

Minutes

Elwood Town Planning Commission Work Meeting

Tuesday, May 16, 2023

The Board of the Planning Commission of Elwood Town met at the Elwood Town Hall at 7:00 pm, on Tuesday, May 16, 2023.

Present: William Call, Phil Shimek, Quinn Hamson

Others Present: Samuel Heiner (Zoning Administrator), Britton Hayden (General Plan Committee), Stevi Sherman (General Plan Committee), Keenan Nelson (Town Mayor), Karolina Munns (Planning Commission Secretary), Robert Bronson, Marc Allred, Deb Allred, Mark Lay (Town Council).

Commissioner Call conducted the meeting, by welcoming everyone to the meeting at 7:03 pm.

Commission Business

- Action Item A: Wade Detwiler, WKD Minor Subdivision, Final Plan Approval. Samuel Heiner, Zoning Administrator stated that all engineer and county comments were addressed. Commissioner Hamson motioned to recommend final plan approval, Commissioner Shimek seconded, all in favor, motion passed.

Work Meeting

- Discussion Item A: Marc Allred, discussion for a multi-family unit ordinance zone. Robert Bronson Property, south of JC's Diner, 6.44 acres, contract pending UDOT access and Elwood Town would adjust MPC zone to less than 10 acres. The front is commercial and the back is residential. Marc is requesting if Elwood Town would adjust an ordinance for this development. The commission questioned how many units, and Marc responded that 12-18 units on that size of property with 4-plexes, actually townhome units, next level up. The developer is willing to wait four to six months for the town to adjust an ordinance for this. The commission stated that this is the general area where high density zoning is being drafted in the general plan update. Marc talked about access possible along with Udy's Country Lane Estates Phase 2 that is not requiring access to UDOT. Samuel Heiner stated that the town does not currently have mixed use ordinance in place. Commissioner Call said that the town is not quite ready to direct this development until we finish the general plan update and get ordinances in place to diversify high density zoning. Marc inquired if the town would be ready by July. The commission stated that six months is more reasonable. The commission/town is wanting

to get the ordinances in place for this development. There was discussion on open space requirement, sewer accessible, drainage, secondary water preparation and alternatives for road access. UDOT is the first step. Two lots there and they share one access.

- Discussion Item B: Samuel Heiner, Discussion of Zoning Analysis. Samuel commented that there is no more to report on yet. There will be more information in a month. A question of Karolina Munns, Planning Commission Secretary of the Robert Bronson Property just talked about. How will this stand in the Zoning Analysis with dual zoning on this property? Marc Allred will have to rezone and that will change the zoning. Also, this 6.44 acres is currently more than one lot. The MPC zone ordinance is a more current ordinance than when the recodification was done, so there is not a link on the website. Karolina will ask Gina about this.
- Mayor Nelson addressed the Planning Commission, informing the commission that Commissioner Call will be retiring as of the last meeting in June. Mayor Nelson introduced Britton Hayden as the newest appointed member of the Planning Commission, appointed immediately. The commission can be up to seven members.
- Discussion Item C: Dakota Nelson, Discussion of General Plan. Dakota was not present at the meeting. Samuel Heiner, addressed the commission about the progress. The committee has acknowledged Amy Hugie, Town Attorney, comments(email April 21, 2023). The committee has not met since, but did just meet with the Mayor before this meeting. They will meet and get going on it again. Britton Hayden asked about the General Plan. Is the general plan all encompassing? Is the general plan going to include all the different plans in the general plan? Councilman Mark Lay commented on the varied general plans throughout the state. Every attorney is going to have different opinions. Samuel Heiner, suggested that the plans should be different. An example is the drainage plan, which changes frequently. If it was part of the general plan, then the general plan would need to be updated and adopted frequently. Separate documents with more details and separate code. Amy Hugie's comments in the April 21, 2023 email is to make the general plan more defensible. The commission discussion included taking some of her comments to add teeth. Samuel Heiner stated that the comment of needing developer input, for example, is not something the committee overlooked, rather this is one of the future next steps. Samuel added that there was misunderstanding in the stage of the update. Amy saw it as ready to be adopted when the actual status was draft stage. Discussion included that the committee is going in the right direction; continue forward in the process. Stevi Sherman asked about the two cities zoned. Commissioner Call suggested the difference of one acre and half acre lots is the alert. Discussion among the commissioners about the sewer versus non sewer land. When the land was all zoned residential, there is no way to know the intent. The end result is the health department will decide what will pass a perk test, the town does not have to. Until infrastructure comes to even out the town, the "two cities" will remain. Agriculture zoning discussion and explanation as to why farmers want property zoned as future development rather than as Agricultural was recommended by Karolina Munns, Planning Commission Secretary.

The Land Use Map purpose is to plan the future development preference of the town. The Zoning Map is actual zoned land. Planning is necessary to state the direction of development rather than have “sprawl” across the town. Rules need to be followed.

- Discussion Item D: Samuel Heiner, Discussion of Use Charts/Tables. Commissioner Call said in the interest of time, review the Use Tables. Samuel Heiner, asked the commission to review any changes they like. Commissioner Call asked Samuel Heiner to first redline the table and then we can talk about it at the next meeting, or through email.
- Discussion Item E: Samuel Heiner, Discussion of R 1-10 Zoning Request from Town Council. The Planning Commission is concerned about creating this ordinance with the current zoning as all residential, thus this zone could go anywhere. Second, the planning commission set the MPC zone ordinance in place to address the higher density housing. RD1 and RD2 address the smaller lot with a minimum of 10,000 square acre lot size. Commissioner Hamson suggested that these two items need to be addressed at a town council meeting. Commissioner Call asked Samuel Heiner to attend the next town council meeting and bring an example. Could Councilman Mark Lay explain the planning commission’s concerns to the town council? Mark Lay said he could after going over it again. The commission is concerned because the town council had asked about this previously, and now they are asking it again. The Commissioners inquired about how/where the miscommunication is happening.
- The commissioners planned who would go to the next town council meeting. Britton Hayden for June 13. More discussion at the next meeting.
- Britton Hayden stated that Elwood Town was holding a Utah League of Cities and Towns training on June 12th at 6 pm. More information to come.
- Commissioner Hamson suggested that we elect a new commission chair at the June 6, 2023 meeting. Commissioner Call agreed. At the next meeting, the commission will also discuss what we will do about the first July meeting where it is on July 4th.
- The meeting was adjourned at time 8:29 pm with Commissioner motion and Commissioner second, all were in favor and motion passed.