

# Minutes

## Elwood Town Planning Commission

Tuesday, January 21, 2025

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, January 21, 2025.

The following members were present constituting a quorum: Quinn Hamson, Curtis Crouch, Phil Shimek, Britton Hayden, and Kevin Hall.

OTHERS PRESENT: Scott Goodliffe(Town Council Rep), Karolina Munns(Planning Commission Secretary), Nathan Iverson, Sherri Pali, Eli Pali, EP Pali, Brenda Jacques, Ron Jacques, Zack Pali, Stuart Murray.

### Welcome

Commissioner Hamson conducted the meeting. The meeting started at 7:00 pm.

### Public Comments

- “Resident(s) attending this meeting will be allotted 3(three) minutes to express a concern or ask a question about any issue that is **NOT ON THE AGENDA**. No action can or will be taken on any issue(s) presented.” stated by Commissioner Hamson.
- Ron Jacques-Commented on last week’s town council non-meeting. As he thought after the meeting he came up with at least 15 examples of disrespect that were demonstrated in that one (non)meeting. He addressed two that are specific to this group tonight. He knows they came to disrespect a document that they didn’t know much about. He offered that residents could/should offer ways to improve the document, not just disrespect the document by tearing it apart. The planning commission has held regular meetings and open public comment and written comment. Ron feels that he failed last week because he did not stand up for the time spent, effort spent on this working document by his silence. He thanked Quinn last week for his comments that reminded him to be a better man. He apologized for allowing comments to continue last week and letting this group down. He quoted a song to remind the group, “tho hard for you this journey may seem”, not so bad, could be worse.

### Work Meeting

- Discussion Item A: recap discussion on Elwood Town Ordinance Chapter 156.001-.011 Storage of commercial vehicles. Commissioner Hamson reported that there were some problems with noticing the town council meeting last week, but since there were people there the mayor and councilman Goodliffe decided to stay and listen to public comments on the ordinance, Storage of Commercial Vehicles in Residential Zones and have an informal discussion. Some were for it, and some were against it. Commissioner Hamson listened in and commented. He walked away with only one or two actionable items. Most comments said it's overreaching or we should not be able to tell people what to do on their property. But there is nothing actionable in that. The one comment from Mr. EJ Pali is that he said his part-time job as a truck driver, not his main job. He wondered if he was excluded because it's not his primary source of income. It could be reworded as the primary resident's source of income. The other comment was wanting to do commercial trucking in agricultural areas. The schedule of uses says that "truck yards" can only be in industrial zones. Commissioner Hamson commented that this ordinance was not written for trucking yards, but it is something that can be considered. But it may be a conditional use in an agricultural zone if the commercial trucking was related to the farm. Commissioner Shimek commented that the version they were reviewing farm vehicles exemption 155.177.03#3, and the grandfather clause of 155.177.08 contradicts or is vague. An ag zone would not apply to this same statement. Commissioner Hamson stated that he did research other towns again and found that there are hardly any other towns that allow commercial parking in residential areas. Elwood is unique where the whole town is zoned residential. Commissioner Hall commented that cities/communities give perks of water. Rules of community are to work together. The Constitution does not say you can do anything you want to do, anywhere you want to do. We give up some things to get some things. Commissioner Hamson felt we put an ordinance together that has compromise and take everyone in the community into consideration. The ordinance is in the town council's hands at this point. A resident asked about enforcement and rules and consequences. Sherri Pali asked how the enforcement officer would operate. Commissioner Shimek stated with Scott Goodliffe's verification that the town budgeted funds for an enforcement officer to enforce all town ordinances. Zack Pali commented on how it reads it will include farm vehicles as defined in the federal code. It actually exempts many of the farm vehicles. Fee schedule will be established by the Town Council. Zack Pali commented that changing to Ag zoning will help farmers. Permitting is for each commercial vehicle. Farmers are needed to permit for each farm vehicle as well. EJ is concerned about the clarity of allowing the current residents but future residents won't understand. Zack Pali researched other communities and found that Plain City won't allow commercial vehicles in residential areas, Hyrum will allow it unloaded. Sherri Pali asked if we researched Fielding which is another town of similar size. Commissioner Hall said that without order there is sprawl. We have to plan and be proactive or the state will determine our plan for us. This is the value of planning and

zoning. Nathan Iverson asked if there is something in the ordinance that says that a survey has to be done by physical marker survey not just GPS points. Commissioner Hamson said he is not for sure and would need to research. Stuart Murray was asked, and he said that feet on the ground for an inspection I see one of two things, survey markers or fence posts, curbs pinned and the other way is GPS corners in the building and a guy digs a hole. Historic surveys can be off, and survey arguments are present. Commissioner Hall commented an example is Bear Lake is now requiring resurvey done at time property is purchased to set the record straight at the juncture. Commissioner Goodliffe commented about a citizen's comment after the meeting, of rules applying to forward exit versus backing out. In conclusion, a one-time thing is one thing, the intent is for safety concerns.

- Discussion Item B: Discussion of Elwood Town Ordinance Chapter 155.460-478 Master Planned Community Zone revision. Commissioner Hamson tabled this discussion because Brandon Green is not here to discuss it. He has been working with Attorney Todd Godfrey.
- Discussion Item C: Discussion on community led re-zoning of the town. Commissioner Hamson asked about the zoning analysis binder. Karolina Munns reported that the digital copy is under the Planning Commissioner google folder. Gina is searching for the binders that were delivered to the town hall in March of 2023. Commissioner Hayden commented on looking into it and discussed putting together an educational paper packet on guidelines on how to rezone, what rezone options are available, etc. The rezone procedures need to be well laid out and as easy as possible. The commissioners will check on procedure and possible group rezoning. Discussion on how/where to start this process. A suggestion was made to start with an easy rezone such as town hall, or county road sheds, or commercial split lots on highway 13.
- Discussion Item D: Training session by Quinn Hamson. Commissioner Hamson stated that he and Branden Green, with Jones and Associates, to discuss training strategies for handling difficult public meetings. Some pointers included: most times are not a good time to have back and forth discussion; rules are procedural, keep a timer; never respond to a comment; and receive a thank you. A public hearing is a time for public discussion in a public meeting. There are alternate ways to get feedback: informal outreach, town hall meetings, public comments, and online comments. Commissioner Hamson asked Karolina to add that to the agenda to submit [kmunns@elwoodtown.com](mailto:kmunns@elwoodtown.com). Karolina can send the comments out to commissioners. Commissioners can not respond. There can be discussion one to one, but can not have a quorum outside of a publicly noticed meeting. Ways to deal with disruptions are to ask people to excuse themselves; if not then end the public comment section for a period of time, then pick it back up at a later time. Scott Goodliffe added information about a current event going on with Snyder Basin in Park City. A developer wants to put in 150 homes and citizens are getting signatures by May to overrule.

## **Adjourn Meeting**

The meeting was adjourned at 8:30pm.