

Minutes

Elwood Town Planning Commission

Tuesday, January 3, 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, January 3, 2023.

The following members were present constituting a quorum: William Call, Dakota Nelson, Quinn Hamson, Curtis Crouch, Phil Shimek

OTHERS PRESENT: Samuel Heiner(Zoning Administrator), Amy Hugie(Town Attorney), Scott Goodliffe(Town Council Rep), Lynae Winkler, Marc Allred, Micah Capener, Britton Hayden, Karolina Munns(Planning Commission Secretary).

Welcome

The meeting started at 7 pm. Commissioner Phil Shimek offered a prayer and Commissioner Dakota Nelson led with the pledge.

Minutes

- Dec 6, 2022, & Dec 20, 2022- Commissioner Shimek made a motion to accept minutes with corrections, Commissioner Nelson seconded, all in favor, motion passed.

Town Council Update - Scott Goodliffe

- Elwood Town had a clean audit. The town approved funds for removing trees at 8000 North. Approval given to Steve Woerner to start GPS mapping out the water system, the rules have changed on water and how much copper and lead is acceptable. Town is required to have an accurate inventory by 2024 or 2025.

Zoning Administrator Update – Samuel Heiner

- .General Plan Committee is meeting tomorrow, January 4th, 2023 at 7 pm. General Plan is high priority.

Commission Business

- Action Item B: Elwood Crossing Lot 9 & 10 - Micah Capener Commercial Site Plan. Marc Allred asked what Elwood Town is going to do when Steve Bench retires in March with Tremonton. Scott Goodliffe, Town Council Rep. said that the Town Council is currently addressing this and they don't have an answer. Micah Capener explained that they are including lot 9 & 10 so they get the drainage set right for both lots, but they are only obtaining a building permit for lot 9 at this time. The process takes quite a bit of time. Micah Capener submitted a rezone for C-2 so he has more options as far as what can go in the commercial property. Samuel Heiner, reported that the town engineer has worked with Micah Capener and has made the requested changes. The outside of the building is set here, but what goes inside is still undecided/based on what business goes in. The developer, Micah Capener, wants retail to come in with the freeway frontage, and he has planned the building tall enough to give the signage needed to be seen from the freeway. Also, athletic businesses could be suited here with the garage doors that are planned, and added parking. The map says Commercial. The planning commission outlook is for this area to be C-2 as long as there is some buffer between commercial and residential. Comments about the roads and how they work to have Peterson property access in the future. Samuel Heiner will review the rezone application, and Amy Hugie, Town Attorney, reviewed it in the meeting and stated that a rezone is not needed. The developer gets to pick the type of Commercial. When a business comes in, then the use will be reviewed against the Schedule of Uses. Commissioner Crouch motioned to approve the commercial site plan, Commissioner Shimek seconded it, all in favor, motion passed. If it needs to go to the Town Council then it is recommended to do so.
- Action Item C: Elwood Crossing lot 9 - Micah Capener building permit. This item does not need to be on the agenda because there is no conditional use with the building permit.
- Action Item A: Elwood Town Zoning Map. Samuel Heiner. Amy Hugie, requested that this item be tabled. The map is not complete. 3 don't have ordinances, missing rezones. There are places named as Commercial that are actually not commercial. Unless we can not file, Commissioner Hamsen motioned to table the Zoning Map, Commissioner Shimek seconded the motion, all in favor, motion passed.

Work Meeting

- Discussion Item A: Elwood Town Zoning Map. Additional information is needed from Gina. Samuel Heiner is clear on what is needed. Amy Hugie, Town Attorney, is just looking at the most current map at the meeting, and does see more items that need attention than what she emailed to Shane Taggart, Town Engineer, earlier. 1, 2 and 7 are missing the ordinance itself. Shane and Sam have not received this. Gina Marble, Town

Recorder can confirm. The ordinance is what comes after the planning commission holds the public hearing and recommends it to the Town Council. The Town Council approves by way of ordinance. Karolina, Planning Commission Secretary, inquired if the Tommy Newman Annexation is included in the map. It is #3 on the Zoning Map table. There are missing documents, and Amy Hugie will continue with the email to collect the needed information. Please remove “General Plan” from the Zoning Map

- Who is signing up to go to the Town Council meeting as a Planning Commission Rep? Commission Quinn Hamson is planning for the January meeting.

Adjourn Meeting

Commissioner Nelson motioned to adjourn the meeting at 7:42 pm, and Commissioner Crouch seconded, all in favor, motion passed.