

Hinckley Town Planning and Zoning Commission
Town Council Chambers
161 E 300 N, Hinckley, UT
No Digital Recording
Wednesday, November 6, 2019

Invocation: Margene Stevens

I. PLEDGE

Commission Chairman Guy Brinkerhoff brought the regular Planning and Zoning meeting to order at 7:00 p.m. and led those present in the Pledge of Allegiance.

II. ROLL CALL

Commission Chairman Guy Brinkerhoff
Commission Members: Joe Taylor, Margene Stevens, Clark Mortensen, and Joy Partridge
Town Council Member Ray Searle
Clerk Tresa Martin

III. GUESTS

Mark and Dixie Talbot

IV. APPROVAL OF MINUTES FROM PREVIOUS MEETING

Commission Member Joe Taylor made a motion to accept the meeting minutes with changes for October 9, 2019. Commission Member Joy Partridge seconded the motion, all voted aye.

V. REPORT OF BOARD

None

VI. NEW BUSINESS

1. Mark Talbot – Building Permit Application for New Home Construction @ 104 S 100 W

Commission Chairman Guy Brinkerhoff invited Mr. Talbot to the podium. Mr. Talbot presented his building permit application and building plans to the commission. The commission reviewed the building permit application and plot plan. Commission Member Margene Stevens made a motion to accept Mark Talbot's building permit application. Commission Member Joe Taylor seconded the motion, all voted aye.

VII. OUTSTANDING BUSINESS

1. Town Code Book 10-4-13G. 3. Fence Heights

The Planning Commission reviewed, discussed and modified the written proposal for 10-4-13 G.3. Fence Heights.

The current Town Code for 10-4-13 G. Walls and Fences states:

G. Walls and Fences.

1. A front yard fence that does not obstruct the view (e.g. chain link fence) may be erected to a height of five (5) feet in any front yard abutting a street within the setback area. The fence shall in no way be closed in with adjacent plant material or strips of materials inserted into the fence so as to obstruct vision. Any portion of a composite fence above thirty-six (36) inches shall not obstruct vision.
2. Side fences not abutting a street shall not exceed six (6) feet in height. This side fence shall not extend into the thirty (30) feet front yard setback.
3. Side fences in the front yard thirty (30) feet front set back shall not be over thirty-six (36) inches in height. These fences shall be made of materials that shall not obstruct vision (for example, chain link, field fence, spaced picket, etc.)
4. Side and rear fences abutting a street shall not exceed six (6) feet in height. This side fence shall not extend into the thirty (30) foot front yard setback.

Commission Chairman Guy Brinkerhoff presented commission members with the following written proposal:

A front yard fence may be erected to a height of 3 feet. A composite fence may be erected up to 6 feet, if the top 3 feet does not obstruct view. If picket, with spacing between pickets is a least 3 inches, chain link, etc. This also applies to side yard fences in the front 30 feet setback. After the setback, side fences and back fences may be constructed of approved standard fencing materials, including solid fencing, to a height of 6 feet.

Setback is the first 30 feet from the edge of the road, in the Towns designated front of the house.

The proposed changes replace 1-4, Section G., however the commission decided to change the side fence and back fence height to 8 feet as well as include the following information:

All front, rear and side fences shall be measured from the natural ground level, or the level of the ground without any artificial alteration, to the apex of the fencing materials.

All fences shall be constructed in accordance with the Zoning Regulation Definitions as provided in Section 10 – Appendix 1.

The commission decided to define the word composite fence and add the definition to the Zoning Regulation Definitions as follows:

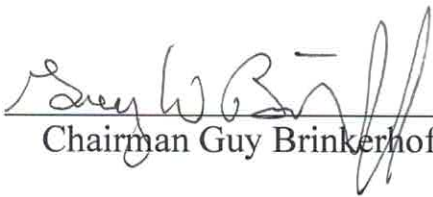
Composite Fence – A solid fence for the first (3) three feet and the top (3) three feet shall be of see through construction.

Commission Member Margene Stevens made a motion to approve the written changes for walls and fencing in Residential Zone, Mobile Home Zone, Agricultural Zone.

Commission Member Joe Taylor seconded the motion, all voted aye.

Town Council Member Ray Searle will present the commission's requested changes for Hinckley Town Code 10-4-13 G. Walls and Fences at the next town council meeting on Thursday, October 17, 2019.

Commission Member Joy Partridge moved to adjourn the meeting at 8:13 pm. Motion seconded by Commission Member Margene Stevens, all voting aye.


Chairman Guy Brinkerhoff


Tresa Martin, Hinckley Town Clerk