

Hinckley Town Planning and Zoning Commission
Town Council Chambers
161 E 300 N, Hinckley, UT
Digital Recording
Wednesday, January 6, 2021

Invocation: Guy Brinkerhoff

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: Margene Stevens, Joe Taylor, Clark Mortensen
Mayor Brian Florang, Council Member Ray Searle
Town Secretary Mindy Maydole
Excused: Commission Member Joy Partridge

III. GUESTS

Colin Haydanka, John Stewart, Kenneth Hyde

IV. APPROVAL OF MINUTES FROM PREVIOUS MEETING

Commission Member Margene Stevens made a motion to accept December 2, 2020 meeting minutes as presented. Commission Member Joe Taylor seconded the motion, all voted aye.

V. REPORT OF BOARD

None

VI. NEW BUSINESS

1. John Hyde – Building Permit Application to Construct 30' X 50' Metal Building at 750 N 300 W

Commission Chairman asked John Hyde to stand at the podium. John presented additional plans to the Commission Members. Commission Members reviewed plat maps and there was much discussion regarding measurements. Commission Member Joe Taylor made a motion to approve Building permit as presented. Commission Member Margene Stevens seconded the motion, all voted aye.

2. John Stewart – Application seeking Approved Uses of Lot #2, CD-1-2, 585 N 400 W

John Stewart stood at the podium seeking permitted uses for the parcel listed above for a yurt and camper trailer for temporary living until a remodel or replacement of a mobile home trailer, shipping container if he decides to purchase the property.

Mayor Brian Florang asked permission from the commission Members if he could ask John Stewart questions regarding uses. Commission members granted Mayor Florang's request.

Mayor Florang clarified John Stewart's intentions of the temporary housing of the yurt and camper trailer then stated it falls under the category of Temporary Housing on a property while they do remodel or construction on a main residence and explained temporary housing is approved in a three-month increment, with up to two, three-month extensions. Approval must come from Town Council to obtain temporary living permits.

Commission Chairman Guy Brinkerhoff asked if there would be bathroom facilities and kitchen in the temporary living quarters. John Stewart stated the camper trailer has a kitchen and bathroom and use of a bedroom, and the yurt would be used as a living room space and would like to have a shipping container placed for storage. The shipping container would be a permanent placing.

There was much discussion of the placement of the shipping container from the property line with Council Members and John Stewart. John Stewart felt all his questions had been answered.

Commission members stated they would not be unable to render a decision because is currently not the owner of the property.

3. Tom Theobald – Business License Application – Tom's Roofing, 161 N 100 W

4. Todd Smith – Business License Application – Double T Trucking, LLC, 25 S 500 W

5. Rob Manis – Business License Application – Manis Tree Trimming, 395 N Main St

6. Edell Spencer – Business License Application – Spencer Trucking, 333 S Main St

7. Antonio Pino – Business License Application – Pino's Trucking, 1000 N Main St

8. Margene Stevens – Business License Application – Margene's Appraisal, 256 W 500 N

Commission Members reviewed and discussed the business licenses as presented and did not identify any problems or conflicts with the Zoning of the Town.

Commission Member Margene Stevens made a motion to accept Building Permit applications for Tom's Roofing, Double T Trucking, Manis Tree Trimming, Spencer Trucking, Pino's Trucking, and Margene's Appraisal. Commission

Member Joe Taylor seconded the motion, all voted aye. Business Applications will be forwarded to Town Council for review and approval.

9. Colin & Crystal Haydanka – Building Permit Application – Shipping Container to be used for work shed, 195 W Center St

Commission Chairman Guy Brinkerhoff invited Colin Haydanka to take the podium. Colin Haydanka stated he had already been approved to replace his doublewide with a new manufactured home. The date for the replacement had been

pushed back due to COVID-19. Colin Haydanka would like to also add to the building permit a permanent shipping container for storage with plans to include electricity to shipping container.

Commission Members discussed the status of his current building permit and stated it will need a date extension. Commission Member Margene Stevens made a motion to amend permit to additional storage unit and set the date for the manufactured home from 1 year from this Planning and Zoning meeting ending on January 6th, 2022. Commission Member Joe Taylor seconded the motion, all voted aye.

10. Allen Galli – Solar Permit Application – 271 N 200 W

Commission Members reviewed plans submitted for solar permit. Commission Member Margene Stevens made a motion to accept plans to Allen Galli’s Solar Permit Application. Commission Member Clark Mortensen seconded the motion, all voted aye.

11. Margene Stevens – Application to Combine Two Adjoining Parcels H-CD-2-4 & H-2158-2

Margene Stevens was excused from Commission Table for personal application to combine two adjoining parcels listed above. Margene Stevens took the stand at the podium and stated she would like to vacate a property from Clyde’s Dell Subdivision to add to the property her house is on. The Commission Members discussed plans to adjoin parcels. Commission Member Clark Mortensen makes a Recommendation to forward the adjoining of the two properties to the Town Council with a recommendation to approve. Council Member Joe Taylor 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 8:09 p.m. Commission Joe Taylor seconded the motion, all voted aye.

Chairman Guy Brinkerhoff

Tresa Martin, Hinckley Town Clerk
Mindy Maydole, Town Secretary