

Hinckley Town Planning and Zoning Commission
Town Council Chambers
161 E 300 N, Hinckley, UT
Wednesday, October 8, 2025
Digital Recording
Invocation: Joe Taylor

I. PLEDGE

Commission Chairman Joe Taylor brought the Planning and Zoning Commission meeting to order at 7:02 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

Mike Winget, Sharon Winget, Cynthia Moody, Crista Kaman, Josh Troseth, Aryn Troseth, Bob Chew, Bonny Webster, Mayor Brian Florang.

IV. APPROVAL OF MINUTES FROM PREVIOUS MEETING

Commission Member Margene Stevens made a motion to approve the meeting minutes as presented for September 10, 2025. Commission Member Joy Partridge seconded the motion

V. REPORT OF BOARDS – COMMITTEES

VII. NEW BUSINESS

- 1. Application to Appear – Sharon and Mike Winget.** Building permit for new home at 375 West 600 North. The Winget's spoke to the Commission regarding their plans to build a new home at 375 West 600 North. They stated they are ready to start construction as soon as their plans are approved. They have already installed water on the property. After a short discussion and the site plan reviewed Commission Member Margene Stevens made a motion to approve a building permit for a new home at 375 West 600 North, Commission Member Joy Partridge seconded the motion.
- 2. Application to Appear – Bonny Webster.** Building permit for new home at 345 West 600 North. Ms. Webster approached the Commission with an updated site plan to build a new home at 345 West 600 North. Ms. Webster stated her original plans had been approved several months ago. She was making some modifications to those plans and coming back before the Commission to approve the current plans. Bob Chew the contractor for the home was also in attendance to answer any questions the Commission may have. After discussion and review of Ms. Webster's plans Commission Member Clark Mortensen made a motion to approve

a building permit for a new home at 345 West 600 North. Commission Member Margene Stevens seconded the motion.

3. Application to Appear – Joshua Troseth. Site plot plan approval only for duplex at 495 North Main. The subject property is in the Commercial (C-1) zone. As per the new Ordinance duplexes are allowed in the Commercial (C-1) zone. Joshua and Aryn Troseth addressed the Commission with their site plan to build a duplex at 495 North Main. They stated they would be living in one side of the duplex and renting the other side. After a lengthy discussion and review of the site plan and the placement of utilities on the property Commission Member Clark Mortensen made a motion to approve the site plan for a duplex at 495 North Main on the condition that a utility easement for the sewer is granted. Commission Member Joy Partridge seconded the motion.

4. Application to Appear – Cynthia Moody. Site plan for horse structure at 51 North 200 West. Ms. Moody presented her plans to the Commission for a horse structure at 51 North 200 West stating it will be enclosed on three sides. After reviewing the plans, it was determined there was not enough distance between the structure and the road. The proposed building is also a corner lot which presents another problem. It was discussed that Ms. Moody may need to move the posts to comply with the setbacks. Ms. Moody stated she had possibly measured incorrectly. After a lengthy discussion Commission Member Margene Stevens made a motion to table the discussion until the November meeting so Ms. Moody could provide the correct measurements for her requested structure. Commission Member Joy Partridge seconded the motion. The Commission moved on to more business. Ms. Moody left the meeting and returned after remeasuring her property. After remeasuring she stated her structure was 26 feet from her property and 55 feet from the center of the road. She stated she wanted to get the structure built before winter and was hoping for a decision in this meeting. After Ms. Moody provided the correct measurements and updated her plan Commission Member Clark Mortensen made a motion to approve a horse structure at 51 North 200 West. Commission Member Margene Stevens seconded the motion.


VIII. OUTSTANDING BUSINESS

1. Municipal Code Update Initiative 2025 Draft Title 11 – Land Use.

The Commission reviewed through Civiclinq several pages of the Municipal Code Update. After some review Mayor Brian Florang requested a recess at 8:19 pm. The Commission returned from the recess at 8:35 pm.

IV. ADJOURNMENT

Commission Member Clark Mortensen made a motion to adjourn the meeting at 8:38 pm. Commission Member Margene Stevens seconded the motion, all voted aye.



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



Joe Taylor, Chairman