



HINCKLEY, UTAH

GENERAL PLAN

2026

ACKNOWLEDGEMENTS

Mayor

Alan Miller

Town Council

Chris Mork

Skip Taylor

Ron Black

Kristi Townsend

Planning Commission

Joe Taylor, Chair

Clark Mortensen

Margene Stevens

Joy Partridge

Town Clerk

Tresa Taylor

Planning Clerk

Dixie Talbot

Consultants

Jess Peterson

R6 Regional Council

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PLAN BACKGROUND

10-20-401 of the Utah code requires that all municipalities have a general plan. Not only is this general plan intended to fulfill the requirements of the state, but it should provide the town with a valuable resource to help guide current and future decisions.

Before this update, certain steps were taken to ensure that the adopted general plan will continue to hold the best interest of the citizens of the town.

Residents have been involved in creating the goals and visions that shaped this general plan. In order to establish the values and opinions of the residents of the town, a survey was sent through the mail and online to each household within town boundaries. The survey results have helped to shape the general plan to portray the great values of the town.

The goals and action steps provided in this general plan are general in nature, with the intention to allow flexibility on how the town might achieve them.

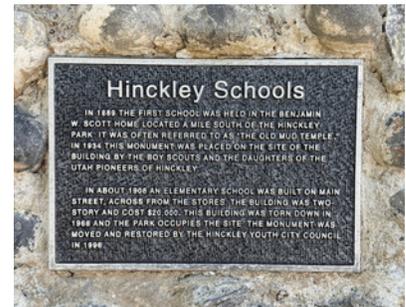
TOWN HISTORY

The area was first settled in 1876 and was referred to as Deseret Number 3, then Bloomington, and in 1891 was named Hinckley after the area's stake president Ira Hinckley.

The first settlers in the Hinckley town area were Jane Robinson Pack, a widow and her family in 1876. Together with her 14-year-old son, Rufus, they constructed the first home which was located just north of Hwy 50, approximately 1/4 mile west of Main Street. They were soon joined by other settlers including Erastus Park, Hyrum Robison, Benjamin Stott, Niels Peterson, James Hutchinson, Heber Bishop, Sol Parker, Joseph Mecham, Juluis Weststring, George Beckstrum, Adelbert Pack, Arthur Theobald and Samuel Carter and their families.

Beginning in 1884 many settlers from southern Utah moved to the area. They left the area around the Virgin River which had flooded frequently. They were looking for a new place to farm and raise their families. By 1918 the population was about 1300 people due to so many large families.

Hinckley was developed in its present location because it was believed that the ground east of the town, closer to the Sevier River and the railroad, was too high to be irrigated successfully. Consequently, water for culinary and irrigation use



was delivered to the town area by wooden barrels on wagons, or by canals, which were built at different times from various dams or reservoirs on the Sevier River to the east. Culinary water was later secured from artesian wells that had been drilled and developed by Rufus Pack and William Aldrich.

Early town development included the post office, a millinery shop, barbershop, butcher shop and creamery. The first schoolteacher of Hinckley was Mary Bishop Webb, who taught in the old Scott building which was located 1 mile south of Center Street. William Aldridge was the first postmaster. Two of the more important industries to be developed in Hinckley, were the Deseret Roller Mill built in 1897 located east of Hinckley and which had a 50-barrel mill, and the beet industry, which was started around 1918. This included a beet dump east of town on a railroad spur which had been built to haul the beets to processing plants located in the general region. The roller mill operated continuously, both day and night for 30 years until 1934, when it was torn down. This facility supplied cereal and cornmeal for people throughout the general region surrounding Hinckley.

The early homes in the town were simple, and were made of logs, rough lumber, Adobe and cedar posts. The roofs were made of mud and willows.

Hinckley school system was initiated in approximately 1889 with the establishment of the first elementary school in Benjamin W Scott's house. It was located approximately 1 mile south of Hinckley's former elementary school. A two-room brick schoolhouse was built in 1893 just north of Center Street. Hinckley's next elementary school, which was located where the Town Park is located, was built in 1951 and served students from Oasis, Deseret, and Abraham as well as students from Hinckley.

In 1908 Hinckley was chosen as the site for the Millard Academy, a large high school to serve the entire west Millard area. It was completed in 1910, and the first classes were held on September 13, 1910, with 130 students. The cost of the

school was \$55,000, of which Hinckley provided \$10,000. In 1923 ownership of the school was transferred from the LDS church to the State of Utah and it became Hinckley High School. Hinckley High School's final graduating class was in 1953. The students then had to ride a bus to Delta. The school was later used as an elementary school for Hinckley. Today it is privately owned and serves as a short-term vacation rental.

In addition to residential development there was a need for economic development to provide support for the town's residents. This took the form of (1) agricultural development, which included crops of grain, hay, and alfalfa seed; (2) animal products such as cattle, sheep, hogs, and poultry; and (3) various dairy products, such as cheese, milk, and cream.

George Croft Sr. of Deseret was the first to plant alfalfa in the region. Pack and Peterson were the first to raise and commercialize the alfalfa seed.

Today Hinckley continues with a small-town charm surrounded by farms and fields reflecting its agricultural heritage.

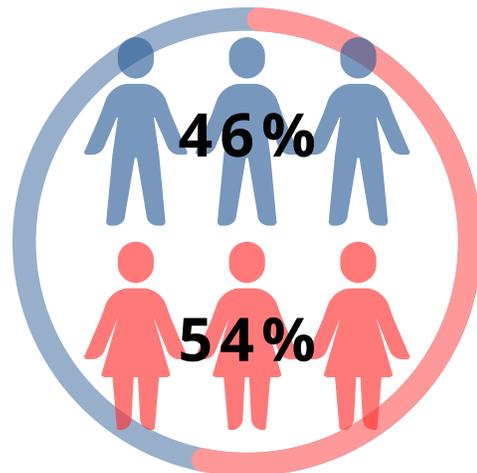
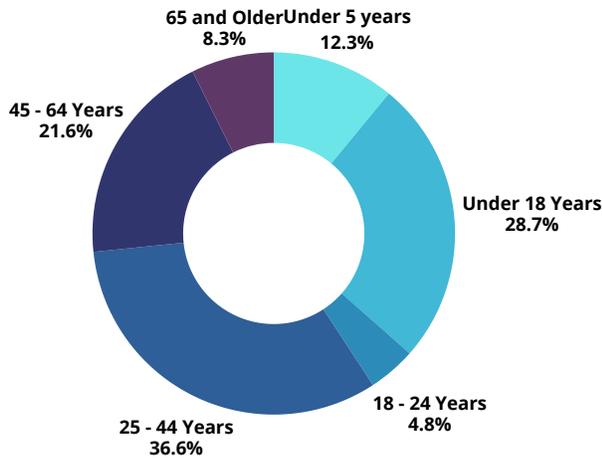


