

Minutes

Elwood Town Planning Commission

Tuesday, May 2, 2023

The Board of the Planning Commission of Elwood Town met at the Elwood Town Hall, 5235 West 8800 North, Elwood, Utah, at 6:00 P.M. on Tuesday, May 2, 2023.

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

OTHERS PRESENT: Shane Taggart (Town Engineer), Amy Hugie (Town Attorney), Keenan Nelson(Mayor), Scott Goodliffe(Town Council), Mark Lay (Town Council), Lynn Hardy(Town Council), Zack Pali(General Plan Committee), Britton Hayden(General Plan Committee), Stevi Sherman(General Plan Committee), Karolina Munns(Planning Commission Secretary), Mary LaMont, Lesa Hess, Clayton Sherman, Henry Thompson, Jason Thompson, Steve Woerner(Public Works), Amber Hayden, DeVere Hansen, Garth Day.

Welcome

The meeting started at 6 pm. Commissioner Shimek offered a prayer and Commissioner Nelson led with the pledge.

Minutes

April 4, 2023, & April 18, 2023- Commissioner Shimek made a motion to accept minutes, Commissioner Nelson seconded, all in favor, motion passed.

Town Council Update - Scott Goodliffe

- Tom Newman Minor Subdivision was approved, Paul Pali MinorSubdivision was approved. Discussion Highland Ditch, John Weidman. Discussion on ditch crossing on Elwood roads. Budget discussion on drainage 4800 West going west. Conflict of interest statement for Planning Commission and Town Council. Canceled 4th of July Celebration. Emergency drainage going west from Rue Rasmussen's place first priority, second priority Pelican Point, third priority 8800 North west of Town Hall.

Zoning Administrator Update

- Samuel Heiner not present

Commission Business

- Action Item A: Henry Thompson, Fairview Estates - Preliminary Plan Approval - 5800 West 10400 North. Commissioner Hamson inquired about the need to have a hammerhead. Shane Taggart said not for this one because the length of the road does not justify that. Commissioner Hamson motioned to recommend to town council, Commissioner Crouch seconded the motion, all in favor, motion passed.
- Action Item B: Mary LaMont, LaMont Office Building - Commercial Site Plan Review - 9275 North 5200 West. Shane Taggart said that all his comments had been addressed. The Planning Commission had some concerns that were addressed by researching in past minutes and paperwork/emails. From Commissioner Call's research he found that all that was stated was completed. Commissioner Hamson inquired about the hard surfacing asphalt depth requirement for the future roadway back to the future building. Shane Taggart stated that for offsite private roadway there is no standard that has to be met, but anything less than 3 would not be standard. No questions for Mary LaMont. Commissioner Nelson motioned to approve commercial site plan, Commissioner Shimek seconded the motion, all in favor, motion passed. Mary's next step is to work with Gina for a building permit.

Work Meeting

- Discussion Item A: William Call, Review General Plan Update with General Plan Committee, Planning Commission, and Town Council. Commissioner Call stated that all the General Plan Committee members, Commissioners and Councilman have been invited to come together so that the General Plan Committee can present a General Plan Update Draft. The committee members were selected from the Elwood community, and their work and dedication to this project are appreciated. Zack Pali, committee member, introduced the General Plan Update by giving some history and explaining how they went about updating the general plan. A common goal of the committee members was to preserve the small town feel. Zack Pali invited an open discussion to review the draft. Britton Hayden continued the discussion by adding that Samuel Heiner, Zoning Administrator, Jones & Associates was very instrumental in the process/progress. The committee was directed by tasks given in an email. There were tasks in the email that would be addressed in the city code or capital facilities plan. The committee started with training from the Utah League of Cities and Towns, general plan based. From the training they learned that the General Plan can be as short as two pages to as lengthy as the current plan is. The committee felt that the general plan was very code language based and the committee wanted to make it something that community members could

read and understand. The committee members each looked at multiple general plans around the state to get ideas.

