

MINUTES

ELWOOD TOWN PLANNING COMMISSION

Tuesday March 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 March 1, 2022.

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

OTHERS PRESENT: Shane Taggart, Michelle White, Lynae Winkler, DeVere Hansen, Karolina Munns

Welcome

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

Minutes

- February 1, 2022 - Commissioner Crouch made a motion to accept minutes, Commissioner Shimek seconded, all in favor, motion passed.
- February 15, 2022 - Commissioner Hamson motioned to accept minutes with corrections, Commissioner Crouch seconded, all in favor, motion passed.

Town Council Update

- No update

Zoning Administrator Update – Shane Taggart

- Issued building permits-single family home in Cottonwood Landing and a shed on Ranch Road.

Public Hearing

- Commissioner Hamson made a motion to open the public hearing, and Commissioner Crouch seconded the motion, all in favor, motion carried. Title 10 Zoning Ordinance Chapter 10.09 Schedule of Uses. The planning commission added zone C-3 and changed some of the permitted and conditional designations. They also added/changed some types of uses(businesses) to fit the current situation. Public questions were what does ‘P’ and ‘C’ stand for? Permitted and Conditional. Another question was where is the

current 10.09 ordinance? Answer-on the Elwood Town website under city code→Elwood Town Ordinance→to code number. Also there was discussion about the website and the updates coming soon. A request was made for the current zoning map to be on the website. Commissioner Shimek made a motion to close the public hearing at end of discussion, and Commissioner Crouch seconded the motion, all in favor, motion carried.

- Commissioner Shimek made a motion to open the public hearing, and Commissioner Couch seconded the motion, all in favor, motion carried. Title 10 Zoning Ordinance Chapter 10.13 Commercial Districts. The planning commission has added specifications for Zone C-3 requirements. A question of Who is going to enforce the landscape requirements? Answer-The town has an attorney that handles enforcement. At the end of discussion, Commissioner Crouch motioned to close the public hearing, and Commissioner Hamson seconded the motion, all in favor, motion carried.

Commission Business

- Action Item A: Commissioner Shimek motioned to recommend Elwood Ordinance Title 10 Zoning Ordinance Chapter 10.09 Schedule of Uses to town council, and Commissioner Hamson seconded the motion, all in favor, motion carried.
- Action Item B: Commissioner Crouch motioned to recommend Elwood Ordinance Title 10 Zoning Ordinance Chapter 10.13 Commercial Districts to town council, and Commissioner Shimek seconded the motion, all in favor, motion carried.
- Action Item C: Cody Veibel/Darin Hawkes Safepro Storage Units Preliminary Use Site Plan. Shane Taggart reported this was still in engineer review and they were not in attendance. Commissioner Shimek made a motion to table this item, and Commissioner Crouch seconded the motion, all in favor, motion passed.
- Action Item D: Hyrum White 9471 N 5400 W Storage Units Conditional Use Permit. Michelle White represented this conditional use permit at the meeting. She explained their plan and answered questions. There was a question about the zoning rule of 60% lot area in buildings; reason so that if you want septic/sewer/drainage for property space. Also another question was if there was enough space for a larger truck or vehicle with a trailer or a firetruck to move through the property. A clarification was made that landscaping is 10% of property and can be zeroscape. Shane with clarify code mentioned in the discussion that will help Hyrum and Michelle White as they are designing and will be going through the review process. Commissioner Hamson motioned to approve the conditional use permit and recommend to town council, and Commissioner Crouch seconded the motion, all in favor, motion carried.

Work Meeting

- Discussion Item A: Danielle Barfuss, a committee member, attended the meeting and asked if she could ask some questions. The planning commission addressed her questions. They discussed what the ‘Vision for Elwood’ was, based on the General Plan. She asked how we would plan to help the flow of traffic and specifically questioned how/why we would allow the Vet Clinic south on Hwy 13 to have an entrance/approach right on the corner. The commission answered that that is under UDOT discretion not Elwood because it is a state highway. She also asked about the danger around the exit by Texaco and how we were planning to help this. The commission answered that in areas that we have jurisdiction we can require traffic studies before developments are being made to make requirements that will help keep safety as a priority. There was also question and discussion on the 8000 North Bridge and general curiosity of what was happening there and what a timeline was. The commission answered that the town council was actively working on replacement and in the process with getting funding, making plans and execution.
- Discussion Item B: Community Member/Developer Marc Allred asked to clarify that now with the new Schedule of Uses that Lewis Cabinets would be allowed in C-2 zone with conditional use permit. Shane, Zoning Administrator, confirmed that.
- Discussion Item B: Commissioner Hamson asked if the zoning map had been approved by town council. Karolina will ask Gina/Town Council for an update.

Adjourn Meeting

Commissioner Hamson motioned to adjourn the meeting at 8:02 pm, Commissioner Crouch seconded, all in favor, motion passed.