DEMOGRAPHICS

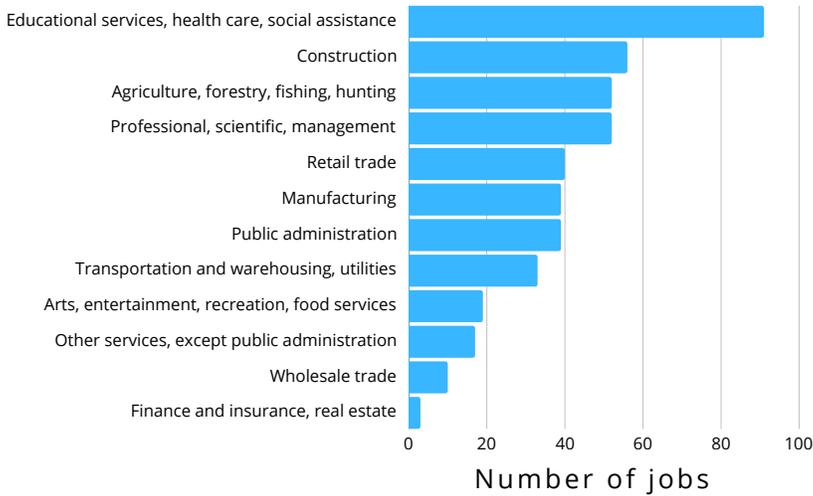
	<u>HINCKLEY</u>	<u>MILLARD COUNTY</u>	<u>UTAH</u>
 Population	832*	13,179*	3,417,734*
 Median Age	26.9	33.4	32.3
 Average Household Size	3.38	3.04	2.88
 Median Income	\$80,500	\$70,877	\$93,421
 Employment Rate	74.2%	57.4%	67.6%
 Total Households	246	4,267	1,167,591

*2020 Decennial Census shows population of Hinckley, Millard County, and Utah as 614, 12,975, and 3,271,616 respectively

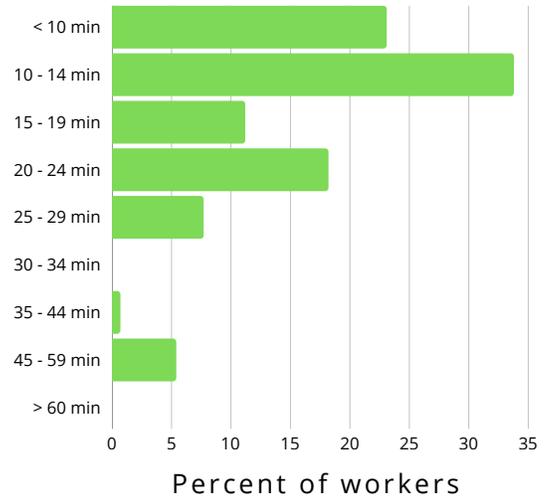
Hinckley Population Distribution



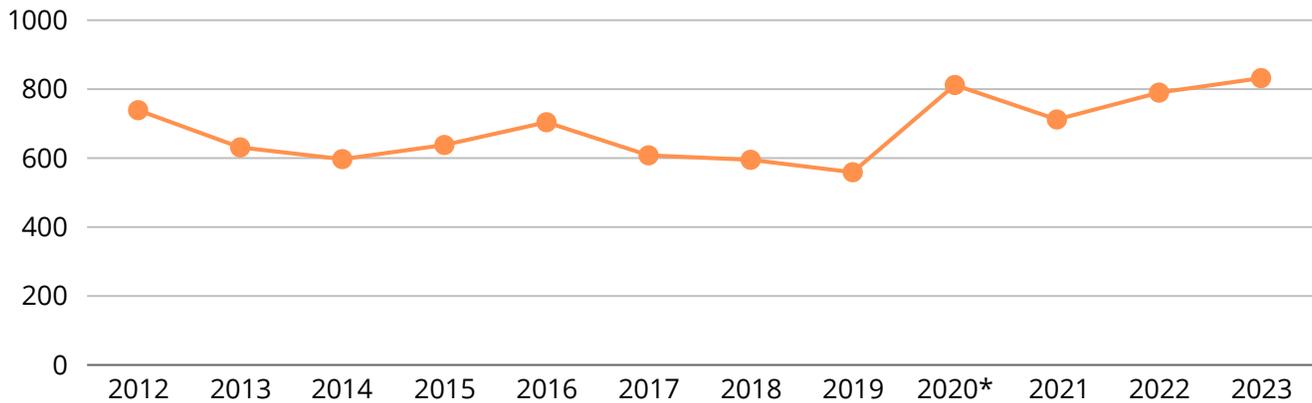
LABOR FORCE BY OCCUPATION



TRAVEL TIME TO WORK



HINCKLEY POPULATION 2012 - 2023



*2010 & 2020 Decennial Census population for Hinckley was 614 and 696 respectively.

While the Decennial Census is the most accurate data collection, it does not provide a complete picture of the socioeconomic condition of the town. The American Community Survey (ACS), a product of the US Census Bureau, provides 5-year estimates of various demographic and socioeconomic metrics.

Herein, this report will defer to the ACS 5-Year Estimates unless otherwise expressed.



Anticipated Challenges

Challenges facing the future of the community are similar to those faced in growing rural communities and some that are unique to Hinckley. These challenges include but are not limited to:

- Establishment and enforcement of new land use regulations
- Affordable housing
- Lack of employment opportunities
- Lack of young population
- Continued drought and other water resource concerns

