

Hinckley Town Planning and Zoning Commission
 Town Council Chambers
 161 East 300 North, Hinckley, UT
 Wednesday, May 13, 2026
 Digital Recording
 Invocation: Clark Mortensen

I. PLEDGE

Commission Chairman Joe Taylor brought the Planning and Zoning Commission meeting to order at 7:08 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, Crista Kaman, Hinckley Town Clerk Tresa Taylor, Town Council Member Ron Black online.

III. GUESTS

Michael Zurn, Ryan Andersen, Ryan Johnson.

IV. APPROVAL OF MINUTES FROM PREVIOUS MEETING

Commission Member Margene Stevens made a motion to approve the meeting minutes for April 8, 2026. Commission Member Joy Partridge seconded the motion.

V. NEW BUSINESS

1. Swearing in of new Commission Member Crista Kaman.

Crista Kaman was formally sworn in as a new member of the Planning and Zoning Commission. The oath of office was administered by Hinckley Town Clerk Tresa Taylor.

2. Application to Appear - Ryan Johnson. Ryan Johnson presented a preliminary plan to adjust boundary lines for parcels H-2098, H-2097, H-2098-1, and H-2091-1. The adjustments would make small parcels more usable by increasing the widths to approximately 90 feet. After discussion it was determined that Mr. Johnson will return to a future meeting with an official survey to present to the Commission.

3. Application to Appear - Ryan Andersen, representing Souvall Investments. Mr. Andersen presented to the Commission site plans for building a single family home on Lot 8 in the Hinckley Meadows Subdivision, Parcel H-HM-8, 841 W. 75 S. The Commission reviewed his plans verifying utilities and setback requirements. There was a discussion regarding whether Hinckley Town Maintenance had performed a physical inspection of the property. Commission Member Crista Kaman made a motion to approve the application contingent upon Hinckley Town Maintenance making a physical inspection of the property. Commission Member Margene Stevens seconded the motion.

4. Application to Appear - Ryan Andersen, representing Souvall Investments.

Ryan Andersen presented to the Commission site plans for building a single family home on Lot 9 in the Hinckley Meadows Subdivision, Parcel H-HM-9, 821 W. 75 S. The Commission discussed and reviewed the site plan. After discussion Commission

Member Joy Partridge made a motion to approve a single family home on Lot 9, Hinckley Meadows Subdivision conditioned upon Hinckley Town Maintenance review of the utility placement. Commission Member Crista Kaman seconded the motion.

5. Review a draft Ordinance to clarify Hinckley Town Code, Title 11, Land Use, Chapter 3, Zoning Districts, Section 4, Master Land Use Table, Residential Zones, Use: Dwelling-Multiple Family P only in (R3), Dwelling - Two Family P in (R2 & R3).

The Commission reviewed proposed clarifications to Hinckley Town Code Title 11, Chapter 3, Section 4. The current Master Land Use Table lacks specific residential zone breakdowns (R1, R2, R3, R4). Proposed clarifications specify that multi-family dwellings are permitted only in R3, and two-family dwellings are permitted in R2 and R3.

Commission Members agreed this is a clarification item only and not an ordinance change. A discrepancy was stated in the table regarding pets in Commercial Zones; current text suggests they are not allowed, which is an error given existing residences in those zones. Council Member Ron Black suggested using AI to compare the table against the Town Code to find inconsistencies. Town Clerk Tresa Taylor agreed to run the AI report and send it to the Commission Members.

VII. OUTSTANDING BUSINESS

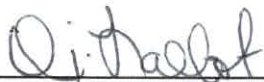
A brief discussion was held regarding ADUs. It was reminded to the Commission Members the requirement that the primary owner must live in either the main house or the ADU.

The Commission reviewed and discussed a checklist sent from Jones & DeMille Engineering regarding the Apex Subdivision, Hinckley Topaz Townhomes. Issues discussed included missing utility easements, sidewalk deficiencies and road requirements.

Hinckley Town Clerk Tresa Taylor reminded the Commission Members to only make motions on actionable items and to ensure all applications are fully completed before voting.

VIII. ADJOURNMENT

Commission Member Joy Partridge made a motion to adjourn the meeting at 7:58 pm. Commission Member Margene Stevens seconded the motion.



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



Joe Taylor, Commission Chairman