

MINUTES

ELWOOD TOWN PLANNING COMMISSION

Tuesday October 5, 2021

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 October 5, 2021.

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

OTHERS PRESENT: Steve Anderson, Lacy Richards, Amy Hugie, Jeff Spent, Phil Williams, Kurt Hardy, Cami Hardy, Mark Lay, Steve Woerner, Scott Goodliffe, DeVere Hanson

Welcome

Meeting started at 7 pm. Commissioner Shimek offered a prayer and Commissioner Crouch led with the pledge.

Minutes

- September 7, 2021- Commissioner Nelson made a motion to accept minutes, Commissioner Crouch seconded, all in favor, motion passed.
- September 21, 2021 - .Commissioner Crouch motioned to accept minutes, Commissioner Hamson seconded, all in favor, motion passed.

Town Council Update – Mark Lay

- Subdivision Ordinance 11.02 tabled. Ordinance 11.10 carried. Working with JD parking lot, to slope to the backyard.

Zoning Administrator Update – Steve Anderson and Lacy Richards

- Inquiry for a business license for an armored ATV builder; Preliminary plans for new vet clinic with conditional use and adding residential site to property. They will do equine reproductive services and need someone on the premises at all times.

Commissioner Business

- Action Item A: Jeff Spent Subdivision-Sunset Vista Phase 1-Final Plan Approval. Report from Chris Wight says he is waiting on a few things. Spent asked for a final

approval with stipulations. There are minor plat review items such as address added in numeric, other items that Phil Williams, Jeff Spenst engineer, and Chris Wight will email about and get this week. Spenst commented that certain things have been left to the last, or changes asked for at the end, such as title report asked for a second time.

Commissioner Hamson moved to accept the Jeff Spenst Subdivision-Sunset Vista Phase 1 Final plan with conditions that all town engineer's comments be addressed to completion, Commissioner Crouch seconded, all in favor, motion passed.

- Action Item B: Hardy Minor Subdivision Final Plan Approval. Kurt Hardy plan has 150 ft frontage and $\frac{3}{4}$ acre. Commission looked at the town engineer review notes and Steve Woerner said he would measure distance to fire hydrant tomorrow, making sure it was within code. Hardy said it was 366 ft in distance. Commission said that a letter from the health department approving septic system must be obtained and Cami Hardy said she would get it in the week. Commissioner Nelson moved to accept the Hardy Minor Subdivision with conditions that S. Woerner will measure fire hydrant distance tomorrow and Cami Hardy will get a letter from the Health Department, septic system, and Commissioner Crouch seconded, all in favor, motion passed.
- Action Item C: Amend Subdivision Ordinance 11.10 Development Standards .070 Secondary Water Systems. Scott Goodliffe spoke to this and stated that the item needed to be tabled again because the town is waiting for water exaction rates to complete. Commissioner Shimek moved to continue to table Subdivision Ordinance 11.10 Development Standards .070 Secondary Water Systems, and Commissioner Nelson seconded, all in favor, motion passed.

Work Meeting

- Discussion Item A: 10.13 Commercial District. Commission looked over and approved for public hearing at next November meeting.
- Discussion Item B: Subdivision Ordinance 11.03 Subdivision Procedures Exemption. Amy asked the commission to consider minor subdivisions with agriculture. The ordinance has requirement to hook into utility when available, pay at the time of hook-up with a fee. It was confirmed that yes subdivision has to turn over shares but the town still allows owner to use it with an agreement. The commission accepted this for public hearing in 2 weeks at November meeting.
- Discussion Item C: Schedule the General Plan Map Open House, Oct 19th, 6-7 pm, Work meeting to start at 7:30 pm and schedule the public hearing tentatively Nov 2nd. Commission accepted this schedule. Notices and announcements are in the utility bill and Gina is putting it on Facebook page and such.

- Other Discussion: Commissioner Call suggested that some items on the Elwood website have weird spacing or hard to read. Answer was that the town is working on improving this with American Legal Publishing working on ordinance and upgrading our website.

Adjourn Meeting

Commissioner Shimek motioned to adjourn the meeting at 8:15 pm, Commissioner Hamson seconded, all in favor, motion passed.