

Hinckley Town Planning and Zoning Commission
Town Council Chambers
161 E 300 N, Hinckley, UT
Digital Recording
Wednesday, December 1, 2021

Invocation: Clark Mortensen

I. PLEDGE

Commission Chairman Guy Brinkerhoff brought the 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 and Joe Taylor
Absent and Excused: Commission Members: Joy Partridge and Clark Mortensen
Planning and Zoning Secretary, Dixie Talbot
Town Maintenance Employee: Trey Ross
Hinckley Town Mayor: Brian Florang

III. GUESTS

Lorraine Hathaway, Jose Moatalvo, Sally Tory

IV. APPROVAL OF MINUTES FROM PREVIOUS MEETING

Commission Member Joy Partridge made a motion to accept the meeting minutes as presented for November 3, 2021. Commission Member Clark Mortensen seconded the motion, all voted aye. Motion carried.

V. REPORT OF BOARD

None

VI. NEW BUSINESS

1. Lorraine Hathaway – Simple Lot Subdivision Application, Parcel H 2074, 425 North Main Street, Hinckley.

Commission Chairman Guy Brinkerhoff invited Lorraine Hathaway to the podium. Lorraine stated they want to sell property behind their house and have had the property surveyed for the purpose of selling. After discussion between Commission and Lorraine Hathaway Commission Member Clark Mortensen made a motion to approve property split and pass decision to Hinckley Town Council for final approval. Commission Member Joy Partridge seconded motion to approve property split and send decision to Hinckley Town Council for final approval, all voted aye. Mayor Brian Florang said the information will be presented to Hinckley Town Council Thursday, December 2, 2021, for approval and didn't anticipate any problem passing Hathaway's property split request. Mayor Brian Florang urged

Lorraine Hathaway to record property change as soon as possible as zoning changes will go in effect January 2022.

2. Virginia Tory – Building Permit Application for workshop, 89 East 400 North, Hinckley.

Jose Moatalvo presented plans for 24 x 24 workshop and foundation for carport. Mr. Moatalvo said he would like to pour concrete for both structures now and when ready to complete workshop will come back to Hinckley Town for required permits. Mayor Florang noted if kitchen is being planned in workshop it can not be done at this time. When concrete is poured pipes can be roughed in for bathroom but no kitchen. Commission Member Clark Mortensen made motion to approve carport and workshop slab with plumbing for bathroom. Commission Member Joy Partridge seconded the motion, all voted aye.

3. Rural Power & Light – Solar Permit Application on behalf of Richard & Kari Draper, 394 North 100 East, Hinckley.

Discussion by Commission regarding solar permit for Richard & Kari Draper at 394 North 100 East, Hinckley. Commission Member Joy Partridge made motion to approve solar permit application at 394 North 100 East, Hinckley. Commission Member Clark Mortensen seconded the motion, all voted aye.

Rural Power & Light – Solar Permit Application on behalf of Beau & Courtney Taylor, 695 South Main Street, Hinckley.

Discussion was held by Commission regarding Solar Permit Application. Commission Member Joy Partridge made a motion to approve solar permit application at 695 South Main Street, Hinckley. Commission Member Clark seconded the motion, all voted aye.

Rural Power & Light – Solar Permit Application on behalf of David & Jolene Fritzges, 267 South Main Street, Hinckley.

Commission Members discussed proposed Solar Permit Application. Commission Member Clark Mortensen made a motion to approve Solar Permit Application at 267 South Main Street, Hinckley. Commission Member Joy Partridge seconded motion, all voted aye.

Suvall Investments – Lots 6, 7, 8, 13, 14, Hinckley Meadows Subdivision. Setbacks need to be reviewed & approved by Commission.

After much discussion by Commission Members & Mayor Brian Florang it was determined that Lot 13 in West Hinckley Subdivision was not on agenda & no action could be taken until property was listed properly on upcoming agenda. Discussion was held by Commission & Mayor Brian Florang regarding setbacks on Lots 6, 7 & 8 in Hinckley Meadows Subdivision. Commission Member Joy Partridge made motion to approve setbacks as plotted out for Lots 6, 7 & 8,

Hinckley Meadows Subdivision. Commission Member Clark Mortensen seconded the motion, all voted aye.

Mayor Brian Florang - Review proposed ordinance to amend Title 10 Hinckley Town's Zoning Ordinances.

Mayor Brian Florang reviewed proposed ordinance to amend Title 10 Hinckley Town's Zoning Ordinance. Presented & discussed definitions & urged Commission Members for feedback. Discussion was held regarding outlay of town's zoning ordinances. Mayor would like ordinances approved & public meeting scheduled for December 14, 2021, beginning at 6:00 PM. Further discussion was held regarding possibly having two residential zones within Hinckley Town for manufactured homes & modular homes. After much discussion by Commission Members & Mayor Florang it was requested to remove Outstanding Business items 1 and 2 as they had been discussed & answered in the review of Title 10 Hinckley Town's Zoning Ordinances.

VIII. ADJOURNMENT

Commission Member Joy Partridge made a motion to adjourn the meeting at 9:02 p.m. Commission Member Clark Mortensen seconded the motion, all voted aye.

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

Guy Brinkerhoff, Commission Chairman