- A big assumption was that the I-15 interchange is going to be the biggest flow of traffic to the town. Most people wanting to go north will use this exit. Most businesses will want a storefront on Hwy 13. The committee desires to balance old town feel and future growth. The committee identified that 1. Interchange and local traffic would need to be improved as growth comes, 2. Streets widths and accesses need to be addressed for future growth, 3. Introduction of a City-Center District in addition to a Main Street on 9600 North, 4. City-Center District would be detailed and planned in a future master plan. Councilman Mark Lay added that in Tremonton there are grocery stores with limited parking, and Elwood has the opportunity to have a commercial site with a tax base, with adequate space to build. Anything that gets built on 9600 North has the challenge of traffic flow.
- Stevie Sherman introduced the idea of industrial/commercial small town aesthetics. The city center district location was chosen because that is where the Elwood heartbeat is. A city district is not wanted in their backyard, and the traffic flow is going north. We can take advantage of the blank space we do have. High density housing could be built on top of commercial buildings to avoid the high priced townhomes everywhere, much like in Brigham City and Tremonton. Councilman Mark Lay added that with Highway 13 having 55 mph speeds and limited access to that highway. 38% of current Highway 13 space is already taken, and the sheet metal buildings of Ogden are not desirable nor what Elwood wants for the small town feel. Stevie added the Lehi Roller Mills look is inviting. Stevie mentioned that they did not consider the sewer location. Mayor Nelson mentioned that he liked the apartments on top idea.
- Commissioner Call thanked the committee for their presentation, and a great framework for building and finalizing the general plan. Commissioner Shimek stated it was an advisory document, not a legal document. Amy Hugie, town attorney, disagreed.
- Commissioner Call asked Amy Hugie to explain as follows: A very specific section of the code that states what has to be in the general plan. It is an advisory document, it is policy and it also has legal ramifications. A good example is rezones. A rezone application comes in, wants to rezone to a different zone that is not in the plan, the planning commission doesn't want it, you can say no based on the general plan and that can be upheld in court. The general plan needs specificity to make decisions. Councilman Hardy stated it to be a document that brings public input and the city has power also. Councilman Lay researched Utah city general plans to get ideas, and stated they did the best they could with the tools they had.
- Councilman Hardy mentioned that Main Street on 9600 Street has been the plan for years and years. The city is zoned as two cities. Commissioner Shimek commented that the zoning is driven by the sewer/non sewer property. Councilman Hardy inquired about agricultural property value and ownership and the future. The changes are happening and

the city should not set property values by designating zoning. Mayor Nelson wants the sewer to be throughout the city. Mayor Nelson asked why the zoning was changed to R-1-20, R-1-40 and not kept at all residential. Britton Hayden stated that they looked at current use, and copied that to the map, and to maintain as much agricultural land as possible. Councilman Goodliffe added that we did create two cities when we sewered part and not part. Mayor Nelson stated that we are supposed to sewer the whole city. Councilman Hardy stated that the money acquired at the start of the sewer was not enough to sewer the whole city; the I-15 interchange was a problem also. The I-15 interchange is always going to be a problem for traffic flow and for growth. UDOT needs to redesign it, and the general plan committee has created some notes that could be presented to UDOT. Councilman Lay stated concerning the sewer, the lay of the land, flood plains/low lying land, has determined where the sewer went. It will take a lot of development to make some of these areas ready for building.

- Zack Pali stated they drove around town and saw flooding going on. The hope is that development can be directed in wise locations. Commissioner Shimek commented on his home location, and until development happens around his residence the issues of flooding will remain. We can't solve everything in one go, this is a five year plan. Mayor Nelson commented concerning a current development of Henry Thompson on Rocket Road, and setbacks on major roads, code needs to be updated. Mayor Nelson stated that he wants developers to hold their heads up high and say, "I built that" proud, by holding them to appropriate standards.
- Zack Pali commented that Main Street 9600 North is still in the plan. The city center district and high density housing go together and the committee designed it together. Councilman Hardy explained how a city comes together and grows together. Councilman Hardy was asked how he sees it. He stated his ideas about residential versus agricultural designations. Amy Hugie stated that zoning is a requirement, for rezone requests. Commissioner Shimek and others suggested high density, medium density, and low density on the land use map. There are zones missing in the legend, so either put all zones in the legend or none. Amy Hugie stated that certain things need to be in code language in the general plan. Amy referred to a 3 page email stating all that needed to be addressed/added/changed/considered in the general plan. Commissioner Nelson agreed with Amy Hugie, considering a conversation that he had with her that the general plan needs to have "teeth" to stand up in a court of law when necessary. Commissioner Nelson is serving on the general plan committee and stated that the video training they watched did give freedom to the general plan language and after talking to Amy Hugie he does see the need as she states to have certain code language. Commissioner Hamson stated that it is a situation of what is needed and what is wanted, "teeth". Commissioner Hardy stated that a private attorney commented that if (240 small Utah communities) most general plans in the state were taken to court they would be in trouble. Amy Hugie restated the need to have certain code in the general plan.

