

Hinckley Town Planning and Zoning Commission
Town Council Chambers
161 East 300 North, Hinckley, UT
Wednesday, February 11, 2026
Digital Recording
Invocation: Clark Mortensen

I. PLEDGE

Commission Chairman Joe Taylor via Zoom brought the Planning and Zoning Commission meeting to order at 7:05 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, Heather Wright, Tresa Taylor, Dixie Talbot.

III. GUESTS

Josh Troseth, Chuck Partridge, Heather Wright, Todd Anderson, Mike Barney, Joyce Barney, Travis Stanworth, Joe Stevens, Alan Miller, Skip Taylor, Ron Black. Via Zoom Apex Development Partners, Greg Wagner, Greg Hardman, Dave Clarke.

IV. APPROVAL OF MINUTES FROM PREVIOUS MEETING

Commission Member Joy Partridge made a motion to approve the meeting minutes for January 7, 2026. Commission Member Margene Stevens seconded the motion.

V. REPORT OF BOARDS - COMMITTEES

V1. NEW BUSINESS

1. Swearing in of new Planning and Zoning Commission Member, Heather Wright. Heather Wright took the oath of office administered by Planning and Zoning Secretary, Dixie Talbot. After taking the oath Ms. Wright joined the Commission Members facing the audience.

2. Josh Troseth - Review and consider approval of a modification to the site plot plan for building a duplex at 495 North Main St. Josh Troseth addressed the Commission stating that his modification to his site plan included a 5-foot addition to the building. The Commission reviewed the setbacks and determined the 5-foot change did not impact the required distances. Chairman Taylor noted the absence of a detailed sewer plan. The applicant confirmed an easement is in place but a design plan showing materials and depth had not yet been submitted to the Town. It was determined the sewer design must be reviewed and approved by Travis Stanworth, Hinckley Town's certified water operator before the permit is fully actionable. Commission Member Clark Mortensen made a motion to approve

Josh Troseth's building permit modification with the condition he meets requirements and receives approval from Travis Stanworth regarding his sewer design. Commission Member Joy Partridge seconded the motion.

3. Joyce Barney - Review and approve amended plat map West Hinckley Subdivision Unit 1. Joyce Barney presented a map previously approved to move forward with lot joiners, now requiring final signatures for recording. Extensive discussion occurred regarding landlocked parcels and road improvements. The amended plat joins lots to provide legal access. Commission Members discussed the reopening of an old subdivision. While no new impacts are created, current subdivision rules require new infrastructure such as emergency vehicle turnarounds and roads. It was noted by Ms. Barney that the Town Council had previously indicated they would not require new road improvements for this specific lot combination. Commission Member Clark Mortensen made a motion to pass this item to Hinckley Town Council with a recommendation to approve. Commission Member Margene Stevens seconded the motion.

4. Apex Development Partners - Topaz Townhomes. Preliminary subdivision application submission/presentation. Greg Wagner, Greg Hardman and Dave Clarke presented virtually. They reviewed changes made following the January 7, 2026 pre-application meeting. The changes included adding setback designations for interior vs. corner lots; adding a vicinity map; updates to road profiles and pavement widths. The developers have submitted construction plans. Letters of consent are required from the Hinckley Town Fire Department Chief, Steve Thatcher which has been submitted. Jones & DeMille are currently reviewing the water/sewer capacity and plans. A lengthy discussion occurred regarding the completion of roads, 100 North, 200 North and 300 East. The Commission reaffirmed the decision to install curb, gutter and ADA ramps but not pave the dead ends to prevent them from becoming parking areas. A field fence will be installed. Future buyers or phases will be responsible for completing the road connection. The requirement for a feasibility study will be satisfied by Jones & DeMille's review of the water and sewer systems. Apex Development Partners agreed to waive the application approval timeline to allow Jones & DeMille to complete their engineering review. Commission Member Clark Mortensen made a motion to approve the preliminary subdivision application conditioned upon Apex receiving final certification letters for the water and sewer systems from Jones & DeMille. Commission Member Joy Partridge seconded the motion.

5. Review and discuss proposed zone map update. The Commission reviewed a future land use map featuring new designations.

R3: Multi family residential, three-plexes and above.

R4: A specialized residential zone for larger properties to allow commercial events, weddings and short-term rentals to degenerate sales tax revenue.

Municipal Nonprofit: Designated for the park, rodeo grounds post office and Hinckley Town office and yard.

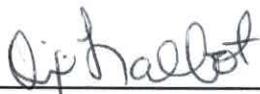
6. Review and discuss proposed General Plan update. The updated plan includes new transportation, annexation and goals derived from community surveys. The Commission discussed the guiding direction of growth towards Highway 6-50 due to infrastructure constraints near the sewer ponds.

These items were for review and discussion only. No formal motion was made.

VII. OUTSTANDING BUSINESS

VIII. ADJOURNMENT

Commission Member Clark Mortensen made a motion to adjourn the meeting at 8:59 pm. Commission Member Margene Stevens seconded the motion



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



Joe Taylor, Commission Chairman

By Clark Mortensen