

Hinckley Town Council
Town Council Chambers
161 East 300 North Hinckley, UT
Digital Recording
Thursday, July 6, 2023

Invocation Brian Florang

I. PLEDGE

Mayor Brian Florang asked all to rise and join in the Pledge of Allegiance.

Mayor Brian Florang called the meeting to order at 7:03 PM.

II. ROLL CALL

Mayor Brian Florang
Councilmembers: Leon Lewis, Leeann Terry
Absent: Councilmember Ray Searle
Maintenance Employees: Joe Stevens, Trey Ross
Hinckley Town Clerk: Tresa Taylor

III. GUESTS:

Donald Brown, Shaun Allred, Arianna Allred

IV. APPROVAL OF MINUTES FROM PREVIOUS MEETING

Mayor Brian Florang asked for corrections or a motion to approve the meeting minutes for June 15, 2023. Councilmember Leon Lewis made a motion to approve the meeting minutes as presented for June 15, 2023. Councilmember LeeAnn Terry seconded the motion, all voted aye. Motion carried.

V. PETITIONS, REMONSTRANCES, AND COMMUNICATION

None.

VI. REPORT OF GOVERNING BODY – BOARDS – COMMITTEES:

None.

VII. STAFF REPORTING

Trey said he will start working with Paul at the Water Treatment Plant to gain knowledge and experience in operating the treatment plant.

VIII. NEW BUSINESS

1. Oath of Office – Donald Brown, appointed to fill a six-month Council Seat Vacancy

Mayor Brian Florang invited Donald Brown to come forward and Donald Brown was sworn into office by Clerk Tresa Taylor.

2. Kelly Smith – Recreational Vehicle Living Application Expired 06/19/2023 @ 67 E 200 S, Hinckley

Kelly Smith did not attend the meeting, no discussion.

3. Shaun Allred – Seeking a variance for a three-family dwelling at 94 N Main St.

Mayor Brian Florang invited Shaun Allred to the podium. Shaun provided a copy of his application for a variance seeking to change the building at 94 N Main St. from a duplex to a triplex. Mayor Brian Florang noted Shaun was not familiar with the process, that he had done all the work and the building is occupied. Mayor Florang explained the appeal for a variance is due to his application being denied by the Planning and Zoning Commission.

Mayor Brian Florang asked Mr. Allred to describe the property. Shaun stated he bought the property as a duplex. The front unit has one bedroom, one bathroom, a living room, and a kitchen and the back end of the building was one very large unit with six rooms and three doors. Shaun said he split the back unit and now each unit is the same size, and each unit has the same one bedroom, one bathroom, kitchen, and living area.

Mayor Florang said in looking at the diagram, the front area is not sketched out and asked, is that because it was existing, and Shaun replied yes. And the back apartment is the one that you divided, and the third unit has two bedrooms, kitchenette, bath, and a living area, and Shaun replied yes.

Mayor Florang noted when he and Shaun had discussed this before at the location, they discussed putting something in place to prevent someone from going right from the door and into the street, noting there is a very small setback. He asked Shaun if he had given this thought and what he might do to resolve this issue and Shaun talked about planting shrubs or installing chain link fencing on the north so tenants would be required to turn right or left after exiting the doors.

Councilmember Donald Brown asked about parking for tenants and Shaun said there are plenty of parking spots on the east side of building and on the south side driveway and that he is thinking about assigning tenant parking spaces. Councilmember Brown commented that it would be good to keep tenants from parking on the street (right-of-way).

Mayor Brian Florang asked for any questions from the council, and there were none. Mayor Florang suggests that if the Council approves a variance so that Shaun may continue operating, that the variance is conditioned on having assigned parking spaces to keep tenants from parking on the street (right-of-way) and some kind of barrier installed on the north side of the building within 30 days. Mayor Florang asked Shaun if that would work, and he responded yes.

Mayor Florang said Shaun had shared with him that it is possible to convert the two rear

apartments back into one big apartment and asked Shaun if he would agree or disagree and Shaun said both, but it would require some demolition.

