

The Hanksville Town Council convened its regular meeting on the 7th day of May 2026 in the Hanksville Community Center; meeting commenced at 6:00pm.

Present: Mayor Jeffren T. Pei, C. Mona Wells (attending virtually), C. Peter Devonshire and C. Robert Gilner

Absent: Treasurer Jessica Alvey and Maintenance Eric Wells

Employees: Clerk Lisa Wells

Public in Attendance: Slate Banner, Ashton Brian, Shyann Alvey, Shyann Alvey, Neil and Becky Rasmussen

Pledge: Mayor Jeffren T. Pei

Prayer: C. Peter Devonshire

Roll Call: Mayor Jeffren T. Pei

Motion to approve minutes from the April council meeting: C. Robert Gilner; Second C. Mona Wells Aye: All in attendance.

Motion to move the preliminary budget discussion to later on the agenda: Mayor Jeffren T. Pei; Second C. Robert Gilner Aye: All in attendance.

Tabled Business:

- Annexation Policy Plan

Motion to adopt the Annexation Policy Plan 2026: C. Mona Wells; Second C. Robert Gilner Aye: All in attendance.

- Review applications for open town council seat and planning commission seat - no planning commission applications were submitted. An application from Shyann Alvey was submitted for the open council member position.

Motion to appoint Shyann Alvey to the town council to fill the open seat due to the resignation of Eric Wells: C. Mona Wells; Second C. Robert Gilner. Aye: All in attendance. She will be sworn in at the next council meeting.

- An ordinance adopting the International Wildland-Urban Interface Code - The planning and zoning commission has reviewed the question of local adoption of the International Wildland-Urban Interface Code against the hanksville Town Code and the Hanksville General Plan. The commission finds that local adoption is neither required by current ordinances nor supported by a specific General Plan objective. The practical conditions necessary to make adoption meaningful and enforceable are not currently present in Hanksville. The commission advises the council table this matter and revisit it if conditions change. No motion was made to adopt this ordinance. Mayor Pei tabled the issue until August.
- Neil & Becky Rasmussen - zone change request from Agricultural Industrial to Resort Commercial - 11 acre parcel. Becky Rasmussen presented their planning of splitting the current 22 acre parcel into 2 - 11 acre parcels. This is a business decision to make the property profitable. They plan to keep the land watered by the pivot agriculture with an orchard and vineyard. They have 200 walnut trees waiting to be planted. They have tried to re-condition the current well to water the trees. For the parcel they are requesting to be zoned Resort Commercial they will be focusing on the Dark Sky corridor theme. They will build high-end suites that have an Italian flair. They will continue to build as the business expands. This will include a home in the future. In the courtyard of

the suites they would like to feature entertainment like a fiddler or cowboy poetry and do exclusive meal catering for their guests. If the zone change is approved their goal is to have completed 1 row of rental by October 2026. According to the P&Z this property meets the administrative check list for approval.

Motion to approve a zone change of the southern 11-acre lot from Agriculture Industrial to Resort Commercial: Mayor Jeffren T. Pei; Second C. Robert Gilner. Aye: All in attendance.

Their next steps would be to obtain approval of the lot split with a survey plat map. Request utility connection of sewer and water. Then a building permit would be required.

- Scott Livingston - zone change request from Residential Mixed Use to Resort Commercial - The planning commission advises the council that a variance or conditional use permit is not a legally available path for with request of zone changes. A use variance is explicitly prohibited under Sec 9-9-8 of the town code. Resort Commercial uses are not listed as conditional uses in the AI or RMU zones. A zone change is the only legally available mechanism.

C. Mona Wells - supports keeping the residential area of the town residential. C. Pete Devonshire also supports keeping it residential. There was some discussion of traffic and the increase of cars coming and going if this Livingston property is zoned Resort Commercial. Mayor Pei supports the changes that Livingston has done so far in restoring the old gas station which was a public nuisance; enhancing the quality of the town. He talked with all 4 direct neighbors - 2 said yes, 1 had mixed feelings and 1 was against his plans but they all would support the town if they decide to re-zone. The mayor pointed out the benefit to the town with additional transient room tax. The Old church is under-rated and could be a potential tourist attraction. Traffic could be mitigated along the historic main street. Possibility of issuing a permit to do business but put conditions on the permit. Shyann Alvey said the majority of elementary age children live down center street and not on main street.

Motion to approve a zone change for 55 E Main property from Residential Mixed Use to Resort Commercial: Mayor Jeffren T. Pei; Second C. Robert Gilner. Aye: Mayor Pei and C. Robert Gilner. Nay: C. Mona Wells and C. Peter Devonshire. Tie vote 2:2 Mayor Jeffren T. Pei vetoed the tie and passed the motion.

Public Comment:

Ashton Brian - She will not be in charge of the 4th of July festivities and asked the council who is in charge. The mayor said he will be in charge of it. Plans are Friday, July 3 Cornhole and Motor Cross Rodeo - C. Mona Wells will be responsible for these events. Saturday, July 4th - Breakfast - Hankville Ward Young Men, Parade - Mayor, Lunch and bingo - D.U.P., Horseshoe tournament - Sara Bradbury, Water games - unassigned, Gymkhana - Ashton Brian, Fireworks - Hanksville Fire Department.

Planning Commission:

They are creating a potential annexation map. Developing a process and training manual to aid in transition for new planning commission members.

Hanksville Tourism Advisory Board: ABSENT

Mayor Jeffren T. Pei:

The budget will be discussed at the next work meeting. The council approved Top Local Roofing to replace the roof on the community center and building #1 of the housing. The mayor

would like to discuss the RAP tax and Utility Tax. The mini-excavator has been listed for sale but no offers have been made. The council discussed listing it with KSL Classified or Richie Brothers Auction. Richie Brothers won't allow a minimum bid. Slate Banner offered to help list that equipment. The mayor reminded the council of the Mayor and Commissioners meeting hosted by R6 on May 11th. Meet at the gun range at 4 then R6 will provide dinner and then a short meeting at 6:30pm

Council member Mona Wells:

Nothing to report.

Council member Robert Gilner:

He met with Doug and Mona Wells and they are at a stand still until Garkane moves the power pole. There is a lot of dirt that needs to be taken care of and let Doug take care of that.

Council member Peter Devonshire:

Nothing to report. The mayor met with Ensign Engineering and a representative from US Representative Celeste Malloy's office regarding the water tank project and they discussed land swaps and SITLA land. The total amount has increased from \$2.3 million to \$3 million. The engineers are working to bring that cost down.

Maintenance Utility Director Eric Wells:

Absent

Treasurer Jessica Alvey:

Absent

Clerk Lisa Wells:

- Bills presented to council for approval (spreadsheet attached)
- **Motion to approve bills:** C. Robert Gilner; Second C. Peter Devonshire Aye: All in attendance.
- Council set May 14, 2026 for a work meeting.

Motion to adjourn: C. Mona Wells; Second C. Robert Gilner Aye: All in attendance. The meeting adjourned at 8:00pm.