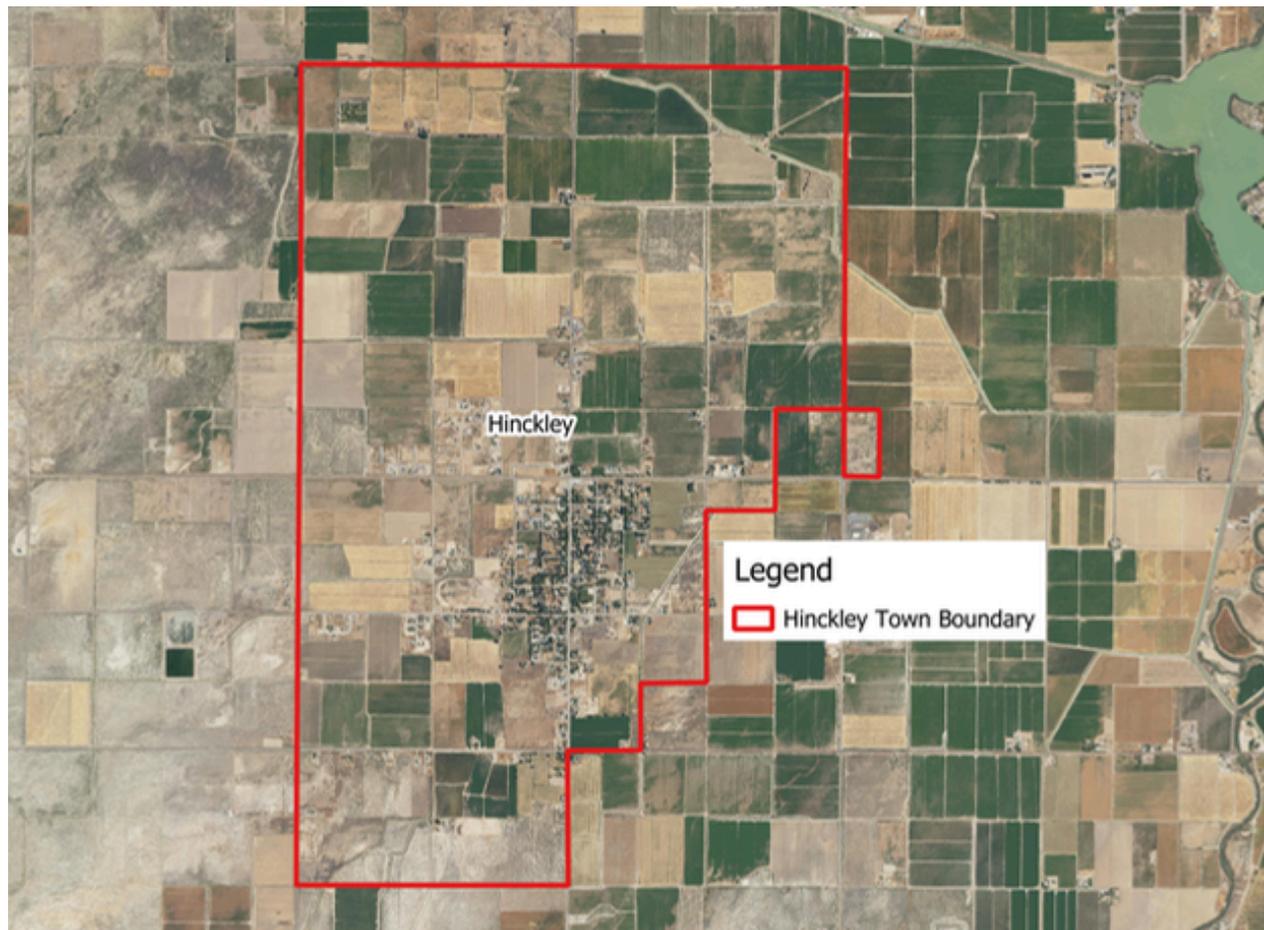
Guiding Principles

A survey to gauge public opinion was used to better understand where the community is today and where it needs to try to be in the future. Most public input can be summarized into the following goals:

- To strengthen Hinckley Town control over its affairs
- To preserve a rural community atmosphere for Hinckley
- To promote small business growth
- To maintain and protect an agricultural livelihood environment
- To promote high-quality development with good zoning ordinances
- To use land, public facilities and services, and tax revenues efficiently
- To have goals and objectives that reflect the desires of most residents

Ultimately, the vision and goals expressed by residents is to make Hinckley a vibrant and inviting community that welcomes growth while staying true to its rural roots. Hinckley is committed to supporting small businesses, preserving its agricultural heritage, and creating a town that is attractive, thriving, and a place where residents and visitors feel at home.

LAND ANALYSIS



		Hinckley Town Boundary Map Official Boundary Map - Updated January 2026	
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All of the land surrounding Hinckley Town is privately owned.

CURRENT LAND USE

When Hinckley was first settled, it was mostly an agricultural community, and farming is still an important part of the town today. The Land Use element of this General Plan focuses on organizing land use in a way that makes sense and works well for everyone. It includes a mix of residential and commercial areas to meet the needs of the people who live and work here.

Below are the current land use zones that have been implemented throughout the town.

- **Single Family Residential Zone (R-1)** - .3 acres up to ten (10) acres
 - This zone is typically characterized by landscaped lots and open spaces with lawns, shrubs, rock and gravel hardscapes, small to median gardens and the keeping of farm animals and up to (6) horses. See restrictions on spacing of cattle, hogs and other large animal feed lots and grazing areas below. Single Family Homes may be placed in R-2 and R-3 zones.

- **Single Family or Two Family (Duplex) Residential Zone (R-2)** - .3 acres up to ten (10) acres
 - Each unit would be required to have at least one garage or carport. This zone is typically characterized by landscaped lots and open spaces with lawns, shrubs, rock and gravel hardscapes, small to median gardens and the keeping of small farm animals and up to (4) horses.

- **Multi-Family Residential Zone (R-3) - (over 2 units)** - .2 acres per unit. i.e., a 4-plex would require .8 acres (.2 X 4 = .8 acres) minimum
 - Paved parking or garage with a minimum of 2 spaces per unit would be required. This zone is typically characterized by landscaped lots and open spaces with lawns, shrubs, rock and gravel hardscapes, small gardens. Each unit should have a fenced back yard of at least 100 sq ft or a complex playground with swings, slides, etc. of at least 50 sq feet per unit.

- **Residential, Event/Short-term Rental Zone (R-4)** - .5 acres up to ten (10) acres
 - This zone is typically characterized by landscaped lots and open spaces with lawns, shrubs, rock and gravel hardscapes. Homes and larger event structures would require off-street parking of at least 1 parking spot per bedroom for the homes and much larger parking areas for event structures. Such parking would be paved or gravel. Parking on grassy areas would not qualify.

- **General Commercial Zone (C)**
 - The Commercial Zone (C) is established to provide a district primarily for the accommodation of retail commercial and service uses. The C Zone is applied to an area which has a variety of characteristics. The provisions contained herein should be used to encourage greater integrity and aesthetic improvements as this area is redeveloped and improved. Integrated and coordinated landscaping, parking, ingress and egress, signing and building design should be encouraged and coordinated through the Commission. This zone is intended for the purpose of grouping those retail, commercial, institutional and office uses necessary for a central district serving a major trade area.

- **Light Industrial Zone (L-1)**

- The establishment of this District is intended to allow a compatible mixture of light industrial uses which do not require extensive land coverage, generate large volumes of traffic, or create obnoxious sounds, glares, dust or odors. This District includes areas which are well adapted to industrial development, but proximity to residential or commercial zones makes it desirable to limit the manner and extent of industrial operations.

- **Agricultural Zone (A)**

- Protection. The establishment of the Agricultural zone is intended to allow for and protect agricultural uses within the town by controlling density and land coverage and providing for compatible land uses. Its formulation is further intended to protect nearby residential uses from possible objectionable effects of certain agricultural operations such as livestock raising and storage of fertilizer.
- May be Re-zoned. As the need and demand for additional land suitable for urban development is determined, selected portions of this Zone may be re-zoned for more intensive forms of development.

