

Hinckley Town Planning and Zoning Commission
Town Council Chambers
161 E 300 N, Hinckley, UT
Digital Recording
Wednesday, October 7, 2020

Invocation: Commission Member Joe Taylor

I. PLEDGE

Commission Chairman Guy Brinkerhoff brought the regular Planning and Zoning meeting to order at 7:02 p.m. and led those present in the Pledge of Allegiance.

II. ROLL CALL

Commission Chairman Guy Brinkerhoff
Commission Members: Joy Partridge, Margene Stevens, Joe Taylor, Clark Mortensen

Mayor Brian Florang
Council Member Ray Searle
Town Clerk Tresa Martin
Town Secretary Mindy Maydole

III. GUESTS

Paul Palmer, Robert Law, Sharon Law, William Alder, Blaine Carter, Thomas Bench, Pam Fisher, Matthew Ekins

IV. APPROVAL OF MINUTES FROM PREVIOUS MEETING

Commission Member Joe Taylor made a motion to accept the meeting minutes as presented for August 5, 2020. Commission Member Margene Stevens seconded the motion, all voted aye.

V. REPORT OF BOARD

None

VI. NEW BUSINESS

1. Paul Palmer – Application for Simple Lot Subdivision, 80 W 400 N

Chairman Guy Brinkerhoff invited Paul Palmer to the podium.

Commissioners reviewed plans for the requested lot split Parcel H-2074-1.

Commission Member Clark Mortensen made a recommendation to accept the application for the simple lot subdivision. Commission Member Joy Partridge seconded the recommendation. Roll call vote: Commission Member Joy Partridge aye, Commission Member Margene Stevens aye, Commission Member Joe Taylor

aye, Commission Member Clark Mortensen aye, Commission Chairman Guy Brinkerhoff aye.

2. Robert Law – Building Permit Application to remove existing home and replace with a manufactured home, 680 N 400 W

Robert Law stood at the podium. Commissioners reviewed and discussed building permit application and plans provided. Commission Member Margene Stevens made a motion to accept the building permit and plans. Commission Member Joe Taylor seconded the motion, all voted aye.

3. Matthew Ekins – Application to confirm a building permit will be made available for Parcel H-2154 located at approximately 535 N Main Street in accordance with 10-8-4 Prior Created Lots

Matthew Ekins was present through Zoom call. A copy of a 1960 Warranty Deed and a copy of a 1970 Quitclaim Deed was provided which shows record of the property subdivision in 1970. The Planning and Zoning Commission reviewed the presented Quitclaim deed and the Warranty Deed. The Planning Commission agreed parcel H-2154 complies with Hinckley Town Code 10-8-4 Prior Created Lots. *“Lots or parcels of land which were created prior to the application of the zone, shall not be denied a building permit solely for reason of non-conformance with the parcel requirements of this chapter.”* Commission Member Clark Mortensen made a motion to accept. Commission Member Joy Partridge seconded the motion, all voted aye.

4. William Alder – Building Permit Application for a Carport, Tuff Sheds, and fencing, 575 N 400 W

Chairman Guy Brinkerhoff invited William Alder to the podium. William Alder presented additional plans for a carport, two tuff sheds and fencing. All plans met the setbacks from the property line. Alder will be using chain link fencing. Commission Member Margene Stevens made a motion to accept his plans. Commission Member Joe Taylor seconded the motion, all voted aye.

5. Blaine Carter – Building Permit Application for a Home Addition, 677 W 500 S

Blaine Carter stood at the podium. Commissioners reviewed home addition plans presented. Blaine Carter stated the addition on the home will be placed in the back of the house for storage rooms and an office. Commission Member Margene Stevens made a motion to accept the Building permit application. Commission Member Joy Partridge seconded the motion, all voted aye.

6. Thomas Bench – Consideration for residential use at Parcel H-2064, 210 E 500 N

Thomas Bench stood at the podium and discussed his plans for Parcel H-2064 to be allowed residential use in General Commercial Zone. There was much discussion about this matter between Mayor Brian Florang, Commission Members and Thomas Bench. It was decided that Mr. Bench would be required to present building plans stamped by a licensed engineer, stating if built by design of submitted plans the building will comply for residential use. Mr. Bench would then submit a building permit application and engineered plans to the Planning and Zoning Commission Members to either approve or deny and make a recommendation of variance to the Town Council.

7. Amy Brinkerhoff – Application for Business License, 143 S 100 W

Chairman Guy Brinkerhoff excused himself from discussion due to conflict of interest. The Commission Members reviewed Amy Brinkerhoff's business license application. Commission Member Margene Stevens made a motion to accept the application. Commission Member Joy Partridge seconded the motion, all voted aye.

VII. OUTSTANDING BUSINESS

1. Review and Revise Hinckley Town Code, Title 10, Chapter 7, Light Industrial Zone.

No discussion.

2. Review and Revise Hinckley Town Code, Title 10, Chapter 8, Agricultural Zone.

No discussion.

VIII. ADJOURNMENT

Commission Member Margene Stevens moved to adjourn the meeting at 8:17 p.m. Commission Member Joe Taylor seconded the motion, all voted aye.


Chairman Guy Brinkerhoff


Tresa Martin, Hinckley Town Clerk
Mindy Maydole, Town Secretary