

Town of Independence

Town Council Meeting

11/11/2025 7:00 p.m.

In attendance: Mayor Pro Tem Bonnie Wilson, Councilmembers Gary Ryan, Will Duke, Tracy Sabey, and Jim Tolbert.

Staff attendance: Jodi Hoffman, Cathy Bingham.

Others in attendance: Lauren Bolger, Greg Cronan, and Clint Neerings and Troy Morgan from the Wasatch County Fire Department.

1. Mayor Pro Tem Wilson called the meeting to order at 7:11 p.m. (Meeting was held at Wasatch County Fire Station 51).
2. Prayer. Councilmember Duke offered the prayer.
3. Pledge of Allegiance. Councilmember Sabey offered the Pledge of Allegiance.
4. Discussion and possible adoption of draft minutes for October 7, 2025.
 - Councilmember Tolbert moved to approve the draft minutes for October 7, 2025.
 - Councilmember Sabey seconded the motion.
 - The motion passed unanimously.
5. Discussion and possible appointment of Jim Tolbert as Town Treasurer.
 - Councilmember Tolbert reported he has read and reviewed the duties of the Town Treasurer and is willing to accept the appointment of Town Treasurer.
 - Councilmember Ryan moved to accept the appointment of Councilmember Tolbert as the Town Treasurer.
 - Councilmember Sabey seconded the motion.
 - The motion passed unanimously.
6. Discussion and possible approval of the Wasatch County Snow Plow Agreement.
 - Ms. Hoffman explained the agreement to the Council. The County has raised the rates considerably the past few years. The current rate is based on FEMA rates. Even with the current increase, Ms. Hoffman said the rates are probably lower than privately owned companies.
 - Councilmember Duke moved to approve Wasatch County Snow Plow Agreement.
 - Councilmember Ryan seconded the motion.
 - The motion passed unanimously.
7. Discussion of Rules for General Public Comment at Public Meetings.
 - Mayor Pro Tem Wilson asked for this item to be continued.

- Councilmember Ryan made a motion to continue the Discussion of Rules for General Public Comment at Public Meetings.
- Councilmember Tolbert seconded the motion.
- The motion passed unanimously.

8. Roads Update.

- Developers of the Town Center sent Ms. Hoffman a concept plan for the Town Center entrance road. The concept includes a re-alignment of Little Sweden Road and a 4-lane entrance road. The developers are considering building 2 lanes now and adding the other 2 lanes once they have development approvals. They are planning to follow the landscaping plan shown in the General Plan. Next steps are working with Daniel Town and UDOT for the location of the entrance road.
 - The Council liked the concept but was concerned that the proposed alignment may facilitate additional traffic on Duke Lane. Ms. Hoffman assured the Council that she would challenge the developer to adjust the design to prevent additional pass through traffic on Duke Lane.

9. Development Update.

- Ms. Hoffman met with the Jordanelle Special Service District (JSSD) regarding their current service area and capacity to provide sewer treatment for new development in the Town.
 - JSSD has capacity to transport wastewater from the Town, but the Twin Creeks Special Service District (TCSSD) and Heber Valley Special Service Districts (HVSSD) do not. All wastewater in this part of the valley runs through the TCSSD pipes to the HVSSD treatment plant, which limits the amount of wastewater that JSSD/ TCSSD can accept.
- TCSSD told the Gardner Group that since the Kimball Property was not within its service area it would not be able serve the Gardner Group development with sewer. The Gardner Group will have to find another way to provide sewer to its development.
- The Gardner Group cannot connect to the new TSSD water lines in the Signature Development, so it is considering a drilling a well. Drilling a well is allowed with approval from the State Water Engineer. However, there are several steps beyond drilling a well that would need to be taken if the Gardner Group determines that it would like to move forward with this approach.
- Representatives of a Karl Malone owned property (approximately 10.7 acres, which is along Hwy 40, just south of the weigh station) contacted Ms. Hoffman and are considering developing under the background RA1 zoning.

10. Wasatch County Wildland Fire presentation.

- Clint Neerings and Troy Morgan presented HB 48 Wildland Urban Interface Modifications from the 2025 Legislative Session. The Fire District encouraged the Town

to review and suggest potential revisions to a new fire hazard risk Map that the state has produced and adopt an ordinance that is consistent with the State Wildfire Fire Act.

11. Adjourn.

- Councilmember Tolbert moved to adjourn the meeting at 8:57 p.m.
- Councilmember Sabey seconded the motion.
- The motion was approved unanimously.

Dated this 13th day of January 2026.


Bonnie Wilson, Mayor Pro Tem


Cathy Bingham, Town Clerk