

Hinckley Town Planning and Zoning Commission
Town Council Chambers
161 E 300 N, Hinckley, UT
Digital Recording
Tuesday, December 14, 2021

Invocation: Margene Stevens

I. PLEDGE

Commission Chairman Guy Brinkerhoff brought the Planning and Zoning meeting to order at 6:18 p.m. and led those present in the Pledge of Allegiance.

II. ROLL CALL

Commission Chairman: Guy Brinkerhoff

Commission Members: Margene Stevens, Joy Partridge, Clark Mortensen.

Absent: Commission Member: Joe Taylor. Absent: Town Council Representative, Ray Searle.

Planning and Zoning Secretary, Dixie Talbot

Town Maintenance Employee: Trey Ross

Hinckley Town Mayor: Brian Florang

III. GUESTS

IV. APPROVAL OF MINUTES FROM PREVIOUS MEETING

Commission Member Joy Partridge made a motion to accept the meeting minutes as presented for December 1, 2021. Commission Member Margene Stevens seconded the motion, all voted aye. Motion carried.

V. REPORT OF BOARD

None

VI. NEW BUSINESS

1. Souvall Investments – Application for Site Plot Plan approval for Hinckley Meadows Subdivision, Lot 13.

Discussion was held regarding Hinckley Meadows Subdivision, Lot 13.

Commission Member, Margene Stevens made a motion to approve site plot plan for Hinckley Meadows Subdivision, Lot 13. Commission Member, Clark Mortensen seconded the motion. All voted aye.

2. Souvall Investments - Application for Site Plot Plan approval for Hinckley Meadows Subdivision, Lot 14.

Discussion was held regarding Hinckley Meadows Subdivision, Lot 14.

Commission Chairman, Guy Brinkerhoff read ordinances concerning setbacks on corner lots and stated setbacks must be 30' from front of road. Discussion was held regarding possible approval if Souvall Investments re-submit Site Plot Plans.

Commission Member, Clark Mortensen made motion to approve Site Plot Plans for Hinckley Meadows Subdivision, Lot 14 on the condition of the builders re-submitting drawing showing 30' setbacks from the road. Commission Member, Joy Partridge made motion to second approval on the condition builders re-submit drawing to show 30' setbacks from the road. All voted aye.

3. Souvall Investments – Application for Building Permit and Site Plot Plan approval for West Hinckley Subdivision, Lot 13.

Discussion was held concerning Building Permit and Site Plot Plan approval for West Hinckley Subdivision, Lot 13. Commission Member, Margene Stevens made motion to approve building permit and site plot plan for West Hinckley Subdivision, Lot 13. Commission Member, Joy Partridge seconded the motion. All voted aye.

4. Mayor Brian Florang – Review proposed ordinance to amend Hinckley Town Code, Title 10, Zoning Ordinances.

Mayor Florang stated the State of Utah is requesting a definition of Density for Hinckley Town. Mayor Florang defines density as units per acre of land. Mayor Florang discussed the definition of one family dwelling which can be one primary dwelling and one secondary dwelling not to exceed 50% of main house dwelling. Two family dwelling was discussed and would need to be one acre per duplex. Discussion on definition of multi-family dwelling for Hinckley could be up to four plex on at least ½ acre. Definition of fencing. Site obscuring fencing can't obscure site more than 20%. Definition of household pets would be three dogs over four months old. Mayor Florang stated these subjects are definitions only not ordinances. Discussion was held regarding Land Use Authority. Town Maintenance men are currently doing the job for Planning and Zoning. Land Use Authority is an important position and will be implemented in the future year. Discussion was held regarding the definition of mobile homes. Mobile Homes compliant with building code as provided by HUD. Manufactured housing beginning in 1977 have same code as stick built homes. Discussion held regarding dwellings on ¼ acre before date of ordinance will be accepted and grandfathered in. Commission Member, Clark Mortensen made a motion to approve Hinckley Town Code, Title 10, Zoning Ordinances. Commission Member, Joy Partridge seconded the motion. All voted aye.

VIII. ADJOURNMENT

Commission Member, Clark Mortensen made a motion to adjourn the meeting at 7:12 p.m. Commission Member Margene Stevens seconded the motion, all voted aye.

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

Guy Brinkerhoff, Commission Chairman