

# Minutes

## Elwood Town Planning Commission

Tuesday, November 1, 2022

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, November 1, 2022.

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

OTHERS PRESENT: Samuel Heiner(Zoning Administrator), Scott Goodliffe(Town Councilman), Amy Hugie(Town Attorney), Britton Hayden, DeVere Hansen, Vickie Karp, Karolina Munns(Secretary) via zoom

### **Welcome**

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

### **Minutes**

- Date, October 4, 2022, & October 18, 2022- Commissioner Shimek made a motion to accept minutes with date corrections, Commissioner Crouch seconded, all in favor, motion passed.

### **Town Council Update - Scott Goodliffe**

- No more information. A request from planning commission to select a town council member to join the general plan committee

### **Zoning Administrator Update – Samuel Heiner**

- Nothing new

### **Public Hearing**

Commissioner Nelson motioned to open the public hearing, Commissioner Crouch seconded it, all in favor, motion passed.

- Elwood Town Recodification Ordinance-The town attorney stated that the town hired American Legal Publishing to come in and take a look at all the ordinances because Utah state code may have changed, and to make sure everything worked together and made sense. They also fixed the numbering system so everything online is actually accurate. It came to the planning commission first because there were changes to Land Use Ordinances. Commissioner Quinn Hamson was thanked for his dedication to reading/reviewing it. The town attorney stated that American Legal Publishing issued a draft which is available on their website at <https://codelibrary.amlegal.com/codes/elwoodut/latest/overview> and there may be more changes to come in the future. The town ordinances will be linked to the town website in the future, and the formatting will be the same when pulled up on different devices ie: smart phone, tablet, computer. Commissioner Call opened it up for questions to the public. Britton Hayden asked, Could you give us a summary of zoning changes? The town attorney reported there were no zoning changes, just coding changes and land use changes. It had to do with referencing the right code.

No more comments. Commissioner Hamson moved to close the public hearing, and Commission Shimek seconded it, all in favor, motion passed.

## **Commission Business**

- Action Item A: Recommend Elwood Town Recodification Ordinance to Town. Commissioner Shimek moved for the recommendation, Commissioner Nelson seconded, all in favor, motion passed.
- Action Item B: Elwood Town Zoning Map-This map has been sent back from the town council with questions, which the planning commission discussed at the October 18, 2022 work meeting. The planning commission feels that the way the Zoning Map is proposed is the way they want to present it to the town council. The town council may need some updates on some new zoning ordinances that are in place for this zoning map. A suggestion from the public, DeVere Hansen, was to put what C-1, C-2, C-3 mean. The zoning administrator stated that it is not on the zoning map legend but it is in code in detail, Highway Commercial, General Commercial, and Light Industrial Commercial. Also, DeVere Hansen, asked what identifies as sensitive land? The zoning administrator answered: flood plans, steep slopes, fault lines, wetlands. Commissioner Hamson added that Sensitive Lands are areas where more restrictions are needed when developed. Britton Hayden asked if where is it defined what kind of sensitive lands on the map, will there be actual lines? The zoning administrator answered, this is the floodplain from the

FEMA, as defined. Britton Hayden also asked referring to the MPC zone, does this mean you can either do residential or MPC zone? The zoning administrator answered, No, residential is primary, and MPC zone is suggested in this location, but a person can come request a zone change at any location. Usually, a person can go less dense than, but there is a land use code that identifies what is permitted/allowed/conditional. The current zoning is online, the proposed zoning is not, public question from Vickie Karp. Commissioner Hamson made a motion to recommend the Zoning Map to town council, Commissioner Crouch seconded it, all in favor, motion passed.

## **Work Meeting**

- Discussion Item A: Discussion of sensitive lands ordinance. The zoning administrator led the discussion by starting with there already is a sensitive land ordinance as identified by reviewing the recodification. The planning commission can make sure there isn't anything to add from the work on the ordinance discussion from November's meetings. The planning commission identified that with steep slopes, there is no buffer, in the current ordinance. Because of the new found ordinance, the zoning administrator would now like to change and review what is already there, and if there is anything else to add. The planning commission wants to review/add buffer distance in steep slopes, and ask that the zoning administrator goes on a drive with Lynn Hardy, town councilman that is very familiar with the land of Elwood, to make sure the map and actual match. Planning commission discussion included a need to state utilities to be in a location that is proper placement for sensitive lands areas. Also, the intent is to protect current and future residence.
- Discussion on the General Plan Committee. Commissioner Call asked if anyone had been contacted from the suggestions made at the last meeting? The secretary stated not yet but she will in the next 24 hours. The planning discussed who from the planning commission will go to town council? Commissioner Crouch went in October, Commissioner Call will go in November, Commissioner Shimek will go in December, Commissioner Nelson will go in January.

## **Adjourn Meeting**

Commissioner Crouch motioned to adjourn the meeting at 7:37 pm, and Commissioner Shimek seconded, all in favor, motion passed.