

Minutes

Elwood Town Planning Commission

Tuesday, April 15, 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, April 15, 2025.

The following members were present constituting a quorum: Quinn Hamson, Phil Shimek, Britton Hayden(via Zoom), and Kevin Hall.

OTHERS PRESENT: Scott Goodliffe(Town Council Rep), Karolina Munns(Planning Commission Secretary), Ruben Van Tassell, Chad Jeppesen, Chad Pitcher, Greg Iverson, Gary Tyler(Hughes General Contractors)

Welcome

Commissioner Hamson conducted the meeting. The meeting started at 7:00 pm. Commissioner Shimek offered a prayer and Commissioner Hamson led with the pledge.

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.
- Resident(s) are welcome to submit written comments to the Elwood Town Planning Commission via email kmunns@elwoodtown.com.
- Greg Iverson commented. Greg represents Highland Ditch Company, established in 1904. He came to educate the town on who they are. Highland Ditch Company serves water to 1,070 acres, it is 4.7 miles long and is about a 15 second foot waterflow. We own the ground and also the easements for the full length of the ditch, submitted in 1961. The ditch company spent money to get a survey so we can continue to educate people as they are building. The ditch company has plans to pipe the ditch in 2-3-4 years. Greg commented that easements are often overlooked and his goal is to talk about it and return to visit more. This information is important for protecting the ditch company as well as the city. Commission Hamsom added that ditch maps provided to the city would be great

Commission Business

- Action Item A: Conditional Use Permit Approval - Automotive Collision Repair Shop, Chad Jeppesen, Elwood Crossing Subdivision. Chad explained his business 23 years of experience and his partner Mr. Pitcher has had over 40 years of experience. Chad has read the Town plan and feels that his business falls in line with it. The business will do

estimating, collision repair involving straightening, welding, grinding, refinishing, mechanical, cleaning. All is to code, clean and organized that will be an asset to the city. Commission questions include where? South of JD Truck, owned by Marc Allred, zoned as C-2, it is conditional. Will you have enough area to park on your lot so there is no clogging the sides of the road? The property will be fenced(with privacy slats), and in front of the gates will be 17 parking stalls and inside the gate will be 18 more. We plan to have anywhere from 25-30 cars in process at any given time. Also customers and employees parking. The commercial site is on 5400 West(a paved road), just off Powerline Road. The parking lot just got paved, the building is almost ready for occupancy. A question on hazardous material: Chad spoke of paint waste that would be disposed of properly through a service that handles/disposing of it properly, Safety Kleen Service. This is a leased property. All work that is to be done internally. Commissioner Shimek motion to approve the Conditional Use Permit to comply with existing code, Commissioner Hall seconded the approval, all in favor, motion passes.

- Action Item B: Recommendation to Town Council - Preliminary Commercial Site Plan, Mountain West Truck Center Powerline Rd. Gary Tyler with Hughes General Contractors and will be building the building for Mountain West Trucking. A shop and office area for Mac trucks and Volvo. It is a service shop, not a sales shop. It is located south of the (C&R) RV shop on Powerline Road. We have worked with Jones and Associates and gone back and forth. Gary stated that the comments Shane stated on the April 1st memo have been addressed. The owner when he purchased the land didn't realize there was no water, no sewer so it is quite expensive to bring utilities to the property. This is hundreds of thousands of dollars extra to pay so wanted to see if the commission would waive the requirement to add curb and gutter as a recommendation to town council. Commissioner Hayden asked about C-2 zoning and the need for a conditional use permit? Does this need a zone change? Gary Tyler stated that the planner didn't say a zone change needed to be made. Just semi repair, no trailer repair. There will be trailer parking in the back while the semi is being repaired. A question of will this double as trailer storage. Gary stated that there is a ton more parking than is required for the 4 or 5 employees that will be working there. The area that is being developed will be fenced and the remaining parcel will remain in agricultural use. There is plenty of turn around radius on the property in the gravel area. Commissioner Hayden commented on traffic access and semis getting on and off the interstate versus going south which would be through neighborhoods(a concern of Commissioner Hall). Can there be an area where it is 'no truck zone'? Commissioner Hayden inquired about a towing service being a part of the business also. Gary stated that towing is not a service this business will offer. Gary referenced a detention basin that will catch the watch for this property, and then flow into an existing ditch on the east side of Powerline Road. Greg Iverson said that there is a tile drain right south of there that goes right to the river. Commissioner Hamson commented on the need to check the landscape requirement and

signage. Gary Tyler said that he was expecting a final site plan approval tonight. Gary stated that the only sign is on the building, no intention to add a pole sign. The Zoning Administrator, Brandon Green, was unavailable to address these questions. The issue of whether to wave sidewalk, curb and gutter requirement or not was discussed. Gary Tyler stated that adding it now is not ideal, and would probably add it later when the road is finished off. Commissioner Hall suggested that the developer put in the agreement to pay when the development of the road does finish. Gary suggested that the developer could add an escrow and provide to the city for the cost of curb, gutter and sidewalk. Commissioner Shimek motioned to table this action item, with the reason of not having the updated plans or recommendation from the engineer and planner, Commissioner Hall seconded it, no discussion, all in favor, motion passed.

Work Meeting

- Discussion Item A: Discussion with Ruben Vantassel, small cheese making business. Previously approved by the Planning Commission. Ruben attended and was out of time and needed to leave, so he added a few comments and was given a schedule of uses at the time of initial building permit and located at 6495 West 8000 North. The building permit when built in July 2020, now wants to get a certified facility to sell cheese products. Ruben intends to sell the cheese products at the store front and the production will be in the back of the building. Ruben is 40 feet from the road on the south side, and the building is next to his home in the Brad Frank subdivision. Commissioners discussed if the building permit has expired at this point. Commissioner Hamson will check in with Brandon Green, City Planner and do some homework.
- Discussion Item B: Review ordinance draft on extending the time to get subdivision recorded with the county from 90 to 365 days(1 year). Elwood Town Ordinance Title XV: Land Use Chapter 150.050(c). There is nothing different here. Ready for public hearing.
- Discussion Item C: Review revised ordinance draft on Elwood Town Ordinance Title III: Administration Chapter 30 Planning Commission. Brandon Green did come back and edited the existing ordinance and only changed two things, term limits and five years. Commissioner Hayden did go through the existing and the standard ordinance that Brandon Green provided. The commissioners went through Commissioner Hayden's comments and changes and discussed them. Commissioner Hayden added/edited his comments and will provide them to forward to Brandon Green for review and to finalize for public hearing. A public hearing can be scheduled for the first May meeting.
- Repeal Elwood Town Ordinance Title XV: Land Use Chapter 155.055(c). This is also ready for a public hearing for the first May Meeting.

Adjourn Meeting Commissioner Shimek motioned to adjourn the meeting at 8:50pm, and Commissioner Hall seconded, all in favor, motion passed.