

MINUTES

ELWOOD TOWN PLANNING COMMISSION

Tuesday February 2, 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 February 2, 2021.

The following members were present constituting a quorum:

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

OTHERS PRESENT:

Steve Anderson, Lacy Richards, Amy Hugie via zoom, Mark Lay, Jeff Spenst

Welcome

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

Minutes

- January 5, 2021- Commissioner Nelson made a motion to accept minutes with corrections, Commissioner Crouch seconded, all in favor, motion passed.
- January 19, 2021 - .Commissioner Hamson motioned to accept minutes, Commissioner Nelson seconded, all in favor, motion passed.

Town Council Update – Mark Lay

- Town Council meeting. Mark Lay commented.

Zoning Administrator Update –

- Lacy Richards, City Planner Assistant stated that some business licenses were issued, a solar panel permit was issued, Annexation of Fred Anderson property will go to town council next week.

Public Hearing

- Ordinance sections repealed and placed: Title 11.06 Vacating or Amending a Recorded Final Subdivision Plan, Street, or Alley Final. Commissioner Nelson moved to open the public hearing, Commissioner Crouch seconded, all in favor. Commissioner Call asked for discussion, and there was none. Commissioner Nelson motioned to close public

hearing and Commissioner Hamson seconded, all in favor. Commissioner Nelson made a motion to recommend to town council, Commissioner Hansom seconded, all in favor.

Commissioner Business

- Dee Hanson with Maverick Development was present with offsite improvement plans seeking approval. DRH has ordered the piping materials to pipe the canal, must be finalized before April 15, 2021. They plan to keep resident access in mind for those on Hunsaker Lane. Discussion on getting the Elwood Town approvals through in a timely manner lead to an invitation to the next Planning Commission meeting. Commissioner Shimek moved to accept final approval on offsite road improvements, Commissioner Hamson seconded, all in favor. Commissioner Hamson moved to accept preliminary site plan and site subdivision, Commissioner Shimek seconded, all in favor.
- Mike Udy and Country Lane Estates Phase 2 subdivision, is on the agenda, but no one representing this development was present. The commission looked at the plans. Discussion included lift station, road design and sidewalk and gutter. The current road design on the concept plan being circular will landlock any future development to the north of the property, so Steve Anderson suggested stubbing a road towards the north in lieu of future development. Commission discussed the need to stay within town ordinance and requiring sidewalk and gutter. Drainage then will be an issue and a holding pond is planned in lot 13. Discussion was tabled because the developer was not present.
- Garth Day - Concept Plan-Cottonwood Landing Phase 1 was presented with a redesigned subdivision then had been previously submitted. The redesign gave access for future development to the North, South and East. Sewer lines were discussed with 6 cuts planned across 4800 West street, and Steve Woerner suggested that one cut be made to install a service line and would then give access within the subdivision to the 6 lots. Steve Anderson made a suggestion for 4800 W(busy road) by putting in an interior road for the 6 lots to access from within the subdivision, suggesting the cost savings, and the safety factor. Garth Day said he would consider the recommendations, and return with a preliminary plan in 2 weeks.
- Subdivision Ordinance Chapter 11.09 Appeals Authority. There was no paperwork at the meeting and between Lacy and Amy it was determined that most information could be removed because it is covered in 11.02 & 11.03. 11.09 was tabled for 2 weeks while Amy works on it, along with 11.08 Notice Provisions. It was also mentioned that 10.04 Variances need an appeals person approved.
- Planning Commissioners discussed and colored on a large laminated General Plan-Zoning Map. Discussion was had on where commercial, industrial, higher density and larger lots. Discussion also on planning for additional schools, parks and nature

preserved areas as the population grows. There is a lot of space in Elwood. There is the river edge that could be preserved as a greenbelt. Lacy led the discussion and the commission joined in with many suggestions offered.

Adjourn Meeting

Commissioner Hamson motioned to adjourn the meeting at 9:00 pm, Commissioner Crouch seconded, all in favor, motion passed.