

Hinckley Town Planning and Zoning Commission
 Town Council Chambers
 161 East 300 North, Hinckley, UT
 Wednesday, June 10, 2026
 Digital Recording
 Invocation: Joe Taylor

I. PLEDGE

Commission Chairman Joe Taylor 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, Crista Kaman, Planning & Zoning Clerk Dixie Talbot, Town Council Member Ron Black online.

III. GUESTS

Michael Zurn, Ryan Andersen, Travis Stanworth, David Remkes, Robert Rusby.

IV. APPROVAL OF MINUTES FROM PREVIOUS MEETING

Commission Member Margene Stevens made a motion to approve the meeting minutes for May 13, 2026. Commission Member Joy Partridge seconded the motion.

V. NEW BUSINESS

1. Application to Appear - Robert Rusby. Building permit for new carport at 248 S. Main. The Commission Members reviewed the lot dimensions, back lot line, front of house setbacks. Mr. Rusby stated there are no alleys or side streets adjoining his property, only Main Street. The engineered plans were discussed stating the building will feature 26-gauge tin sides all the way to the bottom of the building and a 10-foot addition to the back. Mr. Rusby stated he will come to the Hinckley Town Office June 11, 2026 and pay the \$150.00 deposit fee. After discussion Commission Member Joy Partridge approved the building permit for a carport at 248 S. Main with the stipulation the deposit is received in the Hinckley Town Office. Commission Member Margene Stevens seconded the motion.

2. Application to Appear - Darrel Thomas, JD Redevelopment, Michael Zurn.

Review and approve site plan for manufactured home on Lot 8, West Hinckley Subdivision. Michael Zurn presented an affidavit to speak on Darrel Thomas's behalf. Mr. Zurn stated the home is a single-family home and similar to the homes they have placed in Hinckley Meadows Subdivision. The home will have a front porch and is oriented to be placed within the side and rear setbacks. It was suggested by the Commission to set the home back an additional 5-feet from the minimum to allow for future building of a porch. After discussion Commission Member Joy Partridge made a motion to approve the site plan to place a single-family home on Lot 8 in the West Hinckley Subdivision. Commission Member Margene Stevens seconded the motion.

3. Application to Appear - Darrel Thomas, JD Redevelopment, Michael Zurn.

Review and approve site plan for a single-family home on Lot 15 in the West Hinckley Subdivision. Mr. Zurn submitted an affidavit to speak on Darrel Thomas's behalf. Mr. Zurn stated the home is a single-family home similar to the homes they have placed in Hinckley Meadows Subdivision and complies with the necessary setbacks. After discussion Commission Member Margene Stevens made a motion to approve a building permit to place a single-family home on Lot 15 West Hinckley Subdivision. Commission Member Crista Kaman seconded the motion.

4. Application to Appear - David Remkes, All Around Construction. Building permit to place manufactured home at 925 West Center. Mr. Remkes presented to the Commission his plans to move a manufactured home from 4500 South, formerly Pleasant Acres to 925 West Center, Hinckley. Mr. Remkes stated the structure has some smoke and fire damage noting the frame is sturdy requiring new windows and doors throughout. After reviewing the site plan and discussing the requirements necessary for the manufactured home to be moved and transported, Commission Member Margene Stevens made a motion to approve placement of a manufactured home at 925 West Center. Commission Member Joy Partridge seconded the motion.

VI. OUTSTANDING BUSINESS

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 the residential definitions to ensure they align with The Land Use Table under Section 11.4.1 C, multiple family. The Commission agreed that multi-family dwellings should be listed as permitted (P) only in the R3 Zone, and two-family dwellings (duplexes) restricted to R2 and R3 Zones. Change was made for detached accessory dwelling units to be listed as permitted (P) to conditional (C) in all applicable zones to ensure individual oversight rather than blanket approval.

Council Member Ron Black commented that for internal accessory dwelling units the Master Table must explicitly note that they are subject to lot size restrictions to maintain consistency with other sections of the Town Code. The Commission Members and Council Member Ron Black looked at item 3 from the AI list regarding agricultural zones. The specific words "and feed lots" were added to the existing "animals and livestock" table to match the AI documentation. Council Member Ron Black explained that per agricultural sections commercial livestock feeding operations or dairies cannot be located within 200 feet of an existing non-owned dwelling or residential zone boundary. The Commission agreed to list it as P (Permitted) in the agricultural zone but add "subject to setback restrictions" directly into the table row and not use an external asterisk system.

Council Member Black reviewed the definition regarding mobile homes. He proposed to add a line stating that mobile homes can only be placed in areas zoned for mobile

homes or must be subject to a Conditional Use Permit. Since Hinckley Town does not currently have zoning for Mobile Homes. He pointed out that the term "mobile home" includes structures permanently placed for commercial use as an office, restroom, laboratory or manufacturing facility and the Town may want to address this on a case by case basis.

The Commission addressed an update regarding Small Wind Energy Systems and agreed it needs to read "subject to lot size restrictions" across all applicable fields. The next focus was on "Adult Entertainment". Council Member Black stated these businesses are legally restricted by proximity to churches, schools and playgrounds. The text "subject to radius restrictions" is stated in all relevant fields.

Council Member Black explained that Section 11.11.20 Wireless Services & Telecommunications currently states these facilities "shall not be permitted in any zone". He advised the Commission that the Code should state they "shall only be permitted as a conditional use in any Zone within the Town", giving the Town flexibility to place them where appropriate. Section 11.11.20 F1 regarding Commercial Lattice Towers is updated with the same conditional use language. The Commission verified that all of the above changes have been successfully saved. Council Member Black stated because the changes alter the structural text of the Town Code a Public Hearing must be scheduled and held before it can be passed.

A Public Hearing will be scheduled for the next Planning & Zoning Commission Meeting, Wednesday, July 8, 2026.

The Commission expressed gratitude to the Town Maintenance Man, Dillon Lewis for providing verification of the Town infrastructure regarding Building Permits.

VIII. ADJOURNMENT

Commission Member Joy Partridge made a motion to adjourn the meeting at 8:44 pm. Commission Member Margene Stevens seconded the motion.



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



Joe Taylor, Commission Chairman