- Commissioner Call stated that now is the time for coming together with the legal and general plan committee to build a general plan update. Shane Taggart, Town Engineer, questioned where the utilities and storm drainage are dealt with, general plan or capital facilities plan. Amy Hugie stated that the general plan defines goals and policies on how to deal with those things. Goals, policies and implementation. For example, there is a goal for the sewer to be citywide, so how does the town go about doing that. A current problem is, the town does have a capital facilities plan regarding sewer and impact fees are being collected on that, and some that are being collected are not in the map. This needs to be addressed. Put goals into place. Britton Hayden stated that they did run into topics that are separate from the general plan and they did have questions of how to deal.
- Commissioner Hamson commented that he does appreciate the discussion, the commission does appreciate the legal/leadership feedback, and how the town will move forward to do more work on the plan. Amy Hugie commented that the committee did a good job talking about a trails plan, and another step needs to be taken to define what the goal will be implemented. Britton Hayden and Stevie Sherman committee members questioned whether Amy Hugie was with the committee or against the committee, stating that none of them are lawyers and she requested working with the committee. Commissioner Call recalled that Amy Hugie set him in the right direction in the past. This general plan update draft gives a starting point and now the town can make the plan what it needs to be with adding town attorney, town engineer, public works, mayor and town council feedback and vision. Commissioner Hamson added to this and complimented the committee for all the good work done.
- Britton Hayden asked for comments to identify the town leadership's direction.
- Mayor Nelson commented that he does not like the city center district, rather favors the 9600 North Main Street. Commissioner Shimek likes the city center district and the moving away from the I-15 interchange and maybe the city center district can move locations. Zack Pali addressed capturing the flow of traffic going to Tremonton, and the town's ability to build location specific with some traffic getting off and on for gas. Commissioner Shimek agreed that breaking the flow of traffic to go East on 9600 North is not going to happen. Clayton Sherman, community member, added a comment that the 9600 North portion is already zoned commercial and businesses are not beating down doors to develop there. As a business owner, if he wanted to add a store here it would not be on 9600 North because of this interchange. Commissioner Nelson commented that with UDOT, you don't know what they are going to do with that interchange. So it might just completely pass what the town calls Main Street, and no one is going to want to travel back when their destination is north. The town can still have Main Street on 9600 North with the town hall, the church, the post office, i.e. small little things. When it comes to a city center, the town can shrink it, move it, adjust it, but he does see the advantage of having the commercial city center because everyone is going that way anyways. A person can stop on their way, and have adequate space.

