

Hinckley Town Planning and Zoning Commission
Town Council Chambers
161 East 300 North, Hinckley, UT
Wednesday, January 7, 2026
Digital Recording
Invocation: Joe Taylor

I. PLEDGE

Commission Chairman Joe Taylor brought the Planning and Zoning Commission meeting to order at 7:06 pm and led those present in the Pledge of Allegiance.

II. ROLL CALL

Commission Chairman Joe Taylor

Commission Members: Joy Partridge, Margene Stevens, Clark Mortensen, Tresa Taylor, Dixie Talbot.

III. GUESTS

David Clark, Greg Hardman, Greg Wagner, Jake Wagner, Todd Anderson, Ron Black, Jim Dutson, Chris Mork, Skip Taylor, Sheldon Skeem, Dallas Anderson, Jones & DeMille Representative, Matthew Lenhart VIA Zoom.

IV. APPROVAL OF MINUTES FROM PREVIOUS MEETING

Commission Member Joy Partridge made a motion to approve the meeting minutes for December 10, 2026. Commission Member Margene Stevens seconded the motion.

V. REPORT OF BOARDS - COMMITTEES

V1. NEW BUSINESS

- 1. To make a formal recommendation to the Town Council to adopt the proposed Hinckley Town Construction Standards.**

Matthew Lenhart joined remotely to review modifications made to proposed Design Standards based on comments from the previous meeting. There were three typical sections that were reviewed. Main Street typical section, standard roadway typical section for new development and roadway typical section for existing roadways. A clarification was added that this typical section without curb and gutter is only to be used on existing roadways. All new roadways must follow the typical section for new development. After a review and discussion of all three sections a formal recommendation was made to the Town Council to adopt the proposed Town Construction Standards with one modification related to the street. A roll call vote was taken: Joe Taylor yes, Margene Stevens yes, Clark Mortensen yes, Joy Partridge yes.

- 2. To review an application from Jim Dutson proposing placement of a detached accessory dwelling unit on Parcel H-2135-1 or Parcel H-2135, General Commercial Zone.**

Jim Dutson addressed the Commission with a request to place a modular home on his commercial property. The Commission stated to avoid zoning issues, the unit must be attached to the existing house. This would classify the entire structure as a duplex. Single family residential is not an allowed use in a commercial zone. The existing house is allowed as it is grandfathered in. A new addition must comply with the current ordinances. It was discussed that a breezeway is a possible attachment method. If the new unit is separate it would need to be a duplex or better. If a duplex is created it would require an additional water and sewer connection. Mr. Dutson thanked the Commission for the discussion and stated he will consider the options and return to the Commission with a decision.

3. To hold a pre-application meeting with Apex Development Partners to review the general concept plan for Topaz Townhomes.

Greg Wagner, Developer and Greg Hardman, Attorney representing the developers addressed the Commission. Mr. Hardman stated he has significant experience representing municipalities and developers and currently serves on the Washington City Planning and Zoning Commission. The purpose of the meeting was a pre-application meeting, allowed by State Code to make the subdivision process more efficient by exchanging information and addressing questions.

The applicants proposed improving only their side of the existing Town right-of-way, including curb, gutter and sidewalk where they are developing. The pavement would be wide enough for two cars plus a parked car. The edge of the undeveloped side would be finished with dirt and gravel. The opposite side of the road fronts other private property. It is currently platted but undeveloped. It was stated that if Block 13, on the West side is ever developed, the developer would be responsible for putting in the sidewalk, curb and finishing the pavement.

The Commission questioned if the road could be extended to the next block, Fourth North and tied in there to provide another route to Highway 6-50. It was stated that connection to 6-50 could possibly trigger a traffic study under Hinckley Town Ordinances. Attorney Todd Anderson suggested checking with the local State Road Department to see if a traffic study would be necessary since the development is inside the slowdown zone. The Developers would put in a temporary roundabout at the north end for emergency vehicles.

Since the developer will connect to Hinckley Town's sewer system a feasibility study for septic systems is not needed. A feasibility study is needed to address storm water runoff and confirm the water line size is adequate for the development. The plan is to use 8-inch water lines for the new construction. Fire hydrant placement and spacing must comply with the maximum spacing of 250 feet. The developer will contract the work and Hinckley Town's Certified Water Operator, Travis Stanworth will inspect the lines and chlorination. Hinckley Town's Maintenance employees will perform the water

tests. If the main water extension is over 1,000 feet, Hinckley Town needs approval through the State Division of Drinking Water.

Sewer is gravity feed and will not require a lift pump. The sewer line will run down 300 North, over 100 North and tie into the existing line at 200 East.

The applicants are under contract to purchase the property contingent upon subdivision approval.

The application requires letters of approval from four entities.

Culinary Water Authority and Sanitary Sewer Authority: Travis Stanworth.

Hinckley Town Fire Department: Fire Chief, Steve Thatcher.

Central Utah Public Health Department: State approval for the water extension will go to the Division of Drinking Water.

VII. ADJOURNMENT

Commission Member Joy Partridge made a motion to adjourn at 8:50 pm. Commission Member Margene Stevens seconded the motion.

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



Joe Taylor, Commission Chairman