

Minutes

Elwood Town Planning Commission

Tuesday, December 3, 2024

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, December 3, 2024.

The following members were present constituting a quorum: Quinn Hamson, Curtis Crouch, Phil Shimek, Britton Hayden, and Kevin Hall.

OTHERS PRESENT: Scott Goodliffe(Town Council Rep), Karolina Munns(Planning Commission Secretary),

Welcome

Commissioner Hamson conducted the meeting. The meeting started at 7:00 pm. Commissioner Hayden offered a prayer and Commissioner Hall led with the pledge.

Minutes

- November 5, 2024 & November 19, 2024 - Commissioner Shimek motioned to accept the minutes, Commissioner Crouch seconded the motion, all in favor, motion passed.

Town Council Update - Scott Goodliffe

- November 12th Cedar Ridge Subdivision approved preliminary plan and tabled final plan. A few days later they voted on final approval for the Cedar Ridge Subdivision. Discussed a code enforcer and found that no special licensing is required. Brandon Green will help with the selection process. Approved a new mower for the cemetery and park; Susie Davis commented and is opposed to MPC development; Plan to pipe Highland Ditch, Elwood will participate to use as storm water drainage, and get added funding to help pay for it. Current status is 30% design and review. Commissioner Hamson inquired about the tabled MPC development, and if it had not been brought to town council again. Councilman Scott said that they have been invited back but the development has not been ready to return yet. Commissioner Hayden asked about an update to getting a light at 9600 North intersection at Hwy 13. They will proceed and join three different funding sources. Price has increased significantly since starting to plan for this. Nothing will happen on the southbound intersection, only on the northbound intersection. There is talk of two lights at westbound offramps, a bulb layout

where only right turns are allowed, and then a ‘bulb’ turnaround is in the street pattern to eventually go left. An example is at the Layton exit (Hill Field). Mark Lay commented that the bulb turn for semis is hard on asphalt. The hope is to get a light at the intersection, UDOT will fund it. This light option is a lot less money than a roundabout. This is important for safety. The timeframe is unknown at this point.

Zoning Administrator Update -

- Brandon could not be here, had other meetings. No update.

Public Comments

- “Resident(s) attending this meeting will be allotted 3(three) minutes to express a concern or ask a question about any issue that is **NOT ON THE AGENDA**. No action can or will be taken on any issue(s) presented.” stated by Commissioner Hamson.
- Michael Betourney - a resident living at 10450 North 4400 West. Proposed a speed limit drop from 45 mph to 35 mph on 4400 West. His reason is there are curves in the road that don’t allow you to maintain that speed. Plus there is residential development happening on the street and more families and traffic coming. He proposes the complete street be lowered to 35 mph.
- Art Bingham - Not a resident but wanted to introduce a plan he is working on for the property next to Maverick on the west side. He has been meeting with Shane, Brandon and Steve on this development. He has also met with the neighbors in the area. Art showed the commissioners a rough sketch of a short stay RV Park. He has been around the state and interviewed and visited other RV Parks and is not wanting a long term stay park. Wants a clubhouse that is a place to socialize and visit, but still promotes customers to support local business. The RV park is meant to capture the crowd that is southbound in the winter(snowbirds) and northbound in the spring; seasonal. He spoke of sewer and water impact, and is working with Steve Woerner and with Hansen and Associates gathering more information. He intends for every RV spot to have access to water, sewer, and electric. The sketch showed 75 spots.

Work Meeting

- Discussion Item A: Ordinance Draft - Final Traffic Code(on-street parking) Commissioners went through the edits. Spoke of speed limits posted and directed proposed speed. This is for semis and cars also. Code enforcement and policing is limited in our town.
- Discussion Item B: Ordinance Draft - Final Storage of Commercial Vehicles in Residential Zones. The commissioners reviewed the ordinance draft and made comments. Section 3 4. talk about exit and cross out reference to entry in the title and

body. Section 7 3. Five-Year Sunset Clause. not needed. The commissioners asked if Brandon Green could create a permit for the town to use for this. Also, there was discussion of the permit fee being annual or biennially "every two years".

- Discussion Item C: Consider moratorium - Elwood Town Ordinance 155.460-478 Master Planned Community Zone while revising ordinance. The commissioners spoke of the need to have rules in place and a plan to have the ordinance up and going again by six months if we recommended a moratorium, so they prefer to repeal the ordinance then replace it after getting trained and educated more on master community zones and on development agreements.

Adjourn Meeting

Commissioner Hayden motioned to adjourn the meeting at 9:06 pm, and Commissioner Hall seconded, all in favor, motion passed.