

Hinckley Town Planning and Zoning Commission  
Town Council Chambers  
161 East 300 North, Hinckley, UT  
Wednesday, March 11, 2026  
Digital Recording  
Invocation: Ron Black

## **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, online.

Commission Members: Joy Partridge, Margene Stevens, Clark Mortensen, Hinckley Town Clerk Tresa Taylor, Planning and Zoning Secretary Dixie Talbot, Town Council Member Ron Black online.

## **III. GUESTS**

Kevin Chambers, Mary Lou Chambers, Justin Louder, Alan Miller, Lynn Banks, Doyle Dutson, Diane Greener, Chris Mork, Benito Ordaz, Jr, Wendell Thompson, Skip Taylor, Trevor Stevens, Amy Parkinson, Steven Howes, Ruth Anna Howes, Roger W. Howes, Christine Colqui, Michael Zurn, Ryan Anderson, Donald Brown.

## **IV. APPROVAL OF MINUTES FROM PREVIOUS MEETING**

Commission Member Margene Stevens made a motion to approve the meeting minutes for February 11, 2026. Commission Member Joy Partridge seconded the motion.

Commission Member Joy Partridge made a motion to approve the meeting minutes for February 17, 2026. Commission Member Clark Mortensen seconded the motion.

## **V. PUBLIC HEARING**

1. The purpose of the Public Hearing is to receive public comment regarding proposed legislative changes to the Hinckley Town Code and the official Zoning Map. The Commission will consider the following:

**Title 10 (Building Regulations):** Comprehensive revisions to updates regarding construction standards, permits and compliance.

**Title 11 (Zoning Regulations):** Amendments to land use categories, setbacks and development standards.

**Zoning Map Amendment:** Proposed changes to the official Hinckley Town Zoning Map to align with the updated Title 11 regulations.

Commission Chairman Joe Taylor opened the Public Meeting at 7:06 pm and asked for public comment. Donald Brown addressed the Commission stating his two-acre property has been used as a roping arena and corrals for over 30 years and he requested it stay agricultural and not be changed to residential. Steven Howes expressed concern over his family's property at 105 N Main St being changed to

residential. He stated the small lot is useless for residential purposes and should remain commercial. He said the building has always been used commercially. He stated that prior zoning maps indicated a commercial zone in 1982. All commercial zoning was removed from Main Street in 2003 without the owners being notified. He questioned why the commercial zoning had been generally removed from Main Street, stating commercial businesses should be in the center of town. The question was raised regarding the ability to conduct business in residential zones. Commission Chairman Joe Taylor confirmed that most businesses can operate in residential zones if permitted or with a conditional use permit. These businesses must comply with the listed uses as outlined in Hinckley Town Code. Mayor Alan Miller responded to a separate question regarding promoting economic prosperity in a residential zone. Mayor Miller stated that residential zoning allows for commercial activities in specific areas. He noted the establishment of Hinckley Town's Light Industrial Park. Diane Greener stated that Main Street should allow for businesses for safety and tradition. She also expressed opposition to her family's property located at 394 North 500 East being changed from agricultural to multi-family housing.

Justin Louder shared his perspective as a long time farmer stating agriculture has become financially unfeasible and that developing some land could help fund the continuation of the family farm. He emphasized the importance of smart development to attract revenue and fix up Hinckley Town. Michael Zurn commented on the high cost of building and the state's requirement for towns to accommodate growth to increase tax revenue for infrastructure. It was stated that attracting growth and businesses helps prevent the tax burden from falling solely on town residents. It was also discussed the need for affordable housing options for younger generations, noting the expense and risk involved in land development.

Following the conclusion of public comments Commission Chairman Joe Taylor closed the public hearing at 7:26 pm.

Commission Chairman Joe Taylor opened the regular Planning and Zoning meeting at 7:29 pm.

## **VI. NEW BUSINESS**

**1. Application to Appear - Michael Zurn, JD Redevelopment.** Michael Zurn representing JD Development presented an application for a two-family dwelling on Lot 5 in Hinckley Meadows. The lot is .46 acres in a R1 zone which allows for a two-family dwelling as it exceeds one-third acre. Mr. Zurn's proposal confirmed off-street parking pads. This met the requirement of two parking stalls per unit. After a discussion and review Commission Member Joy Partridge made a motion to approve a two-family dwelling on Lot 5 in Hinckley Meadows Subdivision with the maintenance department verifying the utilities. Commission Member Clark Mortensen seconded the motion.

**2. Application to Appear - Kevin Chambers.** Kevin Chambers presented an application to build a new manufactured home at 168 North 100 West, Parcel H-2005. It

was discussed that the home will be placed within the setback requirements. Commission Member Clark Mortensen made a motion to approve a new manufactured home to be built at 168 North 100 West. Commission Member Joy Partridge seconded the motion.

The Commission moved to discuss amendments to the land use categories, setbacks and development standards within Title 10, building regulations and Title 11, zoning regulations. It was discussed that changes, such as allowing businesses in residential zones will improve the town's economy and tax base. This item had been approved in a previous meeting.

Council Member Ron Black clarified that the most substantial addition to the Town Code since the last meeting was a new section on annexation. It was also stated there were minor corrections to some definitions. A recent change from the March 5, 2026 Town Council meeting was identified in section 11.4.7 under density, specifically relating to yard requirements and the inclusion of secondary dwellings. It was acknowledged that the Town Code is an evolving document that will continually be updated. Commission Chairman Joe Taylor stated that the intent was to approve the current draft and recommend it back to the Hinckley Town Council for a final review.

The Commission started a discussion to review recent resolutions and ordinances that need to be incorporated. Council Member Ron Black recalled the Wildlife Resolution. The Commission debated whether to review Titles 10 and 11 during the current meeting or table the discussion to be able to review the changes. Commission Member Joy Partridge made a motion to table the discussion until the documentation was available for review. Commission Member Margene Stevens seconded the motion. The Commission stated that a work meeting was necessary to review the new changes and be able to pass it to Hinckley Town Council. A work meeting was scheduled for Monday, March 16, 2026 at 6:00 pm. Commission Chairman Joe Taylor stated he would compile the changes to have ready for the work meeting. The purpose of this is to ensure the Commission does not spend time reviewing material that has already been discussed.

## **VII. OUTSTANDING BUSINESS**

### **VIII. ADJOURNMENT**

Commission Member Clark Mortensen made a motion to adjourn the meeting at 8:00 pm. Commission Member Margene Stevens seconded the motion.



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



Joe Taylor, Commission Chairman