

Minutes

Elwood Town Planning Commission

Tuesday, February 6, 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, February 6, 2024.

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

OTHERS PRESENT: Brandon Green(Jones & Associates), Samuel Heiner(Zoning Administrator), Scott Goodliffe(Town Council Rep), Karolina Munns(Planning Commission Secretary), Greg Iverson, Mark Lay.

Welcome

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

Minutes

- January 2, 2024 & January 16, 2024 - Commissioner Shimek made a motion to accept minutes with corrections, Commissioner Hayden seconded, all in favor, motion passed.

Town Council Update - Scott Goodliffe

- Town Council denied the Stokes Annexation, Massengale Minor Subdivision was approved, Audit was tabled, Davis & Bott didn't come; Sheriffs Dept new canine; discussed heavy trucks in Elwood and Mark Lay is working on solutions and open house; secondary water design is underway; new fiber in town discussion and up and running July 2024 Beehive service.

Zoning Administrator Update – Samuel Heiner

- DFD Subdivision now called The Estates at Riverview Subdivision was denied in Concept plan, and the development is taking it to the Town Council for exception, concerning homes on a collector road.

Public Comments

- No comments

Public Hearing

- Commissioner Hall motioned to open the public hearing and Commissioner Crouch seconded it. All in favor, motion passed.
 - Chapter 150, Sections 150.001 thru 150.134 and also 150.170 thru 150.999 of the Elwood City Code be repealed and replaced with other language. Scott Goodliffe asked why it was out of sequence and there was discussion on old and codified ordinance differences. Garth Day, a developer in the community, discussed 150.23(b) expiration and suggested it currently does not address MPC zone development agreements, which are longer projects in general. In the discussion Phasing means Preliminary Plat for all phases and Final Plan at each phase. 150.040 9(D)Water conveyance could be defined earlier in definitions section, 150.050 14, have the planning commission chair sign; 150.112 3 Secondary Water System provided by city or another provider; 150.115 pioneering agreement to be added, 10 years is industry standard, 150.128 add if utility will not allow. Scott Goodliffe commented that 150.125 should have street lighting, and the answer of this decision is made through the town because Elwood is the account holder. Scott Goodliffe asked about 150.124 Buffer Yard, 6 ft to 8 ft, buffer between residential and commercial. 150.122 C item 5 private right of way defined, question do we have the right to define. Attorney Amy Hugie said yes, the town can define, g,h,i are dictating that they are there, and the developer can do what they want but can be maintained by the town. Phil Shimek asked about 150.112 utilities and fiber optics being required for new subdivisions. Garth Day as a developer said that a utility trench has to stay open for 10 days, and utilities are informed so they can use the open trench if they choose to.
- Commissioner Hayden motioned to close the public hearing, Commissioner Shimek seconded, all in favor, motion passed.
- Commissioner Hall motioned to open the public hearing, Commissioner Crouch seconded, all in favor, motion passed.
 - Section 155.056 shall be repealed; appeal board. No comments.

- Commissioner Shimek motioned to close the public hearing, Commissioner Hayden seconded, all in favor, motion passed.
- Commissioner Crouch motioned to open the public hearing, Commissioner Hayden seconded, all in favor, motion passed.
 - Section 155.055(C)(2) language shall be amended to remove the following language from the first sentence of the section, “UCA §§10-9a-204 et seq. as amended.” and replace it with, “UCA §§10-9a-302 et seq. as amended.” No comments.
- Commissioner Hayden motioned to close the public hearing, Commissioner Shimek seconded the motion, all in favor, motion passed.
- Commissioner Shimek motioned to open the public hearing, Commissioner Crouch seconded the motion, all in favor, motion passed.
 - Proposed annexation of real property owned Michael Paulsen parcel number 05-087-0046. No comments.
- Commissioner Crouch motioned to close the public hearing, Commissioner Hall seconded, all in favor, motion passed.

Commission Business

- Recommend to Town Council -
 - Chapter 150, Sections 150.001 thru 150.134 and also 150.170 thru 150.999 of the Elwood City Code be repealed and replaced with other language Commissioner Shimek moved to table all named sections of the Chapter 150 Subdivisions to get the public hearing comments addressed, Commissioner Hayden seconded it, all in favor, motion passed.
 - Section 155.056 shall be repealed. Commissioner Hall moved to table all named sections of the Chapter 150 Subdivisions to get the public hearing comments addressed, Commissioner Shimek seconded it, all in favor, motion passed.
 - Section 155.055(C)(2) language shall be amended to remove the following language from the first sentence of the section, “UCA §§10-9a-204 et seq. as amended.” and replace it with, “UCA §§10-9a-302 et seq. as amended.” Commissioner Shimek moved to table all named sections of the Chapter 150 Subdivisions to get the public hearing comments addressed, Commissioner Hayden seconded it, all in favor, motion passed.
 - Commissioner Crouch left the meeting at this point.
- Recommend to Town Council - Annexation of real property owned Michael Paulsen parcel Number 05-087-0046. Brandon Green, Jones & Associates wrote a memo and recommended that the town deny the annexation. Commissioner Hayden asked if we deny it today according to the 5-10 year plan, but will it cause problems in the future if we wanted to accept them in. The answer was no. Commissioner Hamson commented on two items: it is our duty to advise the town council and also the mayor is not in favor

of annexations unless there is an advantage to the town. Commissioner Hayden moved to recommend denial of the annexation, Commissioner Hall seconded, all in favor, motion passed.

- Commissioner Hamson closed the commission meeting, and moved into the work portion

Work Meeting

- Discussion Item A: New General Plan Committee Member. Some movement in the Planning Commission when Brittan Hayden came to the Planning Commission when Dakota Nelson left caused a shortage in the General Plan Committee. The committee has requested that one more person be recommended to the General Plan Committee to help finish up the work. Karolina Munns, Planning Commission Secretary will go down the list of names and ask individuals to serve on the committee. The next meeting is planned for February 22nd, with plans to meet two wednesdays a month.
- Discussion Item C: Planning Commission Training by Commissioner Hamson. Assignment to review New Flow Chart as homework.
- Discussion Item B: Ordinance Revision - Schedule of Uses 155.126. Samuel Heiner updated the table by alphabetizing the list. Utah State Code is in red. The commission reviewed items.
- Discussion Item D: Ordinance Drafting - On-street Parking. Councilman Mark Lay announced that February 15, 2024 will be an open house style meeting to hear from the public on the topic of on-street parking of vehicles. Commissioner Hall and maybe Commissioner Hayden will attend as Planning Commission representation.

Adjourn Meeting

Commissioner Shimek motioned to adjourn the meeting at 9:00 pm, and Commissioner Hall seconded, all in favor, motion passed.