

Minutes

Elwood Town Planning Commission Work Meeting

Tuesday April 20, 2021

The Board of the Planning Commission of Elwood Town met at the Elwood Town Hall at 7:00 pm, on Tuesday, April 20, 2021.

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

Others Present: Steve Anderson, Lacy Richards, Amy Hugie via zoom, Mark Lay, Carl Roberts, Scott Goodliffe

- **COMMISSION BUSINESS**

- Action Item A - Owen Udy lot line adjustment Final. Commissioner Crouch motioned to approve Owen Udy Subdivision Final Plat, Commissioner Hamson seconded, all in favor, motion carried.

- **WORK MEETING**

- Discussion Item A - Town Ordinance 10.23 Sign regulations with Amy Hugie via zoom. Amy via email: [Green Highlight: Things that have been added such as definitions; and then there are other sections where there are some questions regarding some of the language as to whether you want to keep it or change it. Yellow highlight: These are the portions that Maverick wants to specifically look at changing so that they can compete with Texaco. I did not put in what they specifically want because it has to be tempered with what Texaco has currently so that Maverick does not have an advantage over Texaco by being able to install a taller sign than Texaco.](#) The commission moved through each point, made suggestions and changes/approvals. Conditional Use Permits will be used to allow changes to the sign regulations as needed. There is a place to allow for variance in Commercial/Industrial section. Discussion on size of signs and height of signs. 1 pole per commercial lot was discussed. Amy will make the changes and email to Gina for a proposed Public Hearing at May 4th meeting.

- o Discussion Item B - Density Ordinance with Lacy Richards. Lacy said that the planning commission needs to redo the Zoning Plan for Elwood. It has been discovered that the current zoning plan has nothing zoned as Agricultural. Steve Anderson discussed that set backs 30 ft or smaller is nice. 25 ft minimum for garage and 20 ft minimum for house is nice. Side sets backs of 8 x 8 side or 10 x 10 side for R1 is nice. Also a corner usual set back is 15 ft or 20 ft. New state law to allow mother-in-law and still be considered one unit, and ADU- Accessory Dwelling Unit is also allowed now with Table of Uses. Steve Anderson and Lacy Richards are going to research and report on this for sure.
- o Maverick-discussion on UDOT speed and light. Steve Anderson said that the process is a study is done, then if the study warrants there will be a speed and light added but only if study proves it.
- o Meeting adjourned at 8:50 pm