

Hinckley Town Planning and Zoning Commission
Town Council Chambers
161 E 300 N, Hinckley, UT
Digital Recording
Wednesday, November 4, 2020

Invocation: Joe Taylor

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: Margene Stevens, Joe Taylor, Clark Mortensen
Council Member Ray Searle
Town Clerk Tresa Martin
Excused: Commission Member Joy Partridge
Zoom Attendee: Mayor Brian Florang

III. GUESTS

Anthony Hathaway, Dave Greene, Jeannie Greene, Mike Thomas
Zoom Attendees: David Remkes, Thomas Bench

IV. APPROVAL OF MINUTES FROM PREVIOUS MEETING

Commission Member Margene Stevens made a motion to accept the meeting minutes as presented for October 7, 2020. Commission Member Joe Taylor seconded the motion, all voted aye.

V. REPORT OF BOARD

None

VI. NEW BUSINESS

1. David Remkes – Building Permit Application for approval to build home, 42 S 830 W, Hinckley

David Remkes was present via Zoom. Chairman Guy Brinkerhoff opened discussion about the building permit application and plans provided by David Remkes. The Commission reviewed the property plot map and noted the front setback needed to be amended to a 30' setback. Commission Member Margene Stevens made a motion to accept the building permit application from David Remkes as corrected with a 30' front setback. Commission Member Clark Mortensen seconded the motion, all voted aye.

2. Rich Hathaway – Building Permit Application for Storage Buildings, 554 W 500 N, Hinckley

Commission Chairman Guy Brinkerhoff invited Anthony Hathaway to the podium. Anthony stated he was attending the meeting to represent Rich Hathaway. The Commission reviewed the property plot map submitted by Rich Hathaway showing the location of the two proposed storage buildings and the setback measurements. Clerk Tresa Martin noted she talked with Rich Hathaway and explained to him that he needs to submit building plans and pay the \$150.00 deposit fee to move forward with the building permit application.

Commission Member Clark Mortensen made a motion to approve the storage building setbacks for Rich Hathaway. Commission Member Joe Taylor seconded the motion, all voted aye.

3. Isaac and Janie Brenay- Solar Permit Application for installation of rooftop solar system, 272 W 200 N, Hinckley

The Commission reviewed the solar permit application from G3 Solar on behalf of Isaac and Janie Brenay. Commission Member Margene Stevens made a motion to accept the solar permit application for Isaac and Janie Brenay. Commission Member Clark Mortensen seconded the motion, all voted aye.

4. Thomas Bench – Request for Zoning Variance Consideration for residential use on Parcel H-2064, 210 E 500 N, Hinckley

Thomas Bench was present via Zoom. Chairman Guy Brinkerhoff opened discussion and the Commission reviewed the building plan submitted by Thomas Bench. Mr. Bench asked the Commission if they had a chance to review the letter from Sunrise Engineering Building Inspector Mike Sorensen and they responded yes.

Commission Member Clark Mortensen made a motion to make a recommendation to the Hinckley Town Council to approve an application for a Conditional Use Permit Application from Thomas Bench or the current property owner seeking residential use of the commercial building on Parcel H-2064, 210 E 500 N, Hinckley, with the condition that Mr. Bench or the current owner of the building will be required to bring the building into compliance with the International Residential Building Code and provide the town proof of a Certificate of Occupancy stating that the building meets the requirements of the current International Residential Building Code. Commission Member Margene Stevens seconded the motion, all voted aye.

5. Dave Greene – Zoning and Permitted Use for multi-family dwellings on Parcel H-2072-1, 462 N Main

Chairman Guy Brinkerhoff invited Dave Greene to the podium. Dave Green presented to the Commission a plat map and discussed his options for multiple-family dwellings on Parcel H-2072-1. Chairman Guy Brinkerhoff noted that the lot size is less than ½ acre and Hinckley Town Code 10-4-7 states: *Not more than one (1) single-family dwelling, or multiple-family structure, such as a duplex, to a maximum of two (2) unit's per-structure may be placed on a ¼ acre lot.*

After much discussion, the Commission decided that dual use of a property in the commercial zone needs to be researched to make sure dual use is not an issue. The next step for Dave Greene will be to submit a formal application to the Commission for review of a plot plan and building plans for a multiple-family dwelling on the parcel.

VII. OUTSTANDING BUSINESS

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

No discussion.

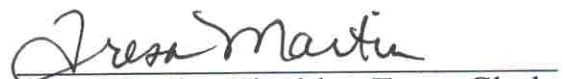
2. Review and Revise Hinckley Town Code, Title 10, Chapter 8, Agricultural Zone.

No discussion.

VIII. ADJOURNMENT

Commission Member Clark Mortensen moved to adjourn the meeting at 7:56 p.m. Commission Member Margene Stevens seconded the motion, all voted aye.


Chairman Guy Brinkerhoff


Tresa Martin, Hinckley Town Clerk
Mindy Maydole, Town Secretary