

Town of Independence

Town Council Meeting

01/13/2026 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 Kim Tolbert

1. Mayor Pro Tem Wilson called the meeting to order at 7:03 p.m.
2. Prayer. Councilmember Duke offered the prayer.
3. Pledge of Allegiance. Councilmember Tolbert offered the Pledge of Allegiance.
4. Discussion and possible adoption of draft minutes for November 11, 2025.
 - Councilmember Tolbert moved to approve the draft minutes for November 11, 2025.
 - Councilmember Sabey seconded the motion.
 - The motion passed unanimously.
5. Public Hearing for Resolution 2026-01 setting the Council Meeting Schedule for 2026.
 - Mayor Pro Tem Wilson opened the Public Hearing at 7:05 p.m.
 - Ms. Hoffman explained that the Council could continue meeting on Tuesdays or change to Wednesdays. After discussion, the Council agreed to meet on the 2nd Wednesday of every month excluding July and December. The February meeting will be held on the first Wednesday (February 4th).
 - Mayor Pro Tem Wilson closed the Public Hearing at 7:09 p.m.
6. Discussion and possible adoption of Resolution 2026-01 setting the Council Meeting schedule for 2026.
 - Councilmember Duke moved to adopt Resolution 2026-01 setting the Council Meeting schedule for 2026.
 - Councilmember Ryan seconded the motion.
 - The motion passed unanimously.
7. Public Hearing for Ordinance 2026-01 adopting the Wasatch County Wildland Urban Interface Code and Map.
 - Mayor Pro Tem Wilson opened the Public Hearing at 7:10 p.m.
 - Ms. Hoffman explained the County Wildland Urban Interface Code and Map. The 2006 State Legislature encouraged local jurisdictions to adopt the State Wildland Urban Interface Code. 2025 Legislation has now mandated that all jurisdictions adopt the Wildland Urban Interface Code by January 2026. If local jurisdictions

don't have a Wildland ordinance in place the jurisdiction would be held responsible for the cost of fighting any wildland fire that breaks out within its boundary. Since most of the Town of Independence is within the boundary of the Wildland Fire Map, the Town must adopt the Wildland Ordinance to avoid the potential for a financial disaster. This Ordinance can be revised in the future if needed. The State has also adopted a high-risk wildfire assessment tool, which evaluates the wildfire risk of all properties within the Town. This tool is online and is free to the public. The new state law and assessment tool provides notice to all property owners that a new wildland fire mitigation fee will be assessed annually to property owners in certain areas. It also provides notice to insurance companies regarding their obligations to insured homeowners. The Fire Marshall may grant modifications to the Wildland Urban Interface Code upon written request from a property owner, an evaluation of the property, and agreement with the Town regarding the modification.

- After discussion, the Council wanted to change the wording on page one of the Ordinance from remodels to "external remodels." Ms. Hoffman added the new language to the ordinance by hand to expedite its adoption.
- Mayor Pro Tem Wilson closed the Public Hearing at 7:36 p.m.
8. Discussion and possible adoption of Ordinance 2026-01 adopting of the Wasatch County Wildland Urban Interface Code and Map.
- Councilmember Ryan moved to adopt Ordinance 2026-01 the Wasatch County Wildland Urban Interface Code and Map (with the above correction).
 - Councilmember Sabey seconded the motion.
 - The motion passed unanimously.
9. Discussion regarding civility in public meetings and public outreach.
- Mayor Pro Tem Wilson asked for this item to be continued.
10. Roads Update.
- Councilmember Duke stated that Little Sweden Road needs to be repaired. Councilmember Sabey said it should be the priority for repairs in the spring.
 - When Horrocks Engineers prepares a scope of work for road repairs based on the LiDAR assessment, an invitation to bid the work will be advertised.
 - Ms. Hoffman met with representatives from UDOT, Millstream, and the Town Center developers regarding the Town's entrance road. Ms. Hoffman told the Council that once the application has been accepted, UDOT said it will take approximately 7-13 months to approve. Repairs of Little Sweden Road are not included in these plans.
 - Councilmember Tolbert asked about partnering with the County for the repairs on the gravel road above the gravel pit. In the past, the County has not been in favor of participating in the cost to repair Center Creek. Ms. Hoffman reminded the Council that

Horrocks Engineers has designed a plan to pave the road which is estimated to cost \$6,000,000. If any property owners develop their property along the road they will be required to pave to current standards.

