2-5, HR-2-6, HR-2-7, HR-2-8), located at 500 West Center St.

Commission Chairman Joe Taylor brought the Public Hearing to order at 6:10 pm and asked for any public comment on the proposed amended zone change hearing. Justin Louder addressed the Commission and the audience stating he would like to bring a development to Hinckley Town that would be beneficial to the town and families alike. Justin stated right now he has farmed the proposed zone change property and if anyone has noticed or driven by it is not one of his better farms. The property is constantly filled with garbage blowing from the Hinckley Dump site. Mr. Louder stated he has requested numerous times for Hinckley Town to build a fence to keep people's garbage from his property with no results. This proposed zone change and proposed housing in the future

would certainly be appealing to the town and an improvement on the property. At this point Gregory Wagner requested that he be allowed to make a presentation of the proposed subdivision. Commission Chairman Taylor stated not at this time as this was a hearing for a proposed zone change only. Mayor Florang clarified the purpose for the Public Hearing was to receive public comment on the proposed zone change only. Gina Tolbert asked the question as to the tax revenue Hinckley Town would receive from agricultural property versus residential property. It was stated regardless of the zoning the owner of the property would be responsible for the property tax. It was again clarified that the purpose of the Public Hearing was for a proposed zone change only. Comments from the crowd then answered no to the proposed zone change as they have not received enough information to say yes to the proposal. It was stated that if the zone change request is approved then housing could follow. Matt Ward asked the question what is approved in a R1 zone. It was stated single family homes, multi-family homes & duplexes. Mayor Florang apologized for stating earlier that Greg Wagner could not make a presentation of the work they do. Mayor Florang stated that the property owner has every right to make a presentation at the Public Hearing and invited Greg Wagner to make his presentation in hopes of clarifying the proposal to the audience. Greg Wagner presented a slide presentation to the audience showing the proposed housing in Hinckley Town and some of their existing subdivisions. Mr. Wagner stated they have developments in St. George, Hurricane, Richfield, Arizona and presently working on a new development in Fillmore. Mr. Wagner stated they provide housing for families, seniors and veterans. Mr. Wagner also explained that this project is Section 42 and is considered a steppingstone for families to be able to buy a home in their future. The rent on the proposed homes is between \$500.00 - \$1100.00 per month for a 3-bedroom, 2-bathroom home. Mr. Wagner stated they do all the planning, construction and maintenance of their developments. Mr. Wagner told the audience they have been developing properties for 30 years and have never sold a development they have built. The question was raised whether a study had been done on Hinckley Town's infrastructure for the proposed water needed to maintain the development. Mr. Wagner stated that the development would be a desert landscape with desert plants native to the area. Mr. Wagner stated he could not answer as to Hinckley Town's infrastructure needs and his company would be doing research and would pay all the impact fees required by the State of Utah and Hinckley Town. It was also asked as to Hinckley Town's aging sewer system. Mayor Florang stated that any developer is required to pay the necessary impact fees to maintain the town systems. The question was asked as to what Six County's involvement is in this project. Mr. Wagner answered that the successful recipients do receive tax credits from the Six County organization and are then able to sell their tax credits for funding. Mr. Wagner stated that the organization also helps recipients to find jobs, working with veterans, counseling and budgeting. It was questioned if the entire 29 acres is included in the zone change even though the proposed development is for 8-10 acres. The entire 29 acres is included in the proposed zone change. Mayor Florang stated that the proposed zone change at one time was R1 and in 1982 showed up as Agricultural. He said he cannot answer the reasoning for these

changes. Bonnie Vadnais stated her concern for Hinckley Town water bills if there is an increased demand for water and the town needs to make an increase. She stated we do live in a desert and water is limited. Mr. Wagner stated that because this project is funded by the government, they are required to obtain ownership for 50 years. Prior requirements were for 99 years and were changed to 50 years. Mayor Florang stated that the zone change proposal is not being decided tonight. The purpose of the public comments is for the Planning and Zoning Commission to decide to recommend approval, deny the amendment to the zoning ordinance or the modification and approval to the Hinckley Town Council. It was asked if the proposed zone change to R1 would restrict animals in Hinckley Town. Mayor Florang stated that the Hinckley Town Code states that animals are allowed in Hinckley Town. Lucas Stevens stated that their Real Estate Office has a service of listing available rentals in the area. He has listened to people contacting their available rentals and has had far more interest than availability. He stated he sees this development as a positive thing. Wendy Rowley stated that if a life changing event happens there are no affordable rentals in the area and in her case is living in a RV at her parents' home. Commission Chairman Joe Taylor asked for any further comments. Commission Member Clark made a motion to close the Public Hearing at 7:08 pm. Commission Member Crista Kaman seconded the motion.

V. NEW BUSINESS

The Commission shall recommend: 1) approval, 2) modification and approval, or 3) denial of the Amendment to the Zoning Ordinance and/or Zone Map to the Town Council.

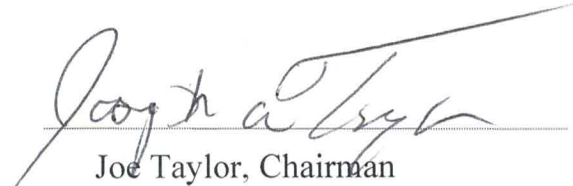
After some discussion Commission Member Crista Kaman made a motion to recommend zone change request and change zone map to Hinckley Town Council. Commission Member Clark Mortensen seconded the motion. Roll Call vote followed: Crista Kaman (Y), Clark Mortensen (Y), Joe Taylor (Y), Joy Partridge (Y).

VI. ADJOURNMENT

Commission Member Clark Mortensen made a motion to adjourn the meeting at 7:18 pm. Commission Member Joy Partridge seconded the motion.



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



Joe Taylor, Chairman