- **Municipal/Non-Profit (M)**

- Town owned properties including parks and recreation facilities. Also includes post office, fire stations, churches, cemeteries, and social club properties.

Large Farm Animals

Feed lots and grazing areas for cattle, hogs and other large animals other than horses should be placed in an agricultural zone. Exceptions may be granted for placement of feed lots or grazing areas of no more than 10 animals in an R-1 zone for lots exceeding 5 acres and where the feed lot or grazing area is at least (200) yards from the nearest home.



Land Capacity Analysis

The density of the R-1 residential zone should remain low. While housing styles and sizes may vary, the required minimum lot size will help ensure that any variation has little effect on overall density. The density in the other residential zones, R-2 and R-3, will allow the town to grow with affordable housing outside of the historical town area while maintaining the small-town atmosphere of the core area. Additionally, the limited commercial activity in Hinckley further supports maintaining a low-density character. Any new commercial and industrial operations should undergo an evaluation to ensure they align with future land use and density regulations and enhance and support the character of Hinckley town.

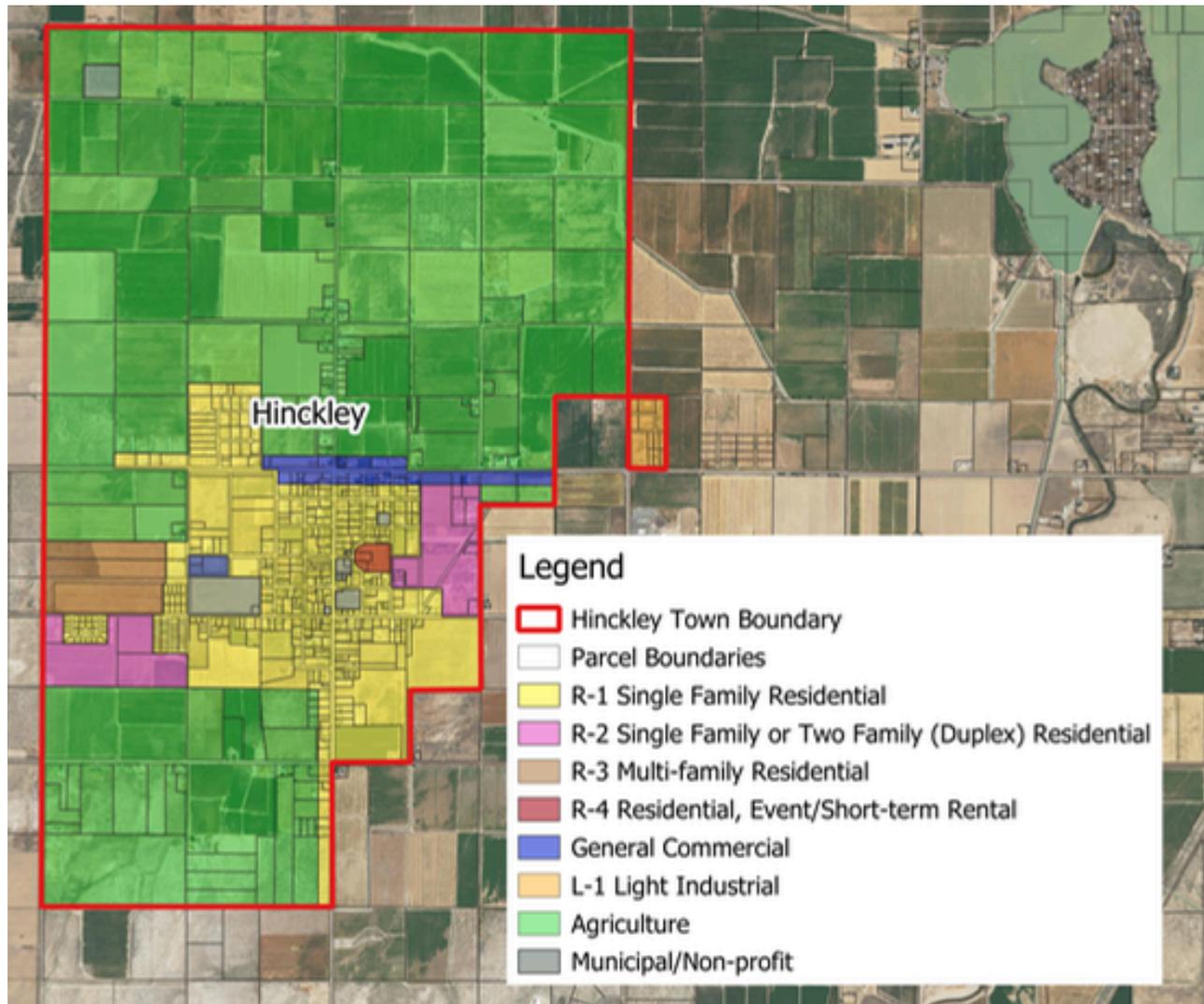
Special Protection Areas

§10-20-404(2)(b)(i) of the Utah Code requires that general plans “identify and consider each agriculture protection area [APA]”. APAs provide legal protection for agricultural land uses and activities, it also provides notice to neighboring landowners that they border an APA and should expect normal agricultural activities to take place. APAs are completely voluntary, landowners choose to place their land in an APA, and they can remove their land from Ag Protection at any time. APAs have a 20-year life span.

Under state code, each county must appoint an advisory board that, along with the town Planning Commission, reviews requests from private property owners that want to establish a protection area. A final decision is then made by the legislative body, and it is registered with the Utah Division of Agriculture and Food (UDAF). During the 20-year period, the land and use is protected from rezoning, eminent domain, nuisance claims, and state development.

At the time of the development of this plan, there were no APAs within or adjacent to the Hinckley Town boundary.

CURRENT ZONING MAP



		<p>Hinckley Town Zoning Map Official Zoning Map - Updated February 2026</p>	
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FUTURE GROWTH

