

Town of Independence
Town Council Meeting
03/09/2021 7:00 p.m.
Meeting Held Electronically pursuant to UCA § 52-4-207(4).

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

Staff attendance: Jodi Hoffman, Lauren Bolger, and Cathy Bingham

Others in attendance: Kurt Hoffman, Maverick Bolger.

Call to Order: Mayor Sweat called the meeting to order at 7:01 p.m.

1. Mayor Sweat read into the record a Determination of Public Meeting with No Anchor Location dated March 9, 2021.
2. Review and possible adoption of draft minutes for February 8, 2021.
 - Councilmember Heaton moved to approve the draft minutes from February 8, 2021.
 - Councilmember Duke seconded the motion.
 - The motion passed unanimously.
3. COVID-19 Update. Information provided from participation in the Wasatch County COVID-19 Incident Management Team.
 - Wasatch County positive cases are continuing to drop.
 - Wasatch County has moved into the “Moderate” transmission level. This change means, among other things, the maximum people allowed per gathering has increased to 25.
 - The County is continuing vaccinations with an expected 1,400 doses arriving this week, and 700 next week.
 - The County is still urging residents to wear a mask and isolate if having any symptoms.
 - County residents 50 years and older, or under 50 years with certain medical conditions are eligible now to make a vaccination appointment.
 - Wasatch County School District reported that their study, in-home transmission rate of the virus was 17%, while the transmission rate of the virus at school was 1.5%.
- 5 Appointment of Maverick Bolger to the Planning Commission.
 - Mr. Bolger introduced himself to the Council and asked them to consider his appointment to the Planning Commission. Mr. Bolger is an Attorney and currently

works as a Real Estate Agent mainly in Summit County. He is familiar with the Town's vision, ethical training for public servants, and has experience with municipal planning.

- Councilmember Heaton asked if Real Estate Sales would help or hinder his position on the Planning Commission. Mr. Bolger feels his experience in Real Estate Sales would bring a great understanding of the challenges developers face in the planning process.
- Mayor Sweat asked for the consent of the council to appoint Mr. Bolger to the Planning Commission. There were no objections.
- Mayor Sweat encouraged Kurt Hoffman to consider a position on the on the Planning Commission. He also asked the Council to seek additional candidates.

6. Roads Update.

- Mayor Sweat reported Duke Lane needs to be chip sealed. He contacted the County about the work required this year. The County reported they will not be doing chip sealing on any County roads until next year. The Mayor suggested that perhaps a crack seal on Duke Lane and the road at the top of Center Creek this year, we could chip seal next year when the County is doing their work.
- The Mayor also contacted Troy Wilde who has done work in the past for the Town and asked him if he would be interested in submitting a bid to do the chip sealing and some grading on the Dugway as soon as the weather permits.

7. Development Update.

- Ms. Hoffman has had inquiries on 3 subdivisions on Center Creek Road:
 - A 2-lot subdivision which will require improvements on their portion of Center Creek Road.
 - A 29-acre parcel consisting of high-end homes on one-acre lots. The developers are considering bringing sewer from 3600 East to 2400 South then East to the project. The developers are researching options for providing water.
 - One-lot subdivision for Layne Binggeli. His Engineer is still making changes to meet the Town's criteria. Clark Sweat and Kurt Hoffman have contacted Ms. Hoffman with concerns about Mr. Binggeli using the road in the Eleven Lazy H Subdivision for access which is a private road for use within the Eleven Lazy H Subdivision only.
- The town center developers are under contract to purchase 1,800 acres commonly known as Magpie. They have been meeting with Ms. Hoffman and their idea for the town center appears to follow the Town's vision & the General Plan. They are considering an initial 300-unit, clustered development with a Hotel. They are also considering a town center, and a complex trail system separating walking, horses, and vehicles and a high-end resort complex at the apex of the development.
- Councilmember Heaton questioned whether the development owned by the Millstream Group located on Highway 40 had a large enough access from HWY 40 for big trucks. Ms. Hoffman has encouraged the developers of the town center to meet

with the Millstream group to brainstorm about ideas for the Highway 40 Development. She reported that it is now possible that the Millstream Group proposal will not include a truck stop.

8. Adjourn. Councilmember Sabey moved to adjourn at 7:38 p.m. Councilmember Ryan seconded the motion. The motion was approved unanimously.

Dated this 13th day of April 2021.

Phil Sweat, Mayor

Cathy Bingham, Town Clerk