

Hinckley Town Council
Town Council Chambers
161 East 300 North Hinckley, UT
Digital Recording of Regular Meeting
Thursday, May 15, 2025

Invocation: Tresa Taylor

I. PLEDGE

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

II. ROLL CALL

Mayor Brian Florang
Council Members: Ray Searle, Skip Taylor
Hinckley Town Clerk Tresa Taylor
Excused: Council Member Chris Mork
Maintenance employee Jeff Watson
Water and Wastewater Operator Travis Stanworth

III. GUESTS:

Joyce Barney, Mike Barney, Alan Miller

Mayor Brian Florang called the meeting to order at 7:05 p.m.

IV. APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

Mayor Brian Florang asked council members for corrections or a motion to approve the meeting minutes. Council Member Skip Taylor moved to approve the meeting minutes as presented for May 1, 2025. Council Member Ray Searle seconded the motion, all voted aye. Motion carried.

V. PETITIONS, REMONSTRANCES, AND COMMUNICATION

None.

VI. REPORT OF GOVERNING BODY – BOARDS – COMMITTEES:

Council Member Ray Searle reported the Planning and Zoning Commission approved two building site plans for new homes for Bonnie Webster and Rhea Glenn.

VII. STAFF REPORTING

None.

VIII. NEW BUSINESS

1. Review and discuss vacating streets and subdivision plat amendments with Town Attorney Todd Anderson

Mayor Brian Florang invited Attorney Todd Anderson to the podium. Attorney Anderson stated that he is mostly here to answer questions and explained that there is a request from Joyce Barney to combine lots in the West Hinckley Subdivision. He noted since this is a subdivision plat, it will require an amended subdivision plat with signatures from all property

owners in the subdivision.

Attorney Anderson mentioned some of the lots in the subdivision are land locked and he can see why the applicant is wanting to amend the subdivision plat. He explained this is a result of a subdivision development that occurred in the past and improvements were not completed. The question is, how do you best fix it. He encouraged all to fix as much as possible and suggested inviting all subdivision property owners to a public hearing to discuss the overall plan and cautioned about trying to piece mill the amendment. It was noted that two of the Lots in Block 1, Lots 5 & 6 are problematic.

Joyce Barney asked for permission to provide input and Mayor Florang invited her to the podium. Joyce Barney provided council members a copy of the West Hinckley Subdivision, Plat "A" outlining the lots she owns and desires to combine. In Block 2, Joyce Barney owns Lots 16, 15, 10, 9, 8 and she would like to combine Lots 16 & 15, providing lot access from Center Street and Lots 10, 9, and 8, with lot access from 550 West, and Lot 6 in Block 1.

Joyce Barney asked, "Have you seen a copy of the ordinance, and Attorney Anderson replied yes." Joyce explained the ordinance is not recorded with Millard County and should have vacated 600 West and 500 West. Joyce said as the lots in the subdivision were sold a back lot was always sold with a front lot because we knew there was no access to the back lots. Joyce said we would like to send out letters to all existing property owners, notifying them that the subdivision plat is being amended, and give them the opportunity to join their lots.

Joyce mentioned revisiting the ordinance and making it a recordable document. Attorney Anderson explained that if the ordinance had been recorded it would have vacated the roads and vacated portions of the subdivision, noting if you vacate a portion of the subdivision, that portion would have fallen out of the subdivision and reverted back to the original ownership. He explained that instead of vacating the lots in the subdivision, they needed to amend the subdivision plat. Attorney Anderson noted that vacating 500 West will potentially lock the lots.

Mayor Brian Florang affirmed there is an effort to contact owners about amending the subdivision plat and letting them know there is no requirement to participate, but from the Town's point of view, if there is not full participation, what situation are we in? Attorney Anderson said he has had a debate with the Millard County Recorder as to whether you can amend a portion of a subdivision and stated his analysis is that you can and her analysis was that she didn't think you can. He noted the recorder will need to consult her people from the state or the county attorney. Attorney Anderson explained if a portion of the subdivision is allowed to be amended, then the subdivision may look odd. He noted boundary lines cannot be changed without property owners being a party to the petition.

Mayor Florang asked, "Is there value in an objective that is partially achieved and Attorney Anderson replied, in my opinion yes, I think every opportunity you have to clean up this mess you should. Any agreement will prevent this from compounding to a greater degree."

