

Town of Independence

Town Council Meeting

09/20/2023 7:00 p.m.

In attendance: Mayor Phil Sweat; Councilmembers Rose Heaton, Bill Duke, Gary Ryan, Bonnie Wilson, and Tracy Sabey.

Staff attendance: Jodi Hoffman and Cathy Bingham.

Others in attendance: Lauren Bolger, Wayne Heaton, and Kim Tolbert.

1. Call to Order. Mayor Sweat called the meeting to order at 7:00 p.m.
2. Pledge of Allegiance. Councilmember Duke offered the Pledge of Allegiance.
3. Review and possible adoption of draft minutes for August 9, 2023.
 - Councilmember Duke moved to approve the draft minutes for August 9, 2023.
 - Councilmember Sabey seconded the motion.
 - The motion passed unanimously.
4. Discussion and possible approval of the updated Geosyntec Creekside Ranch contract.
 - Ms. Hoffman explained the updated agreement/contract with the Council based on discussion from the August 9, 2023 Council Meeting.
 - The purpose of the agreement is to engage Geosyntec as the Town's geotechnical review engineers to review geotechnical reports submitted by applicants' engineers as part of the submission packet for their proposed development.
 - Service orders will be prepared for each individual development based on a scope of work.
 - Mayor Sweat pointed out that under this contract, consultants have no liability. Ms. Hoffman stated that liability lies with the Engineer that conducted the work and drafted the report, or the Contractor performing the work, not the reviewing engineer. Mayor Sweat asked Ms. Hoffman to reach out to Geosyntec to see if the wording could be revised to make it clear that the Town has no liability.
 - The contract allows for construction monitoring, either on site or off-site. Details will be in the individual Service Orders.
 - Mayor Sweat wanted clarification about payment. The agreement states the Town will be responsible for payment. Ms. Hoffman stated that in order for Geosyntec to be the Town's review engineer, the Town would be responsible for paying Geosyntec, however the developer of any given project, in this case the Creekside Developers, would fund a separate "out of pocket" account to the

Town to pay for certain parts of the review process, in this case Geosyntec's review. An out of pocket deposit will always be funded before any contracts with Geosyntec are signed.

- Ms. Hoffman explained the Service Order for Creekside Estates No 1.
- Councilmembers agreed to have Ms. Hoffman revise the contract and Service Order based on tonight's discussion and bring back to the next meeting for approval.

5. Road Update.

- Ms. Hoffman reported the Council paid approximately \$45,000 to Wasatch County for road repairs. Mayor Sweat reported the roads look good.
- Councilmember Heaton asked about the Ordinance prohibiting parking on the side of the roads that was discussed at the last meeting.
 - Ms. Hoffman replied that after doing some research it would be more effective to post no parking signs that allowed for towing of illegally parked cars, rather than have an Ordinance which would require cooperation and enforcement from the Wasatch County Sheriff's Office.
- Council directed Ms. Hoffman to look into ordering signs.

6. Development Update. Ms. Hoffman updated the Council on the development projects she is working on.

- Creekside Ranch.
 - Preliminary road and lot design work shows that the original alignment of the Town Center Road connecting to Center Creek Road through the Kimball property, as outlined in the General Plan, may not be possible due to steep slopes. It may be necessary to rethink this road connection. Developers will continue to work with the Town on other options. The Town Center owners will be looped into these discussions.
- A building permit application was sent to Daniels Summit Lodge for installing power lines for a cell tower.
- No new correspondence this month regarding the Millsteam RV Park and Travel Center.
- Town Center project is still on hold.
- A Conditional Use Permit application for a gravel pit was discussed and approved at the August 21, 2023, Planning Commission meeting. Russ Witt has a few additional concerns and has been in contact with Ms. Hoffman to discuss them. Any additional items or clarifications would need additional approval from the Planning Commission.

- Mayor Sweat inquired about the house under construction in Daniels Summit. Ms. Hoffman said inspectors are aware of and are inspecting the construction.
- Roslynn Estates, a 2-lot subdivision at the top of Center Creek road has submitted plans and is in the review process.

7. Public Comments.

- No public comments.

8. Adjourn.

- Councilmember Ryan moved to adjourn at 8:20 p.m.
- Councilmember Duke seconded the motion.
- The motion was approved unanimously.

Dated this 11th day of October, 2023

Phil Sweat, Mayor

Cathy Bingham, Town Clerk