

Hinckley Town Council
Town Council Chambers
161 East 300 North Hinckley, UT
Digital Recording of Regular Meeting
Thursday, February 6, 2025

Invocation: Skip Taylor

I. PLEDGE

Mayor Protem Ray Searle asked all to rise and join in the Pledge of Allegiance.

II. ROLL CALL

Mayor Protem Ray Searle
Council Members: Chris Mork, Skip Taylor
Excused: Mayor Brian Florang, Council Member Donald Brown
Maintenance Employee Joe Stevens
Hinckley Town Clerk Tresa Taylor

III. GUESTS:

Jess Peterson, Clark Mortensen, Margene Stevens, Alan Miller

Mayor Protem Ray Searle called the meeting to order at 7:00 p.m.

IV. APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

Mayor Protem Ray Searle asked council members for corrections or a motion to approve the meeting minutes. Council Member Skip Taylor moved to approve the minutes as presented for January 16, 2025. Council Member Chris Mork 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

None.

VIII. NEW BUSINESS

1. Clark Mortensen – Discuss solutions to keep the town limb dump open

Mayor Protem Searle invited Clark Mortensen to the podium. Clark asked if there were any plans in place to allow the limb dump to be reopened. Mayor Protem Searle stated the council has not determined a plan to move forward at this time.

The council members and Clark Mortensen discussed the following ideas:

- To purchase and install a Bluetooth lock on the gate at the limb pile dump, a lock that can be programmed with various codes and accessed using a mobile phone.

- The past practices the town offered to residents to utilize the limb pile such as checking out a key from the office and the burden this practice placed on the town maintenance staff during evenings and weekends.
- The consideration of issuing a fine for illegal dumping.
- To engage town residents in policing and reporting misuse of the limb dump area.
- To consider charging commercial users a fee to utilize the limb dump.

All agreed the main issue with the limb dump is coming up with a plan to allow access to the facility and to monitor and control the type of material dumped.

2. Jess Peterson – Review and discuss draft revision of General Plan Update

Mayor Protem Ray Searle invited Jess Peterson to the podium.

Jess started off by explaining that this General Plan Update is only a draft and information in this draft may be added to, changed or removed. He stated there are three main elements that are required in a General Plan 1. Land use, 2. Housing, and 3. Transportation

Jess reviewed and discussed each area of the General Plan Update.

Plan Background

Explains why a General Plan is required.

Town History

Community Profile

Hinckley Town Demographics - Population, Median Age, Average Household Size, Median Income, Employment Rate, Total Households, Population Distribution, Labor Force. Jess explained that some communities like to have their county demographics included in the tables and said he will include Millard County demographics if the town would like this information included and noted the source of this information is from the 2023 ACS 5-Year Estimates.

Land Analysis

Anticipated Challenges & Guiding Principles

There was some discussion about affordable housing and Jess stated the General Plan must include affordable housing. Jess said he referred to the community survey results to create a list for the guiding principles.

Land Use

Residential Zone, General Commercial Zone, Light Industrial Zone, Agricultural Zone. There was discussion and concern about the information included in the Agricultural Zone such as Density Transfer and Clustered Lots and Jess explained the information for land use was taken from the Hinckley Town Code.

Current Land Use – Includes current Hinckley Town Zoning Map and Goals

Future Growth

Annexation

Jess explained that the General Plan can state Hinckley has no plans to annex any unincorporated area of property into the Town and that the Planning Commission will review the Future Growth section on an annual basis to discuss the possibility of any future annexation.

Jess informed the council that Fillmore passed the Inland Port and noted the increased development over the next few years in Fillmore may create some population spill over to Hinckley.

Council Member Skip Taylor asked about creating a Future Land Use Map to show areas in Hinckley Town that are planned for future growth and Jess responded yes and that he is willing to help create this map. Mayor Protem Searle asked to put the Future Land Use Map on the next council meeting agenda.

Transportation

Jess explained transportation for a small town is simple and noted the key is to have a priority list to maintain roads and make regular road improvements.

