

## **Town of Independence**

### **Town Council Meeting**

08/14/2024 7:00 p.m.

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

**Staff attendance:** Jodi Hoffman and Cathy Bingham.

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

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 June 5, 2024.
  - Councilmember Heaton reported that Councilmember Wilson arrived late at the June 5, 2024 meeting. The draft minutes stated she was absent. The minutes will be corrected.
  - Councilmember Heaton moved to approve the minutes for June 5, 2024 with the above correction.
  - Councilmember Ryan seconded the motion.
  - The motion passed unanimously.
4. Discussion and possible adoption of Resolution 2024-03 to amend the Council meeting schedule.
  - Ms. Hoffman explained the Council meetings would be changed from the 2<sup>nd</sup> Wednesday of each month to the 2<sup>nd</sup> Tuesday of each month for the remainder of the year.
    - Councilmember Sabey moved to approve Resolution 2024-03 amending the Council meeting schedule.
    - Councilmember Heaton seconded the motion.
    - The motion passed unanimously.
5. Discussion and possible adoption of Resolution 2024-04 to establish a weight limit on Center Creek Road.
  - Mayor Sweat reported concerns about the heavy load trucks on Center Creek Road. The Mayor spoke with Wasatch County Public Works Director about this and they informed him that the State recommendation for weight limits on road were based on what type of road it is; a collector road, major or minor collector, etc.
  - Mayor asked the question that if the Town did set a limit who would enforce it?
  - Dave Millheim spoke with the owners (LDS Church) of the gravel pit where it was reported that large boulders were being hauled to the gravel pit. Trucks were also hauling gravel from the pit to the LDS Girls Camp property. The owners were not

aware of this and the effect it was having on Center Creek Road. They will cease all heavy loading to and from the gravel pit. The Church also agreed to pay for the damage to the roads that the heavy loads created.

- After discussion the Council decided not to adopt resolution 2024-24 to establish a weight limit on Center Creek Road.

#### 6. Discussion of Short-term rentals.

- Mayor Sweat passed out a handout on Pro's and Con's of Short Term Rentals (STR'S). He asked the Council their opinion of Short Term Rentals within the Town and if the Town should start preparing to make restrictions on these types of uses.
- Ms. Hoffman asked if anyone knew of any existing STRs in the Town limits. The Council and Mayor didn't know of any except maybe one in the Daniels Summit Estates Subdivision.
- Councilmember Heaton asked Ms. Hoffman if these types of rentals would be counted as "pillows".
  - Ms. Hoffman reported they would be counted as "pillows". The number of pillows would be based on how the STR was advertised.
- Ms. Hoffman explained that this type of rental is a new trend and works best in neighborhoods that are planned for them. Sub Zones could also be created to control the number of STRs. Ms. Hoffman recommended the Council look into Sub Zones.
  - Ms. Hoffman said there is a new program available to municipalities and government agencies that would show all types of uses within a certain area set by parameters. There is also a similar program available that would create a text or an alert to residents within a certain area so they could be informed and respond to current issues so the Town could get input before making decisions.
- Ms. Hoffman explained that if a use is not singled out, such as a STR, it is allowable under the current zoning.
- Councilmember Heaton asked who would monitor the use of STRs? Ms. Hoffman stated that the inspection of the home could be paid for with the STR license permit fees.
- Mayor Sweat asked who would take care of a complaint from neighbors about the renters in a STR. Ms. Hoffman said the manager of the STR would be responsible to take care of the complaints.
- Mayor Sweat encouraged the Council to talk to their neighbors about STRs and provide some feedback. Mayor Sweat asked Ms. Hoffman to prepare a draft license permit showing restrictions and regulations.
- Ms. Hoffman offered to bring a variety of zoning and licensing options to the Council.

7. Roads Update.

- Mayor Sweat reported Wasatch County Public Works did repairs on the gravel road. The rain storms last week caused additional road damage. WCPW will do additional grading and repair work.
- Tree work on Duke Lane has been completed.

8. Development Update. Ms. Hoffman reported on current developments she is working on.

- Ms. Hoffman has been coordinating with Millstream to get with UDOT and Daniel Town to finalize the Town Entrance.
- The Gardner Group continues to move forward with the Kimball Property Development working with Center Creek Culinary, Center Creek Irrigation and with neighboring properties on easements and access issues.
- UBA (Town Center Developers) has been in contact Dave Millheim and is working on bringing their escrow account current. They are moving forward with the Town Center planning.
- Daniels Summit Lodge enquired about possibly adding additional pillows.

9. Public Comments.

- No comments from the public.

10. Adjourn.

- Councilmember Ryan moved to adjourn at 8:13 p.m.
- Councilmember Sabey seconded the motion.
- The motion was approved unanimously.

Dated this 10<sup>th</sup> day of September, 2024

  
Phil Sweat, Mayor

  
Cathy Bingham, Town Clerk