

Town of Independence

Town Council Meeting

05/31/2023 7:00 p.m.

1. Call to Order. Mayor Sweat called the meeting to order at 7:07 p.m.
2. Pledge of Allegiance. Councilmember Ryan offered the Pledge of Allegiance.
3. Review and possible adoption of draft minutes for April 12, 2023.
 - Councilmember Ryan moved to approve the draft minutes for March 8, 2023.
 - Councilmember Wilson seconded the motion.
 - The motion passed unanimously.
4. Consideration and possible approval of the 2023 State Auditor Fraud Risk Assessment Form.
 - This item will be continued and discussed at the June 21, 2023 Town Council Meeting.
5. Consideration of proposed amendments to the FY 2022-2023 Town Budget and the proposed FY 2023-2024 Town Budget.
 - Ms. Hoffman reviewed the actual 2021-22 budget, the estimated FY 2022-2023 budget the FY 2023-2024 proposed Budget.
 - General Sales and Use Tax Revenue estimate shows a slight decrease for FY 2022-2023 and FY 2023-2024.
 - Class C Road Fund Tax also shows a slight decrease for FY 2022-2023 and FY 2023-2024.
 - The increase for estimated and proposed revenue for Charges for Services is due to developer's Out-of-Pocket deposits for plan reviews. This will also show as an increase in expenditures under Out-of-Pocket deposits. The actual money the Town receives from developers will in turn be paid out to consultants for plan review or, if project is discontinued, unspent funds will be returned to developer.
 - Expenditures for General Government budget increased due to increased wages as of July 1, 2022.
 - Road Fund Repair and Maintenance expenses were higher this last year due to the increase in snow removal costs for the 2022 winter season.
 - The Infrastructure Bond budget item is money held in escrow for assurance that developers will complete their projects. This bond will be returned to the developer when the Town accepts the improvements.

- The Town is in good financial standing and was able to put money in reserves and transfer money to the Capital Reserve Fund for the FY 2022-2023 budget.
- 6. Public Hearing for proposed amendments to the FY 2022-2023 Town Budget and the proposed FY 2023-2024 Town Budget.
 - Mayor Sweat opened the Public Hearing at 7:24 p.m.
 - No public comments.
 - Mayor Sweat closed the public hearing at 7:26 p.m.
- 7. Roads Update.
 - Mayor Sweat reported that the previous discussion on budgeting for crack and chip sealing on Center Creek Road will be put on hold. Proposed developers of the Kimball property will likely be obligated to pave the road as part of their re-zone and subdivision process.
 - Mayor Sweat has inspected most of the Town roads since snow has melted and has determined there are numerous places that need to be repaired. He contacted Wasatch County Public Works and has asked them to include these repairs when they are doing the repairs on their roads this summer. Mayor Sweat will contact Troy Wilde to get an estimate on cutting and replacing asphalt where it is needed. Mayor Sweat also instructed Ms. Hoffman to make appropriate changes to the proposed budget to reflect this needed work.
 - Mayor Sweat authorized Wasatch County Public Works to clean up a tree that had fallen on Duke Lane.
 - Mayor Sweat also asked Wasatch County Public Works to clear a fallen tree on the dugway road.
- 8. Development Update. Ms. Hoffman updated the Council on the development projects she is working on.
 - Mr. Hoffman presented a preliminary proposal from the developers of the Kimball property.
 - The proposal leaves all the hay fields and meadows intact with a conservation easement to protect those areas from future development.
 - The proposal shows roughly 80 lots on the hillside.
 - The existing Kimball house will be torn down and amenities building and cabins with nightly rentals, and a play area, etc. are being considered as long as they are maintained by the homeowners' association.
 - Ms. Hoffman will meet with geotechnical advisors tomorrow to make sure the hillside is stable for development.

- Some of the roads on the proposed plan are narrower than what the Master Plan shows and appear to serve approximately four homes at a time. If the Town likes this concept it would need to be built into the Town's Road Standards. The plan also shows private roads, maintained by the homeowners.
 - The current traffic situation is being discussed with surrounding property owners and developers to keep traffic off of Center Creek Road. Since the Town Center project is currently on hold, and the Master Plan shows the access for this property from the Town Center, Ms. Hoffman challenged the developers to keep the traffic (including construction traffic) off of Center Creek Road. Traffic could possibly flow on the proposed Wasatch County road between Center Creek and 1200 South. Developers are considering phasing this project and holding off on phases 2 and 3 until the Town Center roads are constructed to keep as much traffic off of Center Creek as possible. All developers and homeowners in this area will continue to work together on access roads.
 - Developer is proposing a private culinary water company using the Kimball water rights and propose to turn the Company over to the Town in 5 years. Twin Creeks could serve this development with the required water rights dedicated to Twin Creeks.
- Signature developers are continuing to work on water and access roads for their development of the Bodell/Ryan property.
 - The Town Center project is currently on hold.
 - The Millstream developers are getting ready to submit a proposal for a R.V. Resort and commercial center at the Town's entrance.
 - The Eagle's Rest subdivision developers are continuing to work on completing necessary items and bringing their Out-of-Pocket account current so they can record the plat.
 - Russ Witt has submitted an application for a Conditional Use Permit for a gravel pit off of Highway 40. Gravel Pits are allowed under the current P160 Zone. UDOT has approved a driveway access from Highway 40, but it will also need to approve business access which will likely require acceleration and deceleration lanes. The Town is requiring proof of the required amount of water rights for such a use before addressing the Planning Commission.
 - After a discussion about gravel pits, the council directed Ms. Hoffman to draft an ordinance excluding gravel pits from all zones in the Town. The Council expressed interest in allowing "batching" plants as long as "batching" is defined as gravel excavation for use on the same property and restrictions are put in place. All, complete applications for gravel pits, as of this date, will still be allowed to proceed.

*or nearby property
w/ The town of
Independence*

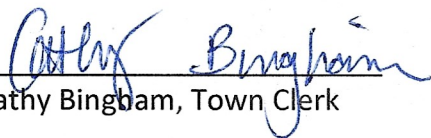
9. General Public Comment.

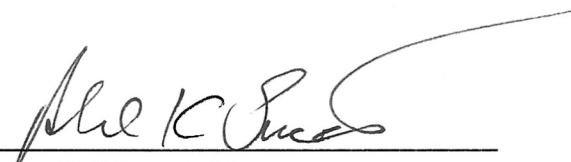
- No public comments.

10. Adjourn.

- Councilmember Ryan moved to adjourn at 8:30 p.m.
- Councilmember Wilson seconded the motion.
- The motion was approved unanimously.

Dated this 21st day of June 2023


Cathy Bingham, Town Clerk


Phil Sweat, Mayor