

Town of Independence

Town Council Meeting

04/14/2020 7:00 p.m.

Meeting Held Electronically Per Governor Herbert's Executive Order 2020-5

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

Staff attendance: Cathy Bingham, Jodi Hoffman

Others in attendance: Maverick Bolger

1. Call to Order. Mayor Sweat called the meeting to order at 7:00 p.m.
2. Review and possible adoption of draft minutes for March 10, 2020.

Councilmember Sabey moved to approve the draft minutes from March 10th. Councilmember Heaton seconded the motion. The motion passed unanimously.

3. COVID-19 Update.

Wasatch County's Stay at Home order has been extended to May 1, 2020. A link to the Wasatch County COVID-19 website can be found at IndependenceUT.org. The county website is the primary resource for COVID-19 information for Wasatch County. This website is updated daily around 1:00 pm. GoHeberValley.Com is a good resource for businesses seeking information, as well. The COVID-19 hotline is 1-800-456-7707.

4. Development Update.

Ms. Hoffman reported on national trends in development financing, largely due to COVID-19, from a source at Wells Fargo. The source suggested that resort, retail, and multi-family development financing is at a standstill, while single-family development financing is still showing some activity.

Ms. Hoffman met with representatives from the proposed annexation to the south of the Town this week. The Town has yet to receive an application for annexation.

A developer contacted Ms. Hoffman regarding the potential to construct Tiny Homes on a 12-acre parcel on Center Creek Road. Ms. Hoffman told the developer that a request for an up-zone for this type of project would typically require joint planning of at least 300 acres and installation of all required infrastructure.

Ms. Hoffman reported that jurisdictions around Independence are projecting a future loss of revenue between 18-30% due to the COVID-19 pandemic. March revenues for Independence were up over the same period last year. The Town could potentially lose

around 33% of its typical revenue this year due to COVID-19. Ms. Hoffman will present a tentative budget at the May council meeting. Because of the Town's reserves, a road project could still be possible if it is funded out of reserves and not incoming revenue.

Layne Binggeli inquired about building a single-family home. Ms. Hoffman suggested he look into building an "accessory dwelling unit" in order to avoid subdivision and road construction costs.

Mike Duke has proposed that the Town allow him to post a cash bond to complete the improvements on Duke Lane rather than construct them as required in the subdivision approval process. State law allows developers to post cash bonds for improvements in lieu of construction. Ms. Hoffman will work with the Town's outside engineer to get an estimate of the cost of the required improvements and will then confer with Mr. Duke to see how he would like to proceed.

5. Adjourn. Councilmember Sabey moved to adjourn at 7:17 p.m. Councilmember Ryan seconded the motion. The motion was approved unanimously.

Dated this 12th day of May, 2020

Phil Sweat, Mayor

Cathy Bingham, Town Clerk