

Minutes

Elwood Town Planning Commission

Tuesday, April 4, 2023

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, April 4, 2023.

The following members were present constituting a quorum: William Call, Curtis Crouch, Phil Shimek, Dakota Nelson.

OTHERS PRESENT: Samuel Heiner(Zoning Administrator), Scott Goodliffe(Town Council Rep), DeVere Hansen, Jason Thompson, Henry Thompson, Tommy Newman, Mark Lay, Mary LaMont, Stevi Sherman, Teresa Pali, Bart Pali, Zack Pali, Karolina Munns(Planning Commission Secretary),

Welcome

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

Minutes

- March 7, 9 & 21, 2023- Commissioner Nelson made a motion to accept minutes with corrections, Commissioner seconded, all in favor, motion passed.

Town Council Update - Scott Goodliffe

- .Town Council ratified hiring Stewart Murray; approved Double Damned Minor Subdivision; discussed budgetary needs of sewer system, parks, roads; Mayor asked for the council to gather future needs for the budget; discussed rural water users meeting; discussed General Plan, Britton Hayden review.

Zoning Administrator Update – Samuel Heiner

- .General Plan, still working – good progress. Suggestion to invite the Town Council to April 18th planning commission meeting and start at 6pm.

Commission Business

- Action Item A: Henry Thompson, Fairview Estates Subdivision Phase 1 Preliminary Plat Approval – 5800 West 10400 North. Henry Thompson and Jason Thompson were present and talked about the subdivision. Samuel Heiner addressed Shane Taggart’s review. The Thompson’s added that the phase was for 8 added lots, one lot is existing, and referenced code saying that the ordinance stated multiplying lots by 300 feet to determine if sewer was required to be added by the developer. The Thompson’s say that the distance is greater than that, and also that the land is not located within the sewer district. The Mayor, Keenan Nelson, in his review of the plans, felt that this subdivision was close enough to the sewer, would be required to connect to the sewer. The Mayor inquired of Amy Hugie, Town Attorney, to define the ordinances related to this action item. Amy Hugie, Town Attorney, asked that the Planning Commission table it so the town can get further information and clarification. Commissioner Shimek asked if the available water taps were counted in the limited supply that the town has. Commissioner Nelson motioned to table the Fairview Estates Subdivision Phase 1 Preliminary Plat Approval in order to gather further information, Commissioner Shimek seconded it, all in favor, motion passed.
- Action Item B: Tommy Newman, Tom Newman Subdivision Amendment – Boundary Lot Line Adjustment – 10520 North 4400 West. Samuel Heiner, all comments of the review have been addressed. The property is zoned Agricultural. Tom Newman asked about the agricultural subdivision and what stage it was at. Samuel Heiner explained that since it was an agricultural subdivision it did not need to come to the Planning Commission for approval. It was approved by Elwood Town staff. Tom’s engineer, Ben Johnson then forwarded it to the county for approval. Commissioner Crouch motioned to recommend the Tom Newman Subdivision Amendment to Town Council, Commissioner Crouch seconded it, all in favor, motion passed.
- Action Item C: Bart Pali, Paul Pali Subdivision Amendment – Boundary Lot Line Adjustment – 4600 West. Samuel Heiner, all comments of the review have been addressed. Commissioner Shimek motioned to recommend the Paul Pali Subdivision Amendment to Town Council, Commissioner Crouch seconded it, all in favor, motion passed.
- Action Item D: Mary LaMont, LaMont Office Building – Commercial Site Plan Review – 9275 North 5200 West. The new office building to be put in front of the property. The town staff have been asked to gain more detail and need Gina to look up to it. This item will need to be tabled today in order to get this information when Gina is back in the office. Mary LaMont commented that there were items that were addressed by Mary and by the town engineer, regarding the parking study, traffic, lighting and hard surface. Commissioner Call also spoke of additional items to do on the bridge, railing and

reflectors. Commissioner Nelson motioned to table the Lamont Office Building Commercial Site Plan Review in order to gather more information, Commissioner Crouch seconded the motion, all in favor, motion passed.

Work Meeting

- Discussion of Elwood Zoning Analysis, Samuel Heiner, Zoning Administrator. Samuel uploaded a document to the Google Document that lives in the March 21, 2023 folder, and it is large and he will break it up into smaller documents. This is in the first draft stage, and Samuel is going through it and making changes. Samuel does have a request for input on what