

Hinckley Town Planning and Zoning Commission
Town Council Chambers
161 East 300 North, Hinckley, UT
Wednesday, February 17, 2026
Digital Recording
Invocation: Joe Taylor

I. PLEDGE

Commission Chairman Joe Taylor via Zoom 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: Joy Partridge, Margene Stevens, Clark Mortensen, Hinckley Town Clerk Tresa Taylor, Planning and Zoning Dixie Talbot.

III. GUESTS

Anthony Hathaway, Mykaleen Hathaway, Billie Crop, Nathan Crop, Troy Davis, Brandon Anderson, Benito Ordaz Jr., Benito Ordaz, Michael Zurn, Norman Zurn, Diane Greener, Ron Black, Skip Taylor, Casey Shields, Sheri Louder, Justin Louder.

IV. APPROVAL OF MINUTES FROM PREVIOUS MEETING Commission Member Joy Partridge made a motion to approve the meeting minutes for February 11, 2026. Commission Member Margene Stevens seconded the motion..

PUBLIC HEARING

To receive public comment on the General Plan update and Future Land Use Map Amendment.

Commission Chairman Joe Taylor opened the Public Hearing at 7:06 pm. Norman Zurn expressed positive feedback on the quality of the General Plan draft compared to larger municipalities. Nathan Crop expressed concern regarding a 3-acre parcel he purchased in 2023. The property is currently zoned General Commercial and the proposed map would change it to R-1. He stated he felt this would downgrade the property value and restrict future potential business options. Ron Black explained that Hinckley Town is seeking to increase tax revenue by encouraging businesses within the town boundaries. This would allow many commercial activities as long as they are not noisy, smelly or messy. He stated General Commercial currently allows 92 permitted uses, many specific uses would be restricted in R-1. Michael Zurn commented on the benefits of higher density zoning (R-2, R-3, R-4). He noted that multi-family options like duplexes make housing affordable for first time buyers. He also commented that this provides for former Hinckley residents to return to Hinckley and also stabilizes the tax base. Diane Greener, owner of property on 394 N. 500 E. expressed total opposition to multi-family homes due to concerns about parking and water. She requested her property and the

property south of her remain General Commercial. Justin Louder stated he appreciated the open dialogue. He discussed his property related to Apex Development. He expressed his desire to build houses to diversify his assets and support his farm. Hinckley Town Clerk Tresa Taylor explained the town's urgent need to repair sewer ponds, a two million dollar project. She noted that the development by Apex would pay impact fees that cover a significant portion of this cost, preventing a cost increase of approximately \$197.00 per month for residents. Clint Peterson, property owner of Parcel H-2219 submitted a letter stating his concerns regarding a zone change. The letter was read. He said he objected to the Future Land Use Map Amendment. His desire is to maintain a peaceful, rural lifestyle. He expressed concern that new residents building near his farm would complain about noise, dust and livestock smells. Commission Chairman Joe Taylor closed the Public Hearing at 8:02 pm. He then opened the Planning & Zoning Meeting at 8:03pm.

V. NEW BUSINESS

1. The Commission shall recommend: 1) approval, 2) modification and approval, or 3) denial to update the General Plan, including a revised Future Land Use Map.

The Commission Members discussed clerical errors, including the misspelling of Margene Stevens name. Commission Member Margene Stevens pointed out conflicting median income figures in the draft. They were listed as \$80,500 and \$52,000 in different sections. Commission Member Joy Partridge raised a concern that the General Plan references zones R2, R3 and R4 that have not yet been defined or adopted in the Town Ordinances. Commission Member Partridge stated she thought Hinckley Town was putting the cart before the horse. It was clarified that the General Plan is a vision document and the specific ordinances will be adopted subsequently. The Commission noted that the current zoning map included in the draft needs to be updated to the Future Land Use Map to accurately reflect changes. This item related directly to Justin Louder's property expanding to R3. Commission Member Clark Mortensen made a motion to pass the General Plan draft to the Hinckley Town Council with a recommendation for approval with conditions. (1) Correction of spelling errors. (2) Changing specific numbers regarding zones to general definitions until the ordinances are finalized. (3) Ensuring the Future Land Use Map is included. Commission Member Margene Stevens seconded the motion. A roll call vote was required: Joy, yes; Margene, yes; Clark, yes; Joe, yes.

2. The Commission shall recommend: 1) approval, 2) modification and approval or 3) denial to amend the Official Zoning Map for Hinckley Town.

Commission Member Joy Partridge raised a specific procedural concern: Town Code 10-16-4 requires all property owners within 300 feet of a proposed zone change must be notified by first-class mail. Hinckley Town only notified the owners of the parcels that would be directly affected by the proposed zone change. Town Clerk Tresa Taylor clarified that this is a proposed map and further Public Hearings with proper notification

will occur before the final adoption of the Official Zoning Map. The Commission discussed the following regarding the proposed zone changes. **(1) Justin Louder's property:** Adjusted to R3 across three sections. **(2) Cemetery:** Proposed to move to a Municipal non-profit status. **(3) Highway 6 & 50:** Discussion regarding the Commercial Zone on the south side. The Commission agreed this allows for future commercial development without forcing agricultural owners to change use immediately. **(4) Hathaway and Crop properties:** The Commission discussed the concerns raised during the Public Hearing about changing this property from Commercial to Residential, The consensus was the conditional use permits in Residential Zones would allow for most intended uses while protecting the neighborhood from nuisances. **(5) Right to farm:** In regard to Clint Peterson's letter, the Commission agreed that new residents must accept existing agricultural operations. Commission Member Clark Mortensen

made a motion to send the proposed Hinckley Town Future Land Use Map to the Town Council with a recommendation to approve with the following conditions: Following all proper steps to meet Town Code regarding notifications and holding subsequent Public Hearings. Commission Member Margene Stevens seconded the motion. A roll call vote was required: Joy, no; Margene, yes; Clark, yes; Joe, yes.

VII. ADJOURNMENT

Commission Member Clark made a motion to close the meeting at 9:44. 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