Mayor Florang asked, "What is the cost to the participants and Joyce replied that she is waiting to hear back from the engineer as to what it will cost to amend the subdivision plat

and said the recording fees will be nominal.” There was some discussion about the cost being shared between participants. Attorney Anderson suggested before spending money on engineering it may be best to get an agreement from property owners to share the cost.

The incentives for property owners were discussed in that property owners may benefit from lower taxes, and it may make their lot’s more marketable.

Council Member Ray Searle pointed out there is an existing utility easement between the lots.

There was discussion about moving forward, action and level of support of the town, action of the property owners and communication.

It was decided that Hinckley Town will support amending the subdivision plat and will participate by sending a letter to property owners from the Town and scheduling a public hearing to help property owners understand the how’s and the why’s. Mayor Florang asked Attorney Todd Anderson to prepare a draft letter that the town can send out to the property owners.

Council Member Skip Taylor discussed 550 West and asked about completing the oil road to Lot 8 and Lot 9 as well as a turnaround area at the end of the street. Attorney Anderson stated that conditions for improvements could be a part of the subdivision application and there was some discussion.

Joyce Barney asked about connections and Mayor Brian Florang stated he would like to keep discussion to what is listed on the agenda.

Attorney Todd Anderson asked to be excused from the meeting at 7:46 p.m.

2. Adopt a Resolution to amend Hinckley Town’s Consolidated Fee Schedule

The council reviewed and discussed the resolution to amend the Consolidated Fee Schedule to establish a fee for the review of preliminary and final subdivision plats.

Mayor Brian Florang called for a motion and Council Member Skip Taylor moved to adopt Resolution 25-05-15, A resolution amending the land use related fees section of Hinckley Town Consolidated Fee Schedule; establishing a fee to be charged for review of preliminary and final subdivision plats. Council Member Ray Searle seconded the motion. Roll Call Vote: Council Member Skip Taylor, aye; Council Member Ray Searle, aye; Mayor Brian Florang, aye. Motion carried.

IX. OUSTANDING BUSINESS

1. Park Pavilion-electricity

None.

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

There was some discussion about bidding out the road work.

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

Clerk Tresa Taylor said she talked with James Saunders about corrections to the Water Master Plan but has not received an updated Water Master Plan.

4. CDBG Grant Update

None.

5. Limb Pile Clean-Up

Council Member Skip Taylor informed council members that he talked with Mike Jackson and Mike has had loader problems but will finish cleaning up the concrete and it may be a month before the metal is removed.

6. General Plan Update – Future Land Use Map

Mayor Brian Florang asked to remove this item from the agenda.

7. Hinckley Town Code Update

The council members will review the design standards.

8. Town Celebration Planning

Council Member Ray Searle moved to accept the Circle J Rodeo agreement for \$8,500 for stock and \$9,000 for added money. Council Member Skip Taylor seconded the motion, all voted aye.

X. MISCELLANEOUS DISCUSSION

Council Member Skip Taylor informed council members that it is the desire of Dan and Delna Bliss to improve and maintain the grass and flowers at the town sign as a service to the town.

Council Member Skip Taylor discussed providing compensation to employees when completing work outside of their job scope.

Clerk Tresa Taylor provided Mayor Florang with nuisance complaints that the office received concerning dogs and goats.

XI. PAYMENT OF BILLS

Council Member Ray Searle moved to approve the following purchase orders:

PO # 143 to Chronicle Progress \$625.00 for advertising water and wastewater operator job notice,

PO # 144 to Rural Water, \$621.00 for Annual Membership Fee,

PO # 145 to Total Control, \$1,338.70 for spraying town rights of way,

PO # 146 to Pelorus, \$525.00 for quarterly accounting software support,

PO #147 to Xpress Bill Pay, \$230.27 for monthly online payment support and services,

PO # 148 to Sahara Motors, \$228.84 for fire truck mirrors,

PO # 149 to Ashton Meats, \$221.87 for Hot Dog Roast,

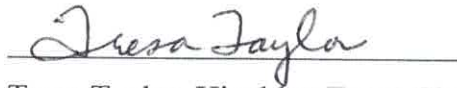
PO # 150 to HD Fowler, \$1,185.00 for Ready Converter,

PO # 152 to Hansen Planning Group, \$10,714.29 for Town Code Design Standards. Council Member Skip Taylor seconded the motion to approve the purchase orders, all voted aye. Motion carried.

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

XIII. ADJOURNMENT

Council Member Skip Taylor moved to adjourn at 8:25 p.m. Council Member Ray Searle seconded the motion, all voted aye. Motion carried.



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



Mayor Brian Florang