Annexation

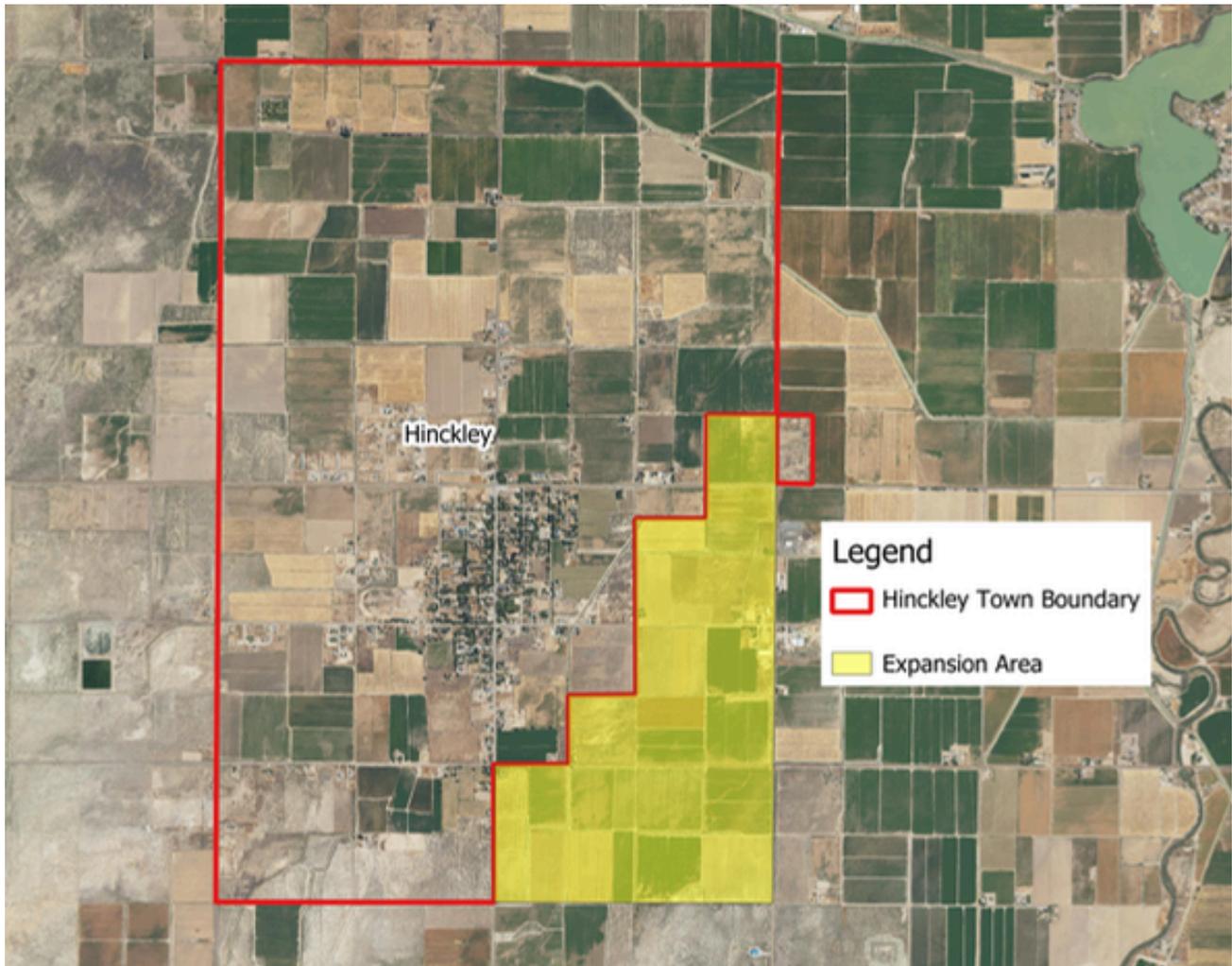
Annexation is the process through which properties outside the town's boundaries are incorporated as part of the town. This process includes an application by property owners to the town and a public meeting process where stakeholders can discuss the issue. Petitions for property to be annexed into the town are initiated by property owners and are often started with the intent of receiving services.

Annexation petitions to the town should meet the following criteria before being considered by the town council:

- Meet the criteria outlined in [Utah Code 10-2-8](#).
- The land to be annexed must be located within the Hinckley future land use map, avoiding the creation of an island or peninsula.
- Meets the character of the community related to residential, commercial, industrial, or civic land uses of the community.
- The town favors annexation that, when applicable, provides the necessary water shares and the ability to connect infrastructure to meet the requirements of the town for development.
- Consider future needs of the community related to residential and economic growth.

For more information on annexation, see Hinckley's Annexation Policy.

ANNEXATION MAP



		<p>Hinckley Town Annexation Map Official Annexation Map - Updated January 2026</p>	
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GOALS

Goal 1: Establish orderly, planned growth and development that enhances the town's distinctive environment and rural character, and provides consistent services and infrastructure by:

- Maintain rural character.
- Support high standards for community improvements.
- Enforce local ordinances and development standards that increase the quality of life for residents.
- Encourage developer contributions to public amenities.
- To the maximum extent possible, new growth should pay its own way, bearing the cost of extending all required roads and utility services.
- Routinely review the General Plan, Future Land Use Map, and related master plans (Transportation, Water). Use them to guide land use decisions and support orderly growth.

Action Steps:

Short-term (1-5 years)

- Update existing zoning ordinances and zoning map as needed to align with the goals of the General Plan.
- Develop a policy to require all new development to follow the Land Use element of the General Plan while allowing some flexibility.
- Increase citizen involvement in the town's decision-making process.

Long-term (+5 years)

- Strengthen staff, Planning Commissioners, and Town Council members' expertise through ongoing training focused on land development, empowering them to implement and uphold high-quality development standards.

TRANSPORTATION

The transportation section of the General Plan focuses on how people get around in and around Hinckley, whether by car, bike, or on foot. It looks at how it uses public roads and paths to make sure they work for everyone. Transportation is also closely tied to other parts of the plan since areas near main roads often have more potential for development than places that would need new roads or access.