Mayor Brian Florang asked the council for a motion to approve or disapprove the application for a variance. Councilmember Donald Brown made a motion to approve the variance based on the following conditions:

- a. Assign tenant parking spaces and tenants comply with parking arrangements,
- b. Install a barrier to prevent any person from exiting the apartment doors and entering the street (100 North) on the north side of the building within 30 days.

If the conditions are not met within 30 days, the variance will be revoked.

Councilmember LeeAnn Terry seconded the motion, all voted aye. Motion carried.

Mayor Brian Florang asked Shaun to report back to the council in 30 days and thanked Shaun for attending the meeting.

IX. OUSTANDING BUSINESS

1. Mini Split Install, Restroom & Breakroom Update

No discussion.

2. Water System Master Plan

Mayor Brian Florang noted the town received funding in the amount of \$39,000 from the Drinking Water Board for a water system master plan and water impact fee study and he signed the agreement.

3. Park Pavilion

Trey noted no further work will take place on the new park pavilion until after the celebration.

4. Review Hinckley Town General Plan

No discussion.

5. Hinckley Celebration Planning

Joe will check and make sure the arena lights are working properly on the evening of Friday, July 7, 2023.

Trey said he has arranged Delta City to bring their street sweeper and sweep Main Street. Councilmember LeeAnn Terry will contact Droubay and arrange for parade vehicles. Councilmember Leon Lewis will provide use of his convertible for transporting the Grand Marshal in the parade and rodeo grand entry.

Mayor Florang asked Tresa to change the celebration flyer & poster - Rodeo Prices, Tickets \$5.00, 7 & under free, 70 & over free.

6. Review proposed changes to amend Hinckley Town Code, Title 10, Zoning Ordinances, Chapter 20, Recreational Vehicles/Trailer

No discussion.

7. Sewer System Master Plan

The maintenance men and council discussed the sewer lagoons, rehabilitation of ponds, VOD loading, and the sewer master plan. Mayor Florang asked Trey to inquire with Jones & DeMille Engineering about VOD loading.

Trey noted the sewer lagoon level is 6" – 8" and he started the town well to add water. Trey informed the council the sewer flow tube arrived on 07/05/2023 and asked the council about installation of the flow tube. Mayor Florang asked Trey and Joe to check it out and see if they are comfortable and confident to install the flow tube and if not then contact Matt Player.

X. MISCELLANEOUS DISCUSSION

Mayor Brian Florang asked council members to go to Zions Bank and sign a new signature card so Councilmember Donald Brown can be added to the account.

XI. PAYMENT OF BILLS

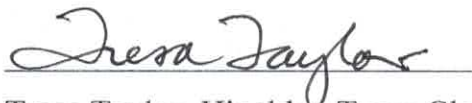
Councilmember Leeann Terry made a motion to accept the following purchase orders: Amend PO # 575351 to Delco Western, to \$2,065.41, repair part for Sewer Flow Meter, PO # 575355 to Jones & DeMille, \$900.00, Sewer Master Plan, PO # 575356 to Kamstrup, \$1,163.10, annual support for water meter reading system, PO # 575357 to Mountainland, \$509.23, hydrant collision repair kit, PO # 575358 to DOSSD, \$9,641.85, Treatment Plant power, parts, and labor, PO # 575359, KJ Plumbing, \$11,700.00, Phase II of 500 S water line extension, PO # 575360, Utah Local Government, \$14,442.14, annual property, auto, and liability insurance.

Councilmember Donald Brown seconded the motion to accept the purchase order, all voted aye.

Councilmember Donald Brown made a motion to pay bills. Councilmember Leeann Terry seconded the motion, all voted aye.

XII. ADJOURNMENT

Councilmember Leon Lewis made motion to adjourn at 8:26 PM. Councilmember LeeAnn Terry seconded the motion, all voted aye.



Tresa Taylor, Hinckley Town Clerk
Dixie Talbot, Hinckley Town Clerk



Mayor Brian Florang