

**Town of Independence**

Town Council Meeting

01/12/2022 7:00 p.m.

Meeting Held Electronically pursuant to UCA § 52-4-207(4).

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

**Staff attendance:** Cathy Bingham and Jodi Hoffman.

Others in attendance: Robert Muir representing the Millstream Group, Kim Tolbert.

1. Mayor Sweat read into the record a Determination of Public Meeting with No Anchor Location expiring February 10<sup>th</sup>, 2022.
2. Call to Order. Mayor Sweat called the meeting to order at 7:03 p.m.
3. Review and possible adoption of draft minutes for November 10<sup>th</sup>, 2021.
  - Councilmember Ryan noted that the word “Bold” should be changed to “Bald” He moved to approve the draft minutes with that change for November 10<sup>th</sup>, 2021.
  - Councilmember Heaton seconded the motion. The motion passed unanimously.
4. Oath of Office.
  - Councilmembers Duke and Heaton and Mayor Sweat will sign the oath of office for the record and return to the Town Clerk.
5. Appointment of Mayor Pro Tem.
  - The Mayor suggested and the Council agreed to appoint Councilmember Duke as the Mayor Pro Tem.
6. Acknowledgement of Achievement.
  - The Mayor recognized Cathy Bingham for completing the Certification by the Utah Division of the Archive and Records and thanked her for her work.
7. Mag Grant Application Process.
  - Ms. Hoffman reported that the Town is still working on submitting the application for the \$6.5 million grant to improve 7 miles of Center Creek Road. The deadline for registration is February 1<sup>st</sup>.
8. Development Update.
  - Ms. Hoffman has had discussions with the Millstream Group regarding the development and site plan they are proposing for their property fronting Highway 40.

- They are proposing a large high end RV resort park along with commercial pads and a Travel Center. The Travel Center plans have been reduced in size from the original Truck Stop they had been planning.
- Twin Creeks / Jordanelle Special Service District reported to Millstream that they would like Independence to make the request to the Special Service District to see if the District is willing to provide sewer and water service to this project. The Council authorized Ms. Hoffman to make the request on behalf of the Town. Millstream is still working out details on the development. A substantial portion of the project is located within the Town's Entry Corridor. The Entry Corridor Overlay Zone Ordinance requires a wide boulevard and a large amount of landscaping within the entry corridor. Millstream has proposed to comply with the overlay ordinance and to construct three of the five lanes, with the required landscaping, if the landscaped area remains private. Millstream will agree to maintain the landscaped area.
- The Millstream project plan is still a work in progress. Once it is finalized, the plan will be memorialized in a new zone district and master development agreement and be presented to the Planning Commission for recommendation to the Council.
- The project will need UDOT approval, as the project expects entry corridor access from Highway 40.
- Robert Muir with Millstream reported that Millstream is planning to submit application by late February.
- Daniel Summit cell tower improvements have been put on hold due to weather.
- The proposed developers of the Town Center will be meeting this week with Ms. Hoffman and Dave Millheim to review progress on their proposed project. Ms. Hoffman will suggest that as they get closer to working out the details, they prepare a 3D Model of the 1,500 acre development to give to the Council a hands on view of the scope and intricacies of the project.

#### 9. Planning Commission Meeting

- The Planning Commission will meet on February 2, 2022. Some items on the agenda will be a Public Hearing for a Dark Sky Ordinance and clarification on measuring height. The Mayor would like the Planning Commission to discuss solar arrays. Ms. Hoffman would also like to see training added to the agenda since it's been a while since they have met and the Town has recently appointed 3 new members.

#### 10. Public Comment.

- No public comment.
- Ms. Hoffman reported to the Council that the Federal Government has sent out new guidelines for spending the Covid Relief money that the Town was awarded.

The Town received approximately \$11,000.00. The new guidelines are more flexible than previously given and will allow the money to be used for road maintenance, planning, and other things that would benefit the Town.

11. Adjourn.

- Councilmember Sabey moved to adjourn at 7:29 p.m.
- Councilmember Wilson seconded the motion.
- The motion was approved unanimously.

Dated this 9th day of February, 2022

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Phil Sweat, Mayor

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Cathy Bingham, Town Clerk