

Hinckley Town Planning and Zoning Commission
Public Hearing
Town Council Chambers
161 E 300 N, Hinckley, UT
Thursday, August 28, 2025
Digital Recording
Invocation: Skip Taylor

I. PLEDGE

Commission Chairman Joe Taylor brought the Planning and Zoning Commission meeting to order at 7:00 pm and led those present in the Pledge of Allegiance.

II. ROLL CALL

Commission Chairman Joe Taylor, Commission Members: Margene Stevens, Joy Partridge, Clark Mortensen, Planning & Zoning Secretary Dixie Talbot.

III. GUESTS

Alan Miller, Todd Anderson, Chris Mork, Sheldon Skeem, Terry Slade, Crista Kaman, Joyce Barney, Mike Barney, Vickie Bennett, Town Clerk Tresa Taylor, Skip Taylor.

IV. PUBLIC HEARING

- 1. The purpose of this Public Hearing is to discuss a possible subdivision plat amendment and road vacation within the West Hinckley Subdivision, Unit 1, Plat "A".**

Commission Chairman Joe Taylor opened the floor for a public hearing to discuss a proposed amendment to a subdivision plat. The discussion was led by Attorney Todd Anderson. Mr. Anderson stated this issue stems from a subdivision where two platted roads, 500 West and 600 West, were never physically built. This has created a situation where several lots lack legal access and can be a significant issue for obtaining title insurance or bank loans. The application seeks to combine certain lots and vacate the unbuilt roads, 500 West and 600 West. The goal is to ensure all lots have legal access from existing roads, Center Street or 550 West. Vacating the roads would result in landlocking several lots unless they are combined with adjacent properties that currently have existing road access. The plat technically shows access but without a physical road makes it functionally inaccessible and decreases property value. Hinckley Town accepted dedication to these roads decades ago, but they were never built. As a result, the financial responsibility for building them currently falls on the town. The idea of creating private driveways was discussed. Mr. Anderson stated that while possible, it would require modification to the current Town Code. Current Town Code does not allow for building permits on private driveways. It was discussed that this could lead to additional problems and not a good long-term solution. Crista Kaman stated that there are fire hydrants and water mains on 500 West, indicating existing public utilities. Mr. Anderson stated he was not aware of this information. He

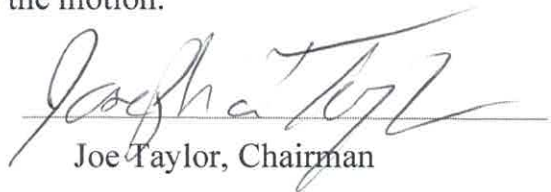
also stated that it adds a new complication to vacating the road. Joyce Barney addressed the Commission giving some history of the property. She said the subdivision was created in 1986 to provide housing for workers at IPP. The developer requested to vacate the roads February 27, 1986, after IPP was finished and the lots had not sold. The Town Council at that time approved the vacation of the roads through an ordinance, but the ordinance was never recorded. By never being recorded it has led to the current issues. Attorney Anderson clarified the legal distinction between amending a plat and vacating a road. While a plat amendment can be approved by the Planning and Zoning Commission Chairman, vacating a road requires a separate ordinance that must be approved by the Town Council. It was stressed that these two actions should be coordinated to avoid legal complications. Ms. Barney stated her goal is to find a solution to a long-standing problem. She is open to lot owners joining her application to combine properties to ensure all lots have legal access. The current situation is preventing her from selling the lots as potential buyers cannot get a building permit. Mayor Brian Florang and Attorney Anderson discussed the procedural steps stating the Planning and Zoning Commission is an advisory board. As an advisory board they can make a recommendation to the Town Council. The Chairman of the Planning and Zoning Commission can condition any plat amendment approval if the Town Council first approves the vacating of the roads. Mr. Anderson also stated that Joyce Barney could bypass the Planning and Zoning Commission and petition the Town Council directly to vacate the roads. Commission Chairman Joe Taylor stated the Commission will not act tonight. He also stated they will give other property owners the opportunity to join Joyce in joining the lots and look forward to receiving an application from her regarding this request.

V. ADJOURNMENT

Commission Member Clark Mortensen made a motion to close the public hearing at 8:01 pm. Commission Member Joy Partridge seconded the motion.



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



Joe Taylor, Chairman