Current Conditions and Trends

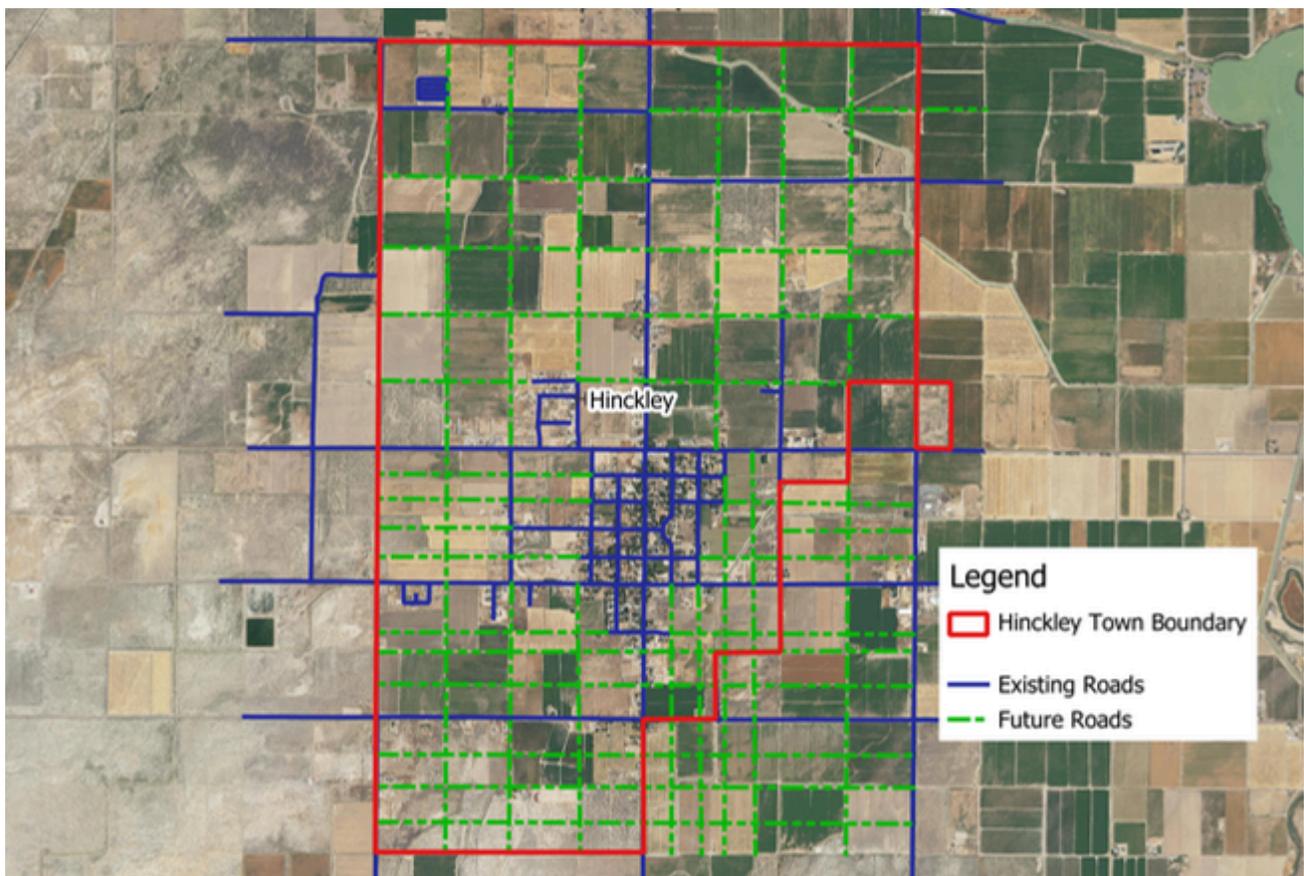
Hinckley's current transportation system is serviced by mostly town streets. The majority of travelers to or through Hinckley arrive via Hwy 50.

Traffic on Highway 50 increases slightly throughout the summer season with travel to locations such as Great Basin National Park, Notch Peak, and the Sawtooth Mountains. The existing transportation system easily accommodates the normal and summer traffic demand. There are, however, little to no other transportation opportunities such as pedestrian or bicycle trails in the community.

Based on a Pavement Assessment performed by Utah LTAP Center in 2025, about 84% of Hinckley's roads had a remaining life ranging between 7 - 20 years.



TRANSPORTATION MAP



		<p>Hinckley Transportation Network Map Official Transportation Network Map - Updated January 2026</p>	
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GOALS

Goal 1: Provide and maintain a transportation system that promotes the orderly and safe transport of people, goods, and services while preserving the rural residential character of the town.

Goal 2: Adopt a transportation project priority list to ensure the early acquisition of right-of-way. Use the priority list in coordinating with elected officials and County, State, or Federal agencies.

Action Steps:

Short-term (1-5 years)

- Focus on regular maintenance and repair of town roads to ensure safety and reliability.
- Develop a policy to require all new development to follow the transportation element of the General Plan while allowing some flexibility in the final design.
- Update the town's policy to require necessary transportation improvements, including adequate right-of-way dedications, and other transportation facility enhancements, concurrent with development approval.
- Pursue grants and other funding to improve safety.
- Develop and maintain a capital improvements project list. Make regular updates and steady investments in the list.
- Follow the recommendations outlined in the 2025 Pavement Assessment

Long-term (+5 years)

- Coordinate with county and state agencies to maintain and enhance connections to their long-range regional transportation plans.
- Incorporate long-term maintenance and improvements into planning to meet future needs without compromising the town's character.

HOUSING

High-quality and affordable housing is at the foundation of the quality of life of every community. The condition of neighborhoods has direct and indirect links to all aspects of the community, especially economic development. The Housing element is meant to serve as a guide for the elements of the housing market that community leaders can influence in their area.

Existing Conditions

Quality single-family housing at an affordable cost is the foundation of a strong and vibrant neighborhood. The condition and character of houses and public spaces reflect and contribute to local identity, pride in community, and the long-term viability of the town as a whole. The availability of good and affordable housing for people of various family styles, ages, family sizes, professions, health, and incomes contributes to Hinckley's vibrancy.

Assessing a community's housing stock in a General Plan ensures that future housing needs are addressed before the issues of supply, cost, and quality become problematic. Members of the community share the goals of high-quality and accessible housing. This can be achieved by allowing diverse housing styles that blend aesthetically with neighboring structures and land uses.

Moderate Income Housing

The department of Housing and Urban Development defines affordable housing as "housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities."

According to the Census Bureau 2023 ACS 5-year estimate, the median property value with a mortgage in Hinckley, UT grew to \$196,400 from the previous year's value of \$148,400. The largest share of households have a residential property value in the \$100k - \$299k range. The median household income of the owner-occupied housing units with a mortgage in Hinckley decreased slightly to \$105,000 from the previous year's income of \$116,875. 54% of the housing units in Hinckley were occupied by the owner. This percentage declined from the previous year's rate of 63%.

However, in May of 2025, according to zillow.com, the home value of homes being listed in the 84635 zip code ranged from \$265,000 to \$310,000, with an average price of \$285,000.

The following is a summary of Hinckley's housing:

- The housing profile of Hinckley's total occupied housing units in 2023 was roughly 54% in owner-occupied units, and 46% in rental housing units.
- In Hinckley from 2018 to 2023, the number of households that own their housing without a mortgage decreased from 90 to 39.
- Occupancy rates for rental units have been high due to large construction projects in the area. With those projects being completed the rates are expected to ease somewhat.
- Median housing costs for owner-occupied housing are currently estimated to be \$1,170 with a mortgage and \$511 without.
- Utah Code requires cities to evaluate their housing opportunities for those earning 80% of the Area Median Income (AMI). The 80% AMI for Millard County with a 3.38 person household size is \$72,000. Under the assumption that appropriate housing costs should not exceed 30% of a household budget, then the Town should seek out and encourage developers to build affordable housing developments within the Town.