- The Mayor again questioned the Tremonton sewer location and the Elwood City Center District. Councilman Lay stated that interchange flow, and Britton Hayden suggested that future transportation plans do state changing the off ramp and bring traffic flow more to the north to connect in with Hwy 13, the Committee did update the general plan to divert north flow of traffic to north and connect into Hwy 13 north close to Calls Nursery. This gives access to 9600 North also. Mayor Nelson does like the traffic flow idea. There was discussion of the city center moving, with different ideas discussed. Britton Hayden explained that the traffic flow is the major concern of Elwood Town. The goal is to preserve the small town feel and work with traffic flow. Citizen Amber Hayden commented on the traffic flow, and the ability for traffic to make that quick gas/food stop and back on the freeway, and the ability for traffic flow to Tremonton.
- Councilman Scott Goodliffe stated, Todd Findelson with UDOT, has talked about the interchange and a scoothy. The last conversation with UDOT found that UDOT is in favor of round-a-bouts. Comments of how to get tractors with implements through a round-a-bout. Councilman Scott Goodliffe does like the city center district, but he is not sold on the location that far north. The sewer could be an issue, but he doesn't spend a lot of time in that area to comment. Councilman Scott Goodliffe said the UDOT would put it on the long range plan, 5 years. Ronda Menlove, state representative, will help the town out. Councilman Scott Goodliffe initially was opposed to this, but he does believe the committee has done a good job. Scott Goodliffe talked of the history of the interstate originally going in a different direction which was stopped by Elwood's community and changed to where it goes today. Scott Goodliffe admitted that the committee's idea of the city center and the Mayor's idea of a city center are different, and Scott is encouraged by the progress of the committee. The Mayor agreed mostly with Scott's comments, but wants it further south. The Mayor does not agree with collaborating with Tremonton on sewer because of seeing the experience between Tremonton and Garland.
- Amy Hugie, explained that her email dated April 21, 2023 is detailed paragraph by paragraph what changes/clarification need to be made. Commissioner Call thanked everyone for input. The question of where to go from here. Mayor requested the general plan committee work with the town council. Mayor would like to see the whole town zoned in R1-20 or 1-40 citywide. Amy stated in the 2010 plan there was talk of a citywide sewer. In 2019, talk about a sewer area map, but the definition is a problem. This is not a zone. The map is only an identifier. The impact fees and capital facilities plan is a separate thing with an area map not the entire city so that money could be used to do the entire city. Amy does suggest that Wasatch Civil do a plan to incorporate this.
- Mayor Nelson asked to readdress Henry Thompson's subdivision that has just been recommended to the town council. This concept subdivision according to the calculations should be required to hook on. Shane Taggart, Town Engineer, from an engineering standpoint. My original review did not include the 2019 study by JUB Engineers because he didn't know it existed. The town engineer numbers were reviewed

through the capacity of that system, the town is running at half capacity now. Shane Taggart does not recommend Thompson hook on. The JUB study did not study the 10400 North area. There were 162 and now 127 connections available to handle capacity through the existing system. There is a geographical section of town that would be littered with lift stations if we started into that area. These lift stations would have to be maintained by the city, which doesn't make sense. What would make sense is a regional lift station to encompass all of that area. Mayor Nelson detailed the Maverick controlled lift station and how that takes control away from the town. Councilman Scott Goodliffe stated that a long range sewer plan would address these growth issues and guide the town on how to handle developments. Lesa Hess, community member, commented that this was a discussion when the sewer was originally put in. First house on the north side, Poppletons, should have hooked on, within 300 feet. Amy Hugie added that this is going to apply when each new development comes. Lesa Hess added the comment of a homeowner putting in a septic system and then years in the future with Phase 2 to the north and those homeowners' requirement to then hook into sewer would be upsetting.

- Britton Hayden asked where industrial should be. The comments stated the industrial zoning should be by Tremonton public works facilities.
- Commissioner Call asked for a future plan for the general plan. Members agreed that the general plan committee will continue to work on the plan. The committee has identified items to work on with zoning, attorney comments. The committee will meet with Shane Taggart, Town Engineer and Amy Hugie, Town Attorney. The committee will plan a time to meet when those involved can meet. Karolina Munns, Planning Commission Secretary, commented on the general plan update goal of June, and inquired about readjusting the timeline. The capital facilities plan done by Shane Taggart, Jones and Associates does need aspects of the General Plan to complete. Shane has impacts to be done, but the General Plan needs to be done first. Shane has started the sewer report, but hasn't done the models yet. Amy stated that the town council needs to discuss next week. If the sewer is to cross the whole city, having it addressed in the capital facilities plan.

- **Adjourn Meeting**

Commissioner Hamson motioned to adjourn the meeting at 8:16 pm, and Commissioner Shimek seconded, all in favor, motion passed.