

Town of Independence

Town Council Meeting

04/12/2023 7:00 p.m.

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

Staff attendance: Jodi Hoffman and Cathy Bingham.

Others in attendance: Lauren Bolger.

1. Call to Order. Mayor Sweat called the meeting to order at 7:05 p.m.
2. Pledge of Allegiance. Councilmember Sabey offered the Pledge of Allegiance.
3. Review and possible adoption of draft minutes for March 8, 2023.
 - Councilmember Duke moved to approve the draft minutes for March 8, 2023.
 - Councilmember Sabey seconded the motion.
 - The motion passed unanimously.
4. Roads Update.
 - Mayor Sweat reported that Wasatch County will chip seal Center Creek Road from where the pavement of the new road that Signature Development is putting in ends to the gravel pit when it does road repairs this summer.
 - Mayor Sweat mentioned that some parts within the right of way on the side of the road might need to be repaired as well due to snowplow damage. He will contact Troy Wilde to look at the areas in need of repair as soon as more snow melts and he will also ask Mr. Wilde for an estimated cost to repair the damaged areas.
 - Ms. Hoffman noted that the proposed development of the Kimball property would be responsible for bringing Center Creek Road up to Town standards, which might obviate the need for a chip seal this year.
 - Mayor Sweat also reported that there is a tree on the road by the dugway that might need to be removed. He will investigate further when the snow has melted.
 - Mayor Sweat commented that so far, the spring runoff had not caused damage to roads or property.
5. Development Update. Ms. Hoffman updated the Council on the development projects she is working on.

- The developer of the 2-lot subdivision at the top of Center Creek Road has submitted a subdivision application and those plans are in the review process. The plans include improving their portion of the frontage along Center Creek Road.
- Chuck Richins of Horrocks Engineering has contacted Suburban Land Reserve about about a possible secondary access through its property for the Center Creek Estates Subdivision. The proposed access would align better with the General Plan road.
- The potential buyers of the Kimball property would like to wait for subdivision approval before purchasing the property.
 - Preliminary sketches show initial access off Center Creek Road. Ms. Hoffman urged them to have the main access match the General Plan road layout to keep traffic off Center Creek Road.
 - The potential buyers have submitted proposed zone language. Ms. Hoffman has reviewed the language but does not consider helpful.
 - An application has not been submitted.
- Dave Millheim is continuing to work with the Town Center developers.
- The Eagle’s Rest Subdivision Amendment developers will be meeting with Ms. Hoffman to finalize the work needed for the subdivision to be signed and recorded. The developers will need to get current property owners’ signatures on the plat.
- The Millstream developers are getting ready to submit a proposal for a R.V. Resort, fueling station, and Commercial Center at the Town’s entrance.
- Russ Witt has submitted an application for a Conditional Use Permit for a gravel pit off of Highway 40. UDOT has approved a driveway access from Highway 40 but will need to approve a business access which will potentially require acceleration and deceleration lanes.
- Ms. Hoffman reviewed the out of pocket expense accounts and reported most are in good standing and she is working with developers on the others to bring them current.

6. Public Comments.

- Councilmember Heaton asked if the Daniels Summit Lodge had reached out to Ms. Hoffman regarding the plans for building cabins that they presented to the Council a few years ago. Ms. Hoffman has had no contact with the developers since their prior presentation.
- Mayor Sweat reported that Wasatch County’s flood control budget has been spent. He asked the Council if they would be willing to donate \$2,000 to the County to help with flood control.
 - Volunteers from the Town have filled sandbags that are available at Steve Rogers’ and Jim Bessendorfer’s for residents that need them.

- Ms. Hoffman told the Council this type of donation is acceptable and would be classified as a gift within the administration budget.
- The Council unanimously agreed to donate \$2,000 to Wasatch County for flood control.

7. Adjourn.

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

Dated this 10th day of May 2023

Phil Sweat, Mayor

Cathy Bingham, Town Clerk