Housing

Jess referred to and discussed the Community Survey questions about housing.

Question 6. Are you supportive of having more affordable housing (starter homes and/or townhomes) built and designated multifamily zones created? The response avg was 4.9 on a 0-10 scale, signifying that the town residents do not want more affordable housing.

Question 2. Are you supportive of how the city/town currently manages housing development? The response avg was 6 on a 0-10 scale.

Jess discussed moderate income housing and informed the council that in housing the household Area Medium Income (AMI) is used and any household making 80% or less of the AMI is considered low income, noting the AMI for Millard County is approximately \$82,500, and 80% of this amount is \$66,000.

There was some discussion about housing goals and the action steps and Jess again reminded council members that information can be added, removed, or changed to meet the goals and vision of the town.

Infrastructure and Public Facilities

Jess referred to and discussed the Community Survey Question 4. Are you supportive of how the city/town currently manages public services and facilities (culinary water, city/town park, street maintenance, etc.? The response avg was 7.4. noting that the residents are happy with the infrastructure and public facilities. The goals for infrastructure were reviewed and Jess encouraged the town to make water conservation a priority.

Economic Development

Jess stated economic development is simple and he referred to and discussed the Community Survey Question 8. Are you supportive of having small businesses move to your city/town?

The response avg was 7.2, noting that residents want more small businesses. Jess discussed the economic priorities list.

Appendix

Includes Community Survey questions and results.

The council thanked Jess for his work on the General Plan Update.

Jess provided information about the Outdoor Recreation Grant, which requires a 30% match, noting Mayor Florang mentioned making some ADA improvements at the rodeo grounds and there is a possibility the grant may help fund ADA improvements.

Jess said Hinckley Town is required to set up a Utah.gov or .gov domain before July 1, 2025, and said he is happy to help the town set up this domain.

3. Hinckley Town Code Update – Review and discuss draft revision of Hinckley Town Code Title 1, Administration and Title 2, Boards and Commissions prepared by Mike Hansen Planning Group

The council decided to table this agenda item until the next meeting.

X. OUSTANDING BUSINESS

1. Park Pavilion

Maintenance employee Joe Stevens said the pavilion structure is complete, and the next step is to run electricity to install lighting and power outlets and to purchase tables to place under the pavilion.

2. Rural Communities Opportunities Grant – Hinckley Industrial Park rehabilitation project updates: Roads – Donald Brown; Water and Sewer – Chris Mork; Economic Development – Skip Taylor; Signage – Ray Searle

The town is waiting for further information from Jones & DeMille Engineering for road improvements in the industrial park.

3. Water and Sewer Master Plans – Update on Master Plans

Clerk Tresa Taylor said she has reached out to James Saunders at Jones & DeMille Engineering to schedule a time to review and correct information specifically (User Rates, Water Rights) in the Water Master Plan.

4. Mini Split Install, Restroom & Breakroom

None.

5. CDBG Grant Update

Clerk Tresa Taylor informed the council the town is waiting for further information from CDBG.

XI. MISCELLANEOUS DISCUSSION

Maintenance employee Joe Stevens informed the council that Jones and DeMille Engineering was here using a drone to map out the sewer pond area.

XII. PAYMENT OF BILLS

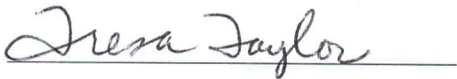
Council Member Skip Taylor moved to approve the following purchase order:
PO # 118 to OnSolve, \$835.09 for annual calling system service.

Council Member Chris Mork seconded the motion to approve the purchase order, all voted aye. Motion carried.

Council Member Skip Taylor moved to pay the bills. Council Member Chris Mork seconded the motion, all voted aye. Motion carried.

XIII. ADJOURNMENT

Council Member Chris Mork moved to adjourn at 8:13 p.m. Council Member Skip Taylor seconded the motion, all voted aye. Motion carried.



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



Mayor Brian Florang