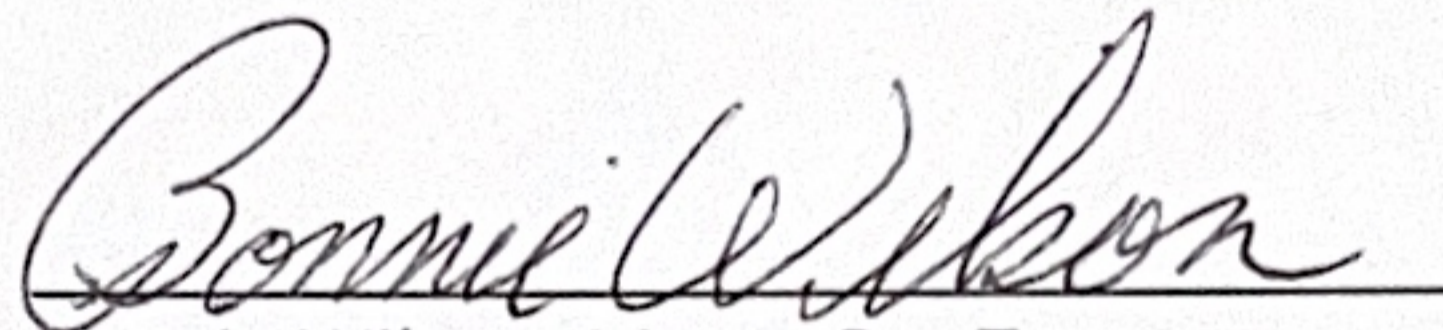
11. Development Update.

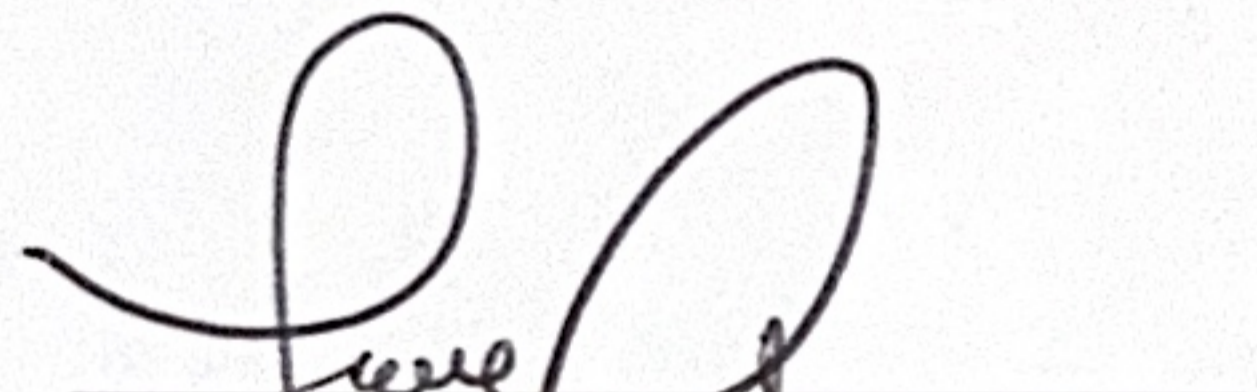
- Town Center developers are working with Millstream representatives on plans for the Towns Entrance road. They would like the road to be built before any development plans are presented. UDOT and Daniel Town will need to agree on the location. Little Sweden Road, west of US 40, will need to be realigned to intersect with US 40 at a 90 angle at the same time the corresponding improvements within Independence become operational.
- A few building permits have been issued and are in process for internal home remodels and additions.

12. Adjourn.

- Councilmember Sabey moved to adjourn at 7:52 p.m.
- Councilmember Duke seconded the motion.
- The motion was approved unanimously.

Dated this 4th day of February, 2026.


Bonnie Wilson, Mayor Pro Tem


Lauren Bolger, Acting Town Clerk