

Hinckley Town Council
Town Council Chambers
161 East 300 North Hinckley, UT
Digital Recording
Thursday, October 19, 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 7:04 PM.

II. ROLL CALL

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

III. GUESTS:

Scott Barney, Allan Miller, Roger Howes, Steven Howes, Shaun Allred, Skip Taylor

IV. APPROVAL OF MINUTES FROM PREVIOUS MEETING

Mayor Brian Florang asked for corrections or a motion to approve the meeting minutes for October 5, 2023. Councilmember Ray Searle made a motion to approve the meeting minutes as presented for October 5, 2023. Councilmember Donald Brown seconded the motion, all voted aye. Motion carried.

V. PETITIONS, REMONSTRANCES, AND COMMUNICATION

None.

VI. REPORT OF GOVERNING BODY – BOARDS – COMMITTEES:

Councilmember Leon Lewis informed the Council he attended a meeting for Community Development Block Grant (CDBG) training and said the town is eligible to apply for CDBG grant funding. A public hearing for the Community Development Block Grant will be advertised to be held on November 2, 2023.

VII. STAFF REPORTING

Clerk Tresa Taylor informed the Council that Utah Department of Transportation offers a Technical Planning Assistance Grant, and she would like to find more information and seek funding to update the town ordinances. Mayor Brian Florang said he would like to review and discuss the grant application when that information is available.

VIII. NEW BUSINESS

1. Scott Barney/Scott Kahkle – ECG Utah Solar 1 Project.

Mayor Brian Florang invited Scott Barney to the podium. Scott Barney said he is attending as a consultant for EDF Renewables and noted Development Director Scott Kahkle was not able to attend. Scott explained EDF Renewables is a North American subsidiary, has been in business for 35 years, and the project will be located on about 1750 acres of SITLA land located about $\frac{3}{4}$ mile east of IPP on the northside of the road and on the northside of the rail.

There was discussion about EDF Renewables incentive offering and Scott said the Millard County Commission did not accept the incentive and the Millard County School District decided to proceed with the TIF incentive.

Councilmember Donald Brown asked about ranchers and grazing rights on this property and Scott said ranchers signed contracts with SITLA stating that if determined there is a higher and better use of the property the ranchers agree to pull their cattle within 90 days.

Councilmember Donald Brown asked Scott about the chance of the project increasing individual taxes and Scott responded there is no chance.

There was discussion about the cost or burden placed on municipalities due to an increase in the work force and housing. Councilmember Ray Searle asked Scott if there has been discussion about EDF providing housing on site and Scott responded he's sure those conversations are slated.

Scott said EDF's goal to start construction is by the fourth quarter of 2024 and EDF's latest amount for investment is \$412,000,000.

Councilmember Ray Searle asked about the Mosquito Abatement District portion of funding and Scott responded in year one the amount would be \$122,000 and noted the money may be used at the District's choice.

Scott offered to circle back at a later timeline to provide any new information or answer further questions and provided several copies of handout information about the project.

Mayor Brian Florang expressed his appreciation to Scott for attending the meeting.

2. A recommendation from the Planning and Zoning Commission to Approve a Simple Lot Split in AG Zone for Todd Thomas, Parcel H-2180-1, 278 W 500 S, Hinckley.

The Council reviewed and discussed the boundary survey submitted by Todd Thomas for a simple lot split of Parcel H-2180-1. The boundary survey shows a division of Parcel H-2180-1 with a new lot 7.057 acres and remaining lot 14.845 acres and the lot split complies with the AG Zone ordinances.

Councilmember Ray Searle made a motion to accept the request from Todd Thomas for a lot split of Parcel H-2180-1. Councilmember Leon Lewis seconded the motion, all voted aye. Motion carried.

3. A recommendation from the Planning and Zoning Commission to Approve a Home Occupation Permit for Dennis Pace, Pace Vantage, LLC, 440 N 100 E, Hinckley.

The Council reviewed and discussed the Home Occupation Permit Application from Dennis Pace, Pace Vantage, LLC. Councilmember Ray Searle made a motion to accept the Home Occupation Permit for Dennis Pace. Councilmember Donald Brown seconded the motion, all voted aye.

