

Minutes

Elwood Town Planning Commission

Tuesday, June 6, 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, June 6, 2023.

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

OTHERS PRESENT: Samuel Heiner(Zoning Administrator), Amy Hugie(Town Attorney), Scott Goodliffe(Town Council Rep), Karolina Munns(Planning Commission Secretary), Jeff Spenst, Marc Allred, Marianne & Mike Shaffer, Darin Hawkes, Britton Hayden, DeVere Hansen, Rachel Stowell, Stevi Sherman.

Welcome

Commissioner Call started the meeting at 7 pm. Commissioner Crouch offered a prayer and Commissioner Hamson led with the pledge.

Minutes

- May 2, 2023, & May 16, 2023- Commissioner Hamson made a motion to accept minutes with corrections noted, Commissioner Crouch seconded, all in favor, motion passed.

Town Council Update - Mark Lay

- No updates

Zoning Administrator Update – Samuel Heiner

- Marc Allred and Shane Taggart, Town Attorney, met with UDOT regarding access onto the Robert Bronson Property today. He did get preapproval on that and will be coming to the planning commission for multi-family density zoning in the future.

Public Hearing

- Sunset Vista Subdivision Phase 1 Amended 1 - Plat Adjustment - 10400 North.
Commissioner Hamson motioned to open the public hearing, Commissioner Crouch seconded it, all in favor, motion passed. Jeff Spenst addressed the commission and explained that lot 6, purchased by Shaffers, also wants to purchase a piece of land behind their lot. This remainder parcel is part of the subdivision and will be vacated out of the subdivision with this amendment. No comments from the public. Commissioner Crouch moved to close the public hearing on Sunset Vista Subdivision Phase 1 Amended 1, and Commissioner Hamson seconded it, all in favor, motion passed.
- Jeff Spenst Minor Subdivision Amended 2 - Plat Adjustment - 10400 North.
Commissioner Crouch motioned to open the public hearing, Commissioner Hamson seconded it, all in favor, motion passed. Jeff Spenst explained that this minor subdivision is the Jim Thomas flag lot and the remainder parcel(purchased by Shaffer). No comments. Commissioner Hamson moved to close the public hearing, and Commission Crouch seconded it, all in favor, motion passed.

Commission Business

- Action Item A: Sunset Vista Subdivision Phase 1 Amended 1 - Plat Amendment - 10400 N. Commissioner Shimek motioned to recommend Sunset Vista Subdivision Phase 1 Amended 1 - Plat Amendment to town council pending noted county red lines. Commissioner Crouch seconded it, all in favor, motion passed.
- Action Item B: Spenst Minor Subdivision Amended 2 - Plat Amendment - 10400 North - Commissioner Hamson motioned to recommend Jeff Spenst Minor Subdivision Amended 2 - Plat Amendment to town council with county red lines noted. Commissioner Shimek seconded it, all in favor, motion passed.
- Action Item C: Elwood Crossing Subdivision Phase 2, - Preliminary Plat - 5400 West and West Powerline Road. Samuel Heiner missed seeing this initially and didn't get a review sent to Marc. Lot 6 is a flag type lot because it doesn't have frontage to the road. Marc Allred brought an updated plan to look at and Karolina added it on the TV monitor. Marc has made some changes to this phase based on having a buyer interested in 5 acres. Flag lots are not usually approved for Commercial, and the 60 ft piece does make it possible for future roadway. This would be determined when a future commercial lot went through site plan development. The lot 26 (7 acres) doesn't have current frontage as required per ordinance, so it remains to be determined. Commissioner Hamson motioned to recommend the Elwood Crossing Subdivision Phase 2 for Preliminary approval to town council, Commissioner Shimek seconded it, all in favor, motion passed. Part of the process is that water shares will transfer. Shane Taggart made a review and calculation of water shares needed. Shane Taggart, Town Engineer and Steve Woerner, Public Works, are working with Marc Allred on this.

- Action Item D: Wonderful Beginnings - Conditional Use Permit. Samuel Heiner explained this, Rachel Stowell submitted a business license application for an in-home residential preschool business, which requires a Conditional Use Permit. Her home is currently not ADA compliant, so she does have to limit it to five students. Rachel asked how she gets more detailed information on how to meet ADA compliance requirements. Samuel Heiner stated that Stuart Murray is the building inspector to talk to. Commissioner Hamson motioned to approve Wonderful Beginnings - Conditional Use Permit with a maximum of five students. Commissioner Crouch seconded it, all in favor, motion passed.
- Action Item E: Safepro Storage Facility - Conditional Use Permit. Samuel Heiner explained that Safepro Storage Facility has been through the whole approval process a while ago, but the Conditional Use Permit did not get done so they are returning to get Conditional Use Permit approval. Commissioner Shimek motioned to approve the conditional use permit for Safepro Storage Facility, Commissioner Crouch seconded it, all in favor, motion passed. Darin Hawkes, the engineer on the project was in attendance.
- Action Item F: Election of new Planning Commission Chair. Commissioner Call opened nominations for a new Planning Commission Chair. Commissioner Crouch nominated Commissioner Hamson, Commissioner Hamson nominated Commissioner Shimek. Commissioner Call seconded, all in favor, Commissioner Hamson is nominated. Commissioner Hamson took the chair. There was no vice chair nominated at this meeting.

