

Town of Independence

Town Council Meeting

04/13/2021 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, and Bill Duke. Tracy Sabey was excused.

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

Others in attendance: Kurt Hoffman, Clark Sweat, Kirt Kimball, and Sandra Kimball.

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 April 13, 2021.
2. Review and possible adoption of draft minutes for March 9, 2021.
 - Councilmember Ryan moved to approve the draft minutes with the corrections as submitted by Councilmember Heaton for March 9, 2021. Councilmember Heaton 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 is still in the “Moderate” transmission level.
 - Averaging 5 positive cases per day.
 - The statewide general mask mandate has expired. Businesses can still decide if they want to require masks. The school district’s mask mandate is in effect until July 1, 2021.
 - Gatherings are limited to 50 people if social distancing can’t be maintained. If there is a gathering of over 50 people, masks are required and gathering organizers should submit a plan to the County Health Department.
 - Appointments for the vaccine should be easier to get as approximately 40% of County residents have been fully vaccinated and over 50% have received one dose.
 - The State is still asking those who have not been vaccinated to continue wearing a mask.
4. Appointment of Kurt Hoffman to the Planning Commission.
 - Mr. Hoffman introduced himself to the Council and asked the Council to consider his appointment to the Planning Commission. Mr. Hoffman is a lifelong resident of Center Creek. He is a Juvenile Probation Officer for the State of Utah. He is a board member

for the Center Creek Irrigation Company and farms his family's property. He is excited for the opportunity to serve on the Town's planning commission and to see the Town's vision become a reality.

- Councilmember Wilson asked Mr. Hoffman his opinion on growth in the Town. He stated his opinion was like most of the other Center Creek residents and didn't want growth but realizes that is not feasible for property owners. He agrees with the Town's General Plan and he is interested in being a part of the Town's planned vision.
- Councilmember Heaton moved to approve the appointment of Mr. Hoffman to the Planning Commission. Councilmember Duke seconded the motion. The motion passed unanimously.

6. Roads Update.

- Mayor Sweat contacted the County to fill the potholes but hasn't had any response. After May 1st, the Mayor will contact Troy Wilde to give him a list of road repair items the Town needs and will ask him to submit a bid to do the work.

7. Development Update.

- Ms. Hoffman reported the proposed town center developers are under contract on 1,800 acres in the Magpie area. Their current plans do seem to conform to the Town's General Plan.
- They are proposing an initial 300-unit, clustered development with a resort anchor, underground parking, and approximately 700 acres of open space trails. An application for this development has not been submitted.
- Ms. Hoffman, UDOT, Millstream, and the proposed town center developers met to discuss a new entrance into Independence off of US 40. All parties agreed the entrance to the Town Center should be at mile marker 20 on US 40 or roughly a half mile north of 3600 South.
- Members of the Idlewood Group have studied the history of the area and are thinking of ways to incorporate some of the recorded history into the Town planning and development. They have submitted a proposed development code for staff to start reviewing. They haven't yet presented a plan to bring water and sewer to the development.
- A building permit application to upgrade the existing T-Mobile Tower was submitted.
- A potential developer of a 29-acre parcel on Center Creek Road has been in contact with Ms. Hoffman but no application has been made.
- A potential developer of a 2-lot subdivision at the top of Center Creek has contact Ms. Hoffman. However, no application has been made.
- A large property owner south of the Town has once again expressed interest in annexing into the Town. Ms. Hoffman met with the property owners to discuss their plans. An application to annex has not yet been made.

8. Public comments.

- Kirt Kimball commented he was impressed with how well the Town was being run.
9. Adjourn. Councilmember Ryan moved to adjourn the meeting at 7:34 p.m.
Councilmember Wilson seconded the motion. The motion was approved unanimously.

Dated this 11th day of May 2021.

Phil Sweat, Mayor

Cathy Bingham, Town Clerk