

Hinckley Town Planning and Zoning Commission
Town Council Chambers
161 E 300 N, Hinckley, UT
Wednesday, August 3, 2022
Digital Recording
Invocation: Margene Stevens

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: Joy Partridge, Clark Mortensen,
Joe Taylor & Margene Stevens

Town Clerk Tresa Taylor, Hinckley Town Planning & Zoning Secretary, Dixie Talbot, Town Maintenance Personnel, Joe Stevens, Trey Ross, Mayor Brian Florang.

III. GUESTS

Ginny Stevens, Elise Harris, Michael Zurn, Norman Zurn, Vicki Lyman, Kaylee Mitchell, Carter Mitchell, Afton Miller, Joyce Barney.

IV. APPROVAL OF MINUTES FROM PREVIOUS MEETING

Commission Chairman Guy Brinkerhoff asked for any corrections to the meeting minutes or for a motion to approve the minutes. Commission Member Margene Stevens made a motion to approve the meeting minutes as presented for July 6, 2022. Commission Member Joy Partridge seconded the motion. All voted aye. Commission Member Clark Mortensen made a motion to accept the minutes as presented for July 13, 2022. Commission Member Margene seconded the motion. All voted aye.

V. REPORT OF BOARD – COMMITTEE'S

VI. PUBLIC HEARING

1. Amend Hinckley Town Code, Hinckley Town Zoning Ordinances, Title 10, by removing Chapter 5 Mobile Home - Zone M from the Hinckley Town Zoning Ordinances.

2. Amend the Hinckley Town Zoning Map – changing M-H Mobile Home Zone to R-1 Residential Zone.

Commission Chairman opened the Public Hearing & stated the purpose of the public hearing was to amend the Hinckley Town Zoning ordinances, Title 10, by removing Chapter 5 Mobile home – Zone M from the Hinckley Town Zoning Ordinances. Amend the Hinckley Town Zoning Map – changing M-H Mobile Home Zone to R-1 Residential Zone. Commission Chairman Brinkerhoff also stated the reason for changes was questions regarding corrected residential setbacks for mobile homes differed from residential zones and absorb one quarter acre mobile homes lots to residential. The biggest change would be manufactured homes not mobile homes. Mobile homes are homes built prior to June 1976. Residential zones allow animals. Commission Chairman Brinkerhoff asked for any comments or questions from the audience. Michael Zurn asked for clarification

regarding mobile homes being built prior to 1976 & questioned if he was to buy a home built after 1976 to put on residential lot would that be possible. Commission Member Joe Taylor stated he would be able to do so, and it would be a manufactured home not mobile home. Ginny Stevens questioned the ordinance regarding animals. Number of animals allowed along with nuisance ordinance was discussed in answer to her question. Joyce Barney said she is in total support of Hinckley Town removing mobile home zone and amending zoning map. Ms. Barney also stated she still owns lots in West Hinckley & wondered if quarter acre lots would be grandfathered into new zoning. Mayor Brian Florang stated yes, they would be. One third acre lots is for new residential building. Afton Miller asked is there is currently any limit on square footage that is allowed for building a home. Commission Chairman Brinkerhoff stated not at this time. Commission Chairman Guy Brinkerhoff stated the second item in the public hearing is to adopt ordinance amending the Hinckley Town Zoning map M-H zone to R1. No current discussion from Commission Members. Item has been covered in prior discussions. Roll call vote to amend Hinckley Town Code, Hinckley Town Zoning Ordinances, Title 10, by removing Chapter 5 Mobile Home – Zone M from the Hinckley Town Zoning Ordinances. Commission Member Margene Stevens made recommendation to amend Hinckley Town Code, Hinckley Town Zoning Ordinances, Title 10, by removing Chapter 5 Mobile Home – Zone M from the Hinckley Town Zoning Ordinances. Commission Member Joe Taylor seconded the motion. Roll Call vote: Clark Mortensen aye, Joy Partridge aye, Margene Stevens aye, Joe Taylor aye. Motion carried.

Roll call vote to amend the Hinckley Town Zoning map – changing M-H Mobile Home Zone to R-1 Residential Zone. Commission Member Joy Partridge made motion to recommend amending Hinckley Town Zoning map – changing M-H Mobile Home to R-1 Residential Zone. Commission Member Joe Taylor seconded the motion. Roll call vote: Clark Mortensen aye, Margene Stevens aye, Joe Taylor aye, Joy Partridge aye. Motion carried. Commission Chairman Guy Brinkerhoff stated public hearing is now closed and moving to regular business meeting.

VII. NEW BUSINESS

1. Application to Appear – Michael Zurn , request to replace temporary RV sites on six fully improved residential lots, Hinckley Meadows Subdivision. Michael Zurn stated that with his business partners have purchased & have placed manufactured homes on six lots in subdivision and asked for a conditional use permit to place one or two RVs on each lot. Commission Chairman Brinkerhoff stated that conditional use permit needs to be approved by Hinckley Town Council. Mr. Zurn stated that they would request that RVs on lots would stay for six to twelve months to avoid any turnover. Attorney Elise Harris introduced herself and stated Hinckley Town ordinances state nowhere that an RV park would be allowed. Ms. Harris also stated she is at meeting at the request of Hinckley Town. After much discussion Commission Member Margene Stevens made motion to not recommend Michael Zurn's request to place temporary RV sites on

residential lots to Hinckley Town Council. Commission Member Joe Taylor seconded the motion. All voted aye.

2. Discussion by commission for possibility of changing Planning & Zoning meeting date.

Discussion was held by commission proposing Planning & Zoning meeting be changed to the second Wednesday of each month to allow Town Council to respond to issues from Planning & Zoning. Commission Member Joe Taylor made motion to move meeting date to second Wednesday of each month beginning September 2022. Commission Member Margene Stevens seconded the motion. All voted aye. Meeting change will be published in Millard County Chronicle and posted to Utah Public Notice website.

3. Updating the General Plan for Hinckley Town.

4. Application to Appear – Kaylee and Carter Mitchell, request for zone change or variance, approximately 850 North Main Street, Hinckley.

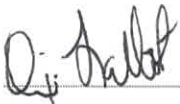
After a short discussion with Commission Members and the Mitchells it was stated that the property at 850 North Main Street would be grandfathered in and their request to build on property is allowed.

VIII. OUTSTANDING BUSINESS

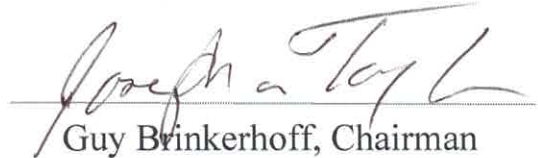
1. Updating the General Plan for Hinckley Town.

IX. ADJOURNMENT

Commission Member Joy partridge made motion to adjourn meeting at 7:54 PM. Commission Member Margene Stevens seconded the motion. All voted aye.



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



Guy Brinkerhoff, Chairman