Work Meeting

- Discussion Item A: Amy Hugie, Amendment-Elwood Town Ordinance 150.46(c). Amy explained that Scott Goodliffe called/emailed and asked to make changes to this ordinance with this being brought up because of the Henry Thompson Subdivision coming on Rocket Road and the issue of backing out onto this arterial road. Amy stated that Scott commented it was too wordy. Amy added 'local' streets. Amy added b to state safety factors. Amy added e to address the issues of backing onto arterial or collector streets. The next sections explain examples of street access options. Commissioner Hamson suggested stating the rule and then stating that exceptions can be granted in some cases by planning commission based on findings. Amy suggested adding language for future setbacks from collector or arterial streets, to address the future ride of way based on the Master Transportation Plan. If the town doesn't put this in then, in the future the town will have to purchase land to accommodate the widening of these streets. Commissioner Shimek asked about smaller lots and parking space and smaller streets, and it was commented on the local roads definition. Amy will make changes and be

ready for June 20th, then the commission can make a decision as to when to have the public hearing.

- Discussion Item B: Britton Hayden - General Plan Update - The committee is currently going through Amy Hugie's email. Britton brought up that Utah Code was changed on March 23 that added some requirements for moderate income housing requirements that had not been addressed. Section 10.9.403. Elwood Town has a fifth class at around 1250 population. The new Utah Code does still specify that a town be over 5K. Britton asked a question about the location of 'downtown district' and the place to put it, and splitting the downtown district on Hwy 13 or all on the west side or the east side, also a downtown district separate from city center. There are options for the canal crossings, and opening up the option of commercial districts more separated on either side of Hwy 13. Commissioner Hamson suggested that setting more commercial closer to the freeway access does make more congestion that is not ideal/wanted. Samuel Heiner advised keeping the city center off Hwy 13 because it is restricted in 650 ft to have entrances. Britton Hayden stated that if we want the city center to be walkable you don't want it across Hwy 13. Commissioner Shimek questioned if we have a new commissioner to serve on the General Plan Committee since Commissioner Dakota Nelson is not on Planning Commission any longer. Commissioner Shimek said he can attend the General Plan Committee meeting tomorrow night at 7pm.
- Discussion Item C: Samuel Heiner, Jones & Associates - Residential Density and R-1-10 Zoning Definition. Samuel provided exhibits to show the different residential zoning options, RD-1, RD-2, R 1-20, R 1-40, multi-density, mixed use. This was made to help explain the existing density the planning commission has put to ordinance. Commissioner Shimek asked why the town council is pushing for R-1-10, when RD-1, RD-2 and MPC zones would address this. Councilman Mark Lay added that this request is there to address patio homes, and under 10 acre development in the town. Commissioner Call agrees to this to some degree, but doesn't want to have it allowed anywhere in the town. Commissioner Shimek added two concerns 1. right now with the whole town zoned as residential means that any of the residential zone type can develop any place in the town; 2. Connections for water are limited right now, and this will change with secondary water phases developing, but according to the major this is a year and a half out. Commissioner Shimek added that it is a timing issue. Stevi Sherman, General Plan Committee Member asked of the possibility that the town have a zone specific for patio homes? Also, Stevi asked if aesthetic requirements be added into an MPC? Karolina Munns, secretary, asked if patio homes, single family residence, can be accommodated in RD-2 zoning? Commissioners stated that no, but a MPC zone can be addressed but there is a 10 acre requirement. Does the town want to create a multi-family zone with requirements? The commission agreed to address these issues in a work

meeting in the future aesthetics in the different zoning including commercial zoning and to work towards multi-family zoning.

- Discussion Item D: Discussion of the first July meeting, (July 4th). Commissioner Hamson suggested that we move the June 20th meeting to June 27th meeting and cancel the July 4th meeting. Commissioner Call will attend the June 13th Town Council meeting. There is a June 12th training meeting at 6pm by the Utah League of cities and towns to attend.

Adjourn Meeting

Commissioner Crouch motioned to adjourn the meeting at 8:57 pm, and Commissioner Call seconded, all in favor, motion passed.