

# Minutes

## Elwood Town Planning Commission Work Meeting

Tuesday, October 18, 2022

The Board of the Planning Commission of Elwood Town met at the Elwood Town Hall at 7:00 pm, on Tuesday, October 18, 2022.

Present: William Call, Dakota Nelson, Curtis Crouch, Phil Shimek, Quinn Hamson

Others Present: Samuel Heiner, Scott Goodliffe, Kelli Shimek, Karolina Munns

Commissioner Call conducted the meeting, by welcoming everyone to the meeting.

### Commission Business

#### Work Meeting

- Discussion Item A: Discussion of General Plan Committee. The Town Council gave the Planning Commission the go-ahead on forming a committee to update the General Plan. A town council member, A planning commission member, A citizen, A farmer, A commercial type member. Several names were suggested and discussion was had. We would like to ask them to join us for the November 15th meeting at 7 pm to go over their duties and then to let them decide when they will hold committee meetings. The idea is that they will work to get through it in six months. Karolina Munns will contact the individuals suggested.
- Discussion Item B: Discussion on Zoning Map. The Town Council again did not approve the Zoning Map. Some of the town council comments/questions were discussed. The reason the planning commission made some areas acre lots instead of ½ acre lots is because it won't perk. A Town Council member said the Health Department will determine that. The Planning Commission's purpose in the Zoning Map is a plan where the growth will happen: planning density. The goal being to be planned rather than sporadic growth. We prefer to start at one acre then can change to half acre if the developer wants to. We listed some land as agricultural because we prefer to start at agriculture zoning in that area. Maps are updated every five years. Our plan is not to start with all areas so dense. We are choosing where we prefer density to be/start. Councilman Scott Goodliffe stated that the town council members concerned were: market value-based, ability for citizens to care for a one acre lot. The discussion concluded with Elwood Town's vision to be an agricultural community which requires planning for it. In the review, the planning commissioners still agree this is our vision.

We are available if the town council wants to discuss it with us. Councilman Scott Goodliffe also brought up that UDOT was at the last town council meeting for expansion of Hwy 13 to a 4 lane road from i-15 to crossroads. Right now this is on a ten year plan, and the percentage of accidents may bump it up. Also, the Riverbend Subdivision is of concern to the town council because they want to put sewer on the Hansen Park side.

- Discussion Item C: Discussion of RD-1 and RD-2 ordinances. Density vs Square Footage.
- Discussion Item D: Discussion of Sensitive Lands Overlay Ordinance. Samuel Heiner didn't get with Lynn Hardy for identifying specific areas of sensitive lands on the map. Discussion included that each sensitive land will be dealt with as a case by case situation. Our duty is to protect residents' current and future. There was discussion on having appropriate setbacks in sloughing zones.
- The meeting was adjourned at time 8:30pm.