

Minutes

Elwood Town Planning Commission

Tuesday, June 27, 2023

The Board of the Planning Commission of Elwood Town met at the Elwood Town Hall, 5235 West 8800 North, Elwood, Utah, at 7:00 P.M. on Tuesday, June 27, 2023.

The following members were present constituting a quorum: Quinn Hamson, Britton Hayden, William Call, Curtis Crouch, Phil Shimek.

OTHERS PRESENT: Keenan Nelson(Mayor), Scott Goodliffe(Town Council Rep), Karolina Munns(Planning Commission Secretary),

Welcome

Commissioner Hamson started the meeting at 7 pm. Commissioner Hayden offered a prayer and Commissioner Call led with the pledge. Brittan Hayden is welcomed to the Planning Commission as a new member.

Commission Business

- Action Item A: Elect Vice Chair for Planning Commission. Commissioner Hamson opened nominations for Vice Chair. Commissioner Call nominated Commissioner Crouch, Commissioner Shimek seconded it, all in favor.
- Action Item B: Elwood Crossing Subdivision Phase 2 Final Approval - 5400 West and West Powerline Rd. Marc Allred brought plans and delivered them to the planning commission. Marc addressed the end section of the road in a hammerhead and he changed it to be a road exit to be deeded to the town. Commissioner Hamson inquired about any information from the town engineer, and Karolina Munns stated that they said it was 'ready'. Marc stated that it has gone to the county and comments have been addressed. Commissioner Shimek motioned to recommend Elwood Crossing Subdivision Phase 2 to town council, Commissioner Call seconded, all in favor, motion passed. Town Council meeting is second Tuesday July, 11th. Marc Allred will have his engineer email the updated plan now.
- Action Item C: WKD Minor Subdivision Plat Amendment - 8000 North. Wade Detweiler stated that the subdivision now is adding a half acre to a lot. There will be no

added structure to the added half acre. The owner did record the minor subdivision so that is why they are back with an amendment. Commissioner Crouch recommended the WKD Minor Subdivision Plat Amendment to town council, Commissioner Call seconded it, all in favor, motion passed.

Work Meeting

- Discussion Item A: Elwood Ordinance Amended 150.146c Access Roads. Samuel Heiner, Zoning Administrator, is out because of injury. Amy Hugie, Town Attorney, was not able to attend. Scott Goodliffe, Town Council Representative, commented that drawings of the different scenarios in section f would be helpful. Commissioner Hayden volunteered to make illustrations based on his discussion with Samuel Heiner previously. He drew on the whiteboard and the commissioners discussed, and suggested that the diagrams be sent to Amy and Samuel and be added to the ordinance. Commissioner Hayden asked if this would be the case in every situation with this ordinance. For now, there are only two local roads that do this, all other residences are on arterial and collector roads. Is this only affecting subdivisions or does it apply to all homes? Mayor Nelson stated that Henry Thompson's subdivision is changing when he decides to tear down the gray home (lot 9), this access roads ordinance amendment is not in affect, so the town can ask this subdivision to comply to the access roads, but the town cannot require because his application was in before these changes take effect. It is in the 150 Subdivision section of code. Commissioner Hayden also asked if this would be addressed better in one section up (streets section 147)? Councilman Goodliffe stated that even the minor subdivision just addressed today, WKD Minor Subdivision, there should be a circle or 'U' drive to accommodate access on 8000 North. Commissioner Shimek asked the question, does this ordinance apply to Commercial developments? Mayor Nelson stated that Henry Thompson did talk about moving his setbacks back. A road for future development is in the plan to go into the subdivision one lot away from the Munn's home, but the home's access is still on Rocket Road. Councilman Goodliffe mentioned that Henry Thompson is not comfortable with property owners backing into traffic. At this point, the town council tabled this subdivision at Preliminary approval in May. Henry Thompson has to request to come back to town council, and as Commissioner Shimek stated, he is complying to the ordinances when his application was submitted, but the town can 'ask' him to comply with future changes to the ordinance for the safety of residents. Mayor Nelson addressed commissioners' questions of how the sewer should work with various lift stations in certain areas. The lift stations should be owned/managed by the town, but the Maverick lift station is owned by Maverick at this point. There are issues with the current Maverick lift station size, and it would need to be bigger to accommodate future development. There was more sewer discussion and the

planning commission's purpose in planning for future development/improvements. The Capital Facilities Plan is in the process to address these specific concerns/plans. Karolina will add comments back to Amy/Samuel per our discussion.

- Commissioner Hamson said that since Samuel Heiner is not here, we are not discussing the City-wide Zoning Analysis, but it is available to review/read/access on the Google Drive, PC2023 folder.
- Commissioner Hamson also asked for an update General Plan Committee Commissioner Hayden commented that he and Samuel are going to go through Amy's comments point by point for the committee to address. Commissioner Hayden will not be here on July 18th.
- Proposals for new planning commission members will be at the next town council meeting. Commissioner Hayden requested that they pick two members, one as an alternate that will still be active. Commissioner Call will attend the July 11th town council meeting.
- Commissioner Hamson requested that the General Plan Committee give an update at the August 1st meeting.

Adjourn Meeting

Commissioner Shimek motioned to adjourn the meeting at 8:11 pm, and Commissioner Crouch seconded, all in favor, motion passed.