4. Roger Howes – Converting the use of an existing building at 105 N Main, Hinckley and required permits.

Mayor Brian Florang invited Steven Howes to the podium. Mayor Brian Florang explained the Howes were invited to come to the meeting to discuss the challenge that the town faces concerning the property at 105 N Main, and noted in the past a tax break had been received because the property was deemed as an unusable property and now it is being put into use, which is a great thing and supported however permits have been issued to make the changes.

Mayor Brian Florang said he would like the Howes to work with Sunrise Engineering to get the proper inspections and noted there is an application that will need to be completed to get this process started.

Steven Howes asked why the Town uses Sunrise Engineering when Millard County already has a building inspector? Mayor Brian Florang explained the Town decided to use Sunrise Engineering to have the opportunity to return remaining building permit fees to the applicant/property owner.

Mayor Brian Florang provided his contact number to Steven Howes and asked him to reach out to him directly when he has concerns or questions.

Councilmember Ray Searle asked Steven Howes to be open and provide the town feedback about this process so the town can make improvements.

Mayor Brian Florang thanked Steven Howes for attending.

5. Shaun Allred – Converted the use of an existing building at 94 N Main, Hinckley from a duplex to a triplex, revisit the application concerning fencing, parking, and an occupancy permit.

Mayor Brian Florang invited Shaun Allred to the podium and said he would like to start with an apology, noting Shaun very pointedly asked at the last meeting if there was any

thing else he needed to do and he was told no. Mayor Florang said he was wrong and he owes Shaun an apology.

Mayor Florang thanked Shaun for changing out the fencing barrier and said it is now adequate. There was discussion about parking and Mayor Florang noted parking is better now that tenants are parking along Main Street on a diagonal. Mayor Florang noted the town needs to gather more information about parking near corners and parking angles.

Councilmember Ray Searle provided Shaun Allred with his telephone number and said to contact him because he may have an idea to resolve parking issues.

Mayor Brian Florang informed Shaun Allred the final issue is very similar to the discussion with Mr. Howes and asked Shaun to work with Sunrise Engineering to get the proper building inspections.

Mayor Brian Florang thanked Shaun for attending.

IX. OUTSTANDING BUSINESS

1. Mini Split Install, Restroom & Breakroom Update

None.

2. Park Pavilion

None.

3. Review Hinckley Town General Plan

None.

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

None.

X. MISCELLANEOUS DISCUSSION

Councilmember Ray Searle informed the Council that the Planning and Zoning Commission made it through the RV Ordinance document and there are some punctuation corrections needed. Councilmember Searle said Dixie will make the corrections and email the ordinance to the Commission for their review and then a public hearing can be scheduled.

Councilmember Ray Searle said he is helping Trey and Joe trouble shoot and repair the town's dirt compactor and the Kawasaki Mule.

Councilmember Donald Brown stated years ago Millard Crafts approached him about a place to shelter in a time of emergency and Millard Crafts gave the ~~Hinckley Lions Club~~ town a generator for a backup system for this purpose. Councilmember Brown noted the proper connections to use the generator have not been installed at the Lions Club and that he would like to find donations or funding to make this happen.

Mayor Brian Florang asked Skip Taylor, Hinckley Lions Club President if he had any concerns and Skip responded no and discussed an idea of installing the connections and suggested keeping the portable generator in storage where it is protected and to move and connect the generator when needed.

Councilmember Ray Searle will get in contact with an electrician and Skip to determine the parts needed to use the generator as a backup system.

XI. PAYMENT OF BILLS

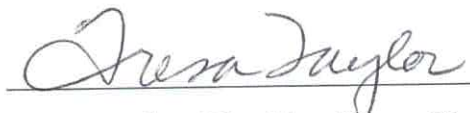
Councilmember Ray Searle made a motion to accept the following purchase order: PO # 575383 to Jones and DeMille, \$5,850.00 for engineering work on the Water Master Plan.

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

Councilmember Donald Brown made a motion to pay bills. Councilmember Leon Lewis seconded the motion, all voted aye. Motion carried.

XII. ADJOURNMENT

Councilmember Leon Lewis made motion to adjourn at 8:05 PM. Councilmember Donald Brown seconded the motion, all voted aye. Motion carried.



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


Mayor Brian Florang