

Town of Independence

Town Council Meeting

03/13/2024 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 and Cathy Bingham.

Others in attendance: Kim Tolbert and Lauren Bolger.

1. Mayor Sweat called the meeting to order at 7:05 p.m.
2. Pledge of Allegiance. Councilmember Wilson offered the Pledge of Allegiance.
3. Review and possible adoption of draft minutes for February 21, 2024.
 - Councilmember Heaton moved to approve the draft minutes for February 10, 2024.
 - Councilmember Sabey seconded the motion.
 - The motion passed unanimously.
4. Roads Update.
 - Mayor Sweat reported the road at the dugway will need to be graded and repaired in some places this year. Troy Wilde has done the road work for the Town in the past but is no longer living in the area. The County will be paving Center Creek Road from 1200 East to 3600 East this summer. The Mayor will check with the Wasatch County Public Works Department to see if the Town could contract with the County to do the repairs while its crews are in working in the area.
 - Wasatch County Public Works Director contacted Ms. Hoffman regarding the invoice for snowplowing last winter. The Director says the invoice is calculated correctly. Ms. Hoffman will schedule a meeting to further address some of the Towns' additional concerns.
5. Development Update. Ms. Hoffman reported on current proposed developments within the Town that she is working on:
 - Ms. Hoffman met with Millstream Development about its entry corridor property and the Town Entrance Road coming off Highway 40. As a result of this meeting, Millstream is proposing that the entrance to the Town come off Highway 40 at Little Sweden, perpendicular to Highway 40, and then curve to the north between the Duke and Sabey properties toward Duke Lane. The entrance could then either continue along the toe of the slope into the Town Center or turn south and follow the "tunnel" entrance into the Town Center. The Mayor and Council were very favorable toward this newly proposed alignment.

- Ms. Hoffman went over a list of required items for an Entry Corridor zone change with the Millstream Developers.
 - Millstream's current plans seem to follow the "resort" development concept expressed in the General Plan.
 - The preliminary design plans for the travel center/convenience store shows it will not be for Semi Truck fueling.
- Dave Millheim will meet with UBI (Town Center Developers) to review Town's the development process again. He will also discuss the progress of surrounding developments and the proposed idea for the new alignment of the Town Center Entrance Road.
 - No new updates on the Kimball property development.
 - Dave Millheim will meet with the Suburban Land Reserve to discuss preserving the SLR alfalfa fields along Center Creek.
 - Developers of the Bodell-Ryan subdivision continue to meet with surrounding developers to ensure that all roads in the new developments line up with the General Plan alignment.
- The improvements built in Center Creek Road for the Bodell-Ryan development were accepted and the one-year warranty period began in May 2023. A final inspection will be made in May 2024. If the project passes this inspection the surety bond and the one year warranty bond will be released.

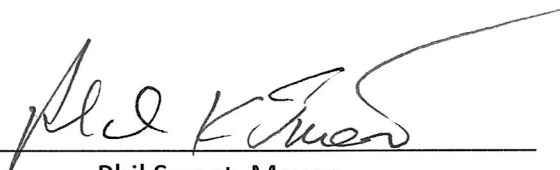
6. Public Comments.

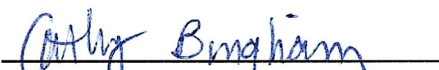
- No comments from the public.

7. Adjourn.

- Councilmember Ryan moved to adjourn at 7:46 p.m.
- Councilmember Sabey seconded the motion.
- The motion was approved unanimously.

Dated this 10th day of April, 2024


Phil Sweat, Mayor


Cathy Bingham, Town Clerk