Financial Resources for Affordable Housing Development

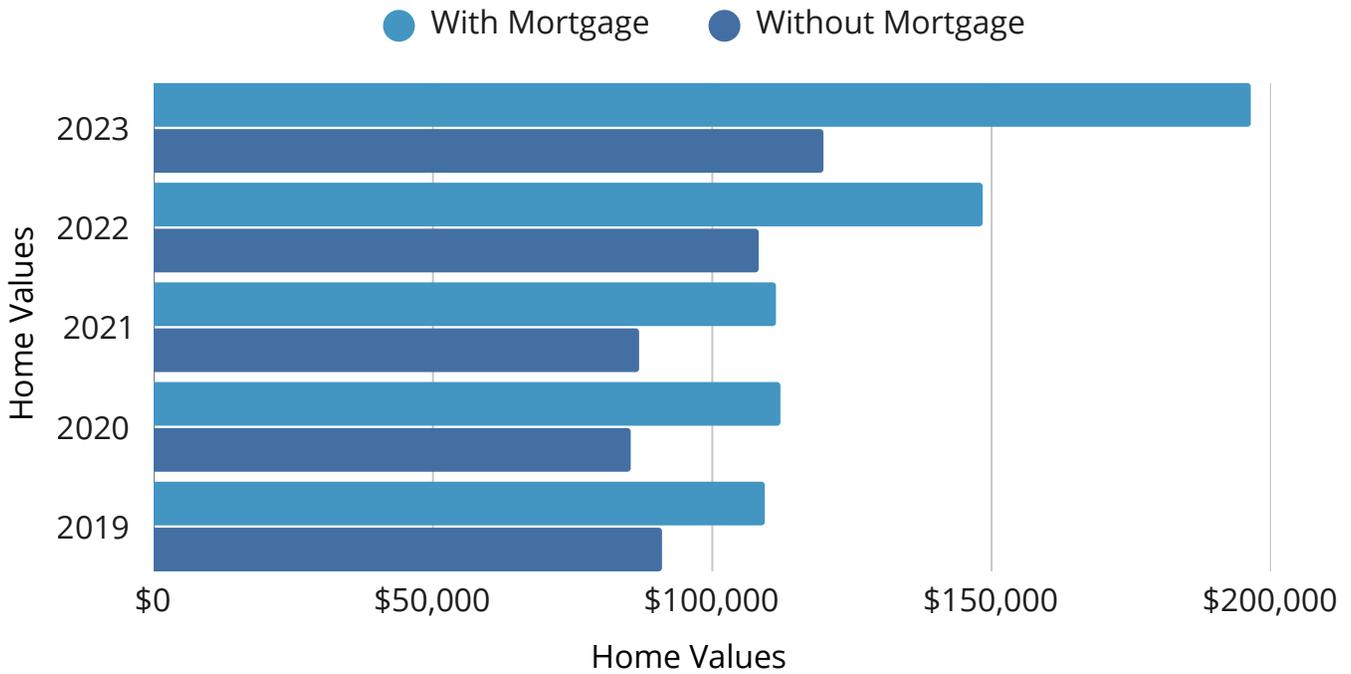
There are numerous programs available to encourage the development and preservation of affordable housing at all income levels. Homeownership programs are well established, and support should continue and expand. The [Utah Housing Corporation](#) provides services such as homebuyer education, homeownership assistance through below market loans (FirstHome), down payment and closing cost assistance, and lease to-own housing program known as the CROWN Program. Further, Housing and Urban Development (HUD) has the HOME Investment Partnerships Program (HOME) and the Community Development Block Grant (CDBG) which are important resources for moderate and low-income homeowners. CDBG is administered by [R6 Regional Council](#). HUD also has special loans for the construction of rental and cooperative housing for the elderly and disabled. [Rural Development - United States Department of Agriculture](#) (RD) and the [Olene Walker Housing Loan Fund](#) (OWHLF) offer a variety of loan programs for both single-family and multifamily housing. In addition, the OWHLF offers mortgage assistance, the HomeChoice Program, to persons with disabilities, which is administered by the [Neighborhood Nonprofit Housing Corporation](#) (NNHC). Most financial resources available have income restrictions.

Preservation of Housing Stock

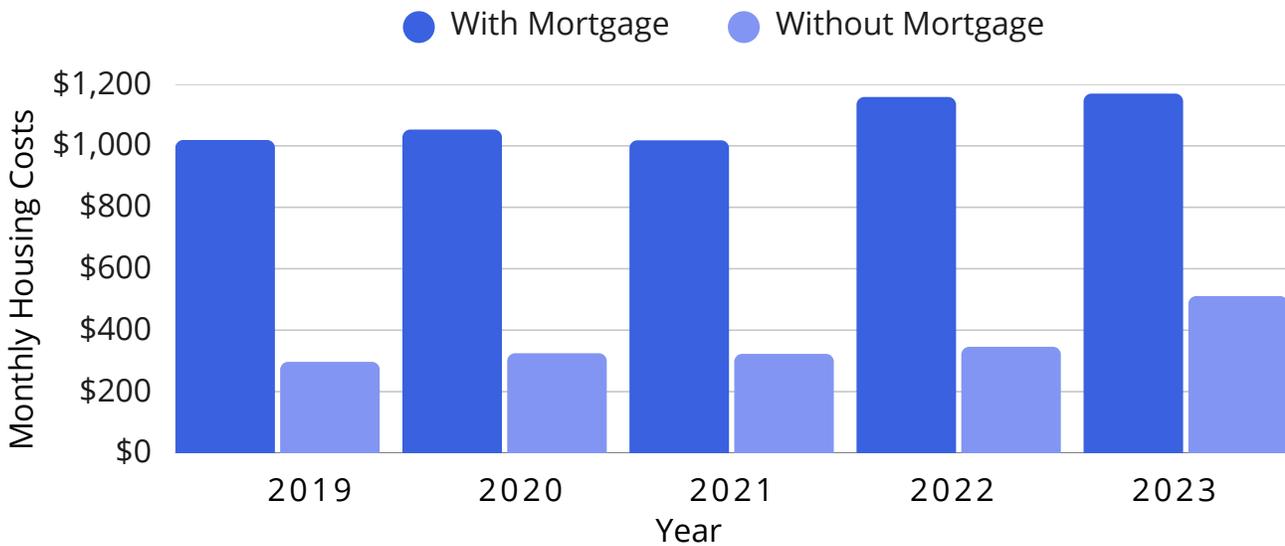
The preservation and rehabilitation of the current housing stock (rental and owner-occupied) will also be an important way to help keep housing affordable. Many of the agencies listed above have programs for the rehabilitation of housing units.



HINCKLEY MEDIAN HOME VALUES 2019 - 2023



HINCKLEY MEDIAN MONTHLY HOUSING COSTS 2019 - 2023



GOALS

Goal 1: Protect and enhance the current neighborhoods while supporting the creation of new neighborhoods.

Goal 2: Facilitate a realistic opportunity for a variety of housing, including lower to moderate-income housing, to meet the needs of people desiring to live in Hinckley.

Goal 3: Maintain and uphold building codes and zoning rules to safeguard the value of residential properties.

