

Town of Independence

Town Council Meeting

02/21/2024 7:00 p.m.

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

Staff attendance: Jodi Hoffman, Cathy Bingham.

Others in attendance: Kim Tolbert, Jim Tolbert, Lauren Bolger.

1. Mayor Sweat called the meeting to order at 7:00 p.m.
2. Pledge of Allegiance. Councilmember Sabey offered the Pledge of Allegiance.
3. Review and possible adoption of draft minutes for January 10, 2024.
 - Councilmember Duke moved to approve the draft minutes for January 10, 2024.
 - Councilmember Wilson seconded the motion.
 - The motion passed unanimously.
4. Roads Update.
 - Mayor Sweat reported that all roads are looking pretty good.
 - Luke Searle, Wasatch County Councilmember contacted Ms. Hoffman and reported that he forwarded the Town's concern about the snowplowing bill to the Wasatch County Public Works Director. Ms. Hoffman will follow up.
 - Mayor Sweat said Center Creek Road from approximately 4200 East to the gravel permit will need to be chip sealed soon.
 - This item will be continued to be watched and discussed with potential developers and Wasatch County.
5. Development Update. Ms. Hoffman reported on current developments she is working on.
 - Ms. Hoffman has held and will continue to schedule meetings with the developers of the Kimball property to discuss the progress of the development.
 - The Developers suggested they might submit a "vested rights" application to preserve the "entitlements" on the property to potentially use for a conservation easement valuation.
 - Councilmember Duke asked where the road for a Kimball project would be.
 - Ms. Hoffman explained that plans as of now are showing the road running along the toe of the slope and through a portion of the Suburban

Land Reserve property to keep the traffic away from the curve on Center Creek Road at the top of the hill.

- Ms. Hoffman will have Dave Millheim reach out to Suburban Land Reserve about their long-term vision for their property and encourage them to preserve the open fields.
- Millstream is still considering asking the Town to change the Town Entrance to come off Highway 40 at Little Sweden Road.
 - This entrance would make a shorter Town owned road section which would make it easier and more cost effective for the Town to maintain.
 - Mayor Sweat asked what Millstream's contribution to the new Town Center Road would be.
 - Ms. Hoffman said cost sharing negotiations are taking place between Millstream, UBI (the Town Center Developer), and JD Acres (adjacent south and east of Millstream). Developers will have to build the road and pay for it as part of their subdivision approval. The new alignment for the road will need to be consistent with UDOT's Highway 40 plan. The new road alignment will need a favorable recommendation from the Planning Commission before seeking Town Council approval for that proposal to move forward.
- Mel McQuarrie contacted Ms. Hoffman about the possibility of building a Condo Hotel on the Binggeli property located on the east side of Duke Lane.
- UBI would like Ms. Hoffman to send them a complete check list of development requirements and a formal request for additional funds for the out-of-pocket account.

6. Legislature Update.

- Ms. Hoffman provided Councilmembers with a list of all proposed bills being discussed at the current Legislative session. Some of the bills could have a major impact on Towns of 5,000 residents or less. Ms. Hoffman will watch these bills and report on any bills that pass that would affect the Town.


7. Public Comments.


- Councilmember Heaton asked about the Conditional Use Permit on the Russ Witt property. Ms. Hoffman explained the Conditional Use Permit has been issued by the Planning Commission. It "runs with the land," and is reviewed annually for compliance with each of the conditions.

8. Adjourn.

- Councilmember Sabey moved to adjourn at 8:04 p.m.
- Councilmember Wilson seconded the motion.
- The motion was approved unanimously.

Dated this 13th day of March 2024


Cathy Bingham, Town Clerk


Phil Sweat, Mayor