Action Steps:

Short-term (1-5 years)

- Update zoning and other town ordinances to protect residential areas from inappropriate or detrimental, non-residential encroachment.
- Study the feasibility of providing opportunities for accessory dwellings in residential zones.
- Provide information for property owners regarding housing rehabilitation methods, resources, and safety inspections.
- Support affordable housing by simplifying or reducing design requirements for housing, as outlined by state law.
- Encourage lower cost, more affordable development.

Long-term (+5 years)

- Encourage the adequate number of affordable housing units be built so that young professionals are attracted to live and work in town.

INFRASTRUCTURE AND PUBLIC FACILITIES

The Infrastructure and Public Facilities section is here to help everyone understand the important services that keep Hinckley running, like water, sewage, electricity, and natural gas. These services are part of our community's investment in making Hinckley a great place to live and grow. To keep up with the changing needs of the town, it's important to review and update this plan regularly. This way, we can make sure our public facilities continue to meet the needs of everyone in Hinckley.

Culinary Water

The Hinckley Town and Deseret Oasis Special Service District supplies culinary water to customers from a well and an arsenic water treatment facility located outside of the Town's boundaries. The well and the treatment plant are owned jointly by Hinckley Town and Deseret Oasis Special Service district. The water treatment facility is maintained by Hinckley Town.

At the water treatment plant water is pumped from an underground source, treated and filtered to remove arsenic and other contaminants, and then delivered to residents in Hinckley.

A secondary watering system for irrigation is supplied by flood irrigation through the Hinckley Irrigation Board and is not administered by the Town.



The Town has a back-up well for culinary purposes and various private wells are still available within the town in an emergency.

Hinckley's original wells and water system had arsenic levels that are unacceptable for Utah standards. The new plant was constructed and began operation in 2008 to filter out the arsenic that is present in the new well.

Sewer System

Hinckley Town manages and maintains a wastewater collection and treatment system. See the Sewer System Master Plan for details on the Town's sewer system.

Solid Waste + Landfill

The county provides a household waste collection facility on Town property west of town. Disposal of tires is contracted by the county with a collection site south of Fillmore. For all other types of waste, the county landfill is located east of Delta. A private waste disposal company also operates within the Town.

Electricity + Natural Gas Utilities

Rocky Mountain Power provides electricity services to Hinckley Town. Natural gas is provided by Enbridge Inc.

Town Facilities

The Hinckley Town rodeo grounds is a valuable asset to the community. It provides seating for just over 2000 people with concession buildings on each side. In addition, there is fencing, chutes and gates for the rodeo livestock and participants. A picnic and play area are provided on the grounds. Adequate parking surrounds the grounds with entrances on both the south and east sides.

Hinckley Town hosts the Pioneer Day Rodeo during July at the rodeo grounds. The site is also rented out for private rodeo events.

Broadband

High-speed internet is available and is provided by numerous entities with land lines, cellular, cable, and satellite services.



The Hinckley Town Park is a central gathering place and a significant attraction for both residents and visitors. The park offers a wide array of amenities designed to accommodate a variety of recreational activities and large community events.

Park Amenities include:

- Shade and Seating
 - The park is abundant with mature shade trees and numerous benches, providing comfortable spots for relaxation.
- Pavilions and Grills
 - A large main pavilion with picnic tables and seating is equipped with a BBQ grill, making it ideal for hosting major events.
 - A smaller pavilion with three large picnic tables, seating, and a BBQ grill is available for smaller gatherings.
 - A quaint gazebo with a picnic table and BBQ grill offers a more intimate setting.
- Recreation
 - A children's playground area featuring swings, a slide, and various climbing structures.
 - Ample open grassy areas for general play.
 - A dedicated soccer field and a baseball diamond.
 - A volleyball net and a basketball court.
- Facilities
 - The park is equipped with clean and well-maintained restrooms for public use.



The Hinckley Town Park serves as the primary venue for many of the town's beloved community events, fostering a strong sense of community and tradition. These annual events include:

- Hot Dog Roast
- Ice Cream Social
- Hinckley Pioneer Days Celebration
- Watermelon Bust
- Hamburger Fry
- Santa in the Park



GOALS

Goal 1: As a first priority, the town will make infrastructure and service investment decisions that meet the needs of existing town residents. It will also plan for the appropriate expansion of public facilities and service needs before actual growth. Require all new developments to pay for expansion.

Goal 2: Ensure the community has reliable systems for culinary water and stormwater that safely and effectively support local needs and activities.

Goal 3: Create and maintain a capital improvements project list with a schedule for updating infrastructure master plans to guide the town's investment priorities effectively.

Goal 4: Make water conservation a priority in Hinckley.

Action Steps:

Short-term (1-5 years)

- Review and determine appropriate levels of service for all public services and set goals to achieve those levels throughout the town.
- Review the town's land use ordinances and include a recommendation for changes that promote the efficient use of water.
- Identify and implement strategies to conserve water and encourage citizens to reduce consumption.

Long-term (+5 years)

- As resources are available, develop and maintain an accurate, fully-functional system for planning and infrastructure information.
- Prepare long-term plans and budgets necessary to provide and ensure adequate levels of service.

ECONOMIC DEVELOPMENT

Communities need to consider the trade-offs involved in creating the right locations and a competitive financial environment to attract different types of economic development. The goal of the local economy section in the general plan is to explore community priorities and values.

Present Conditions

There are only a few small businesses in town. Most people in Hinckley are used to living in town but driving to nearby Delta City, or further, for work, shopping, and dining. Hinckley is mostly made up of single-family homes and doesn't have enough people to attract many stores or businesses. With its housing, the town has a stable baseline of property tax income that stays relatively strong even when the economy changes.

Hinckley has traditionally been able to fund its services with a steady stream of revenue and has chosen to keep government services simple and tax rates low. However, if the population grows, the town may need to invest in things such as its aging infrastructure and new services. To cover these costs, Hinckley could face some financial challenges and may need to explore different economic development strategies to bring in suitable retail businesses and boost local revenue.

Over the next 3 to 5 years, Hinckley should prioritize attracting retail and service amenities that enhance residents' quality of life and appeal to regional visitors.

GOALS

Goal 1: Recognize economic opportunity areas identified by Millard County and prioritize them for long-term development.

Goal 2: Foster economic development in Hinckley Town by preserving and enhancing the community's quality of life, creating an appealing environment for residents and businesses alike.

Goal 3: Provide planning and zoning protections for business investment (preventing residential encroachment on business and manufacturing properties).

Goal 4: Encourage home-based businesses.

Action Steps:

Short-term (1-5 years)

- Partner with the County to direct economic development strategies and efforts in the area.
- Develop and sustain organizations, and activities that support public activities and that strengthen local business and social networks – fairs, festivals, markets, outdoor dining, etc.
- Implement a small business program to encourage and support businesses that are independent, locally owned, and serve day-to-day needs of residents and visitors.

Long-term (+5 years)

- Develop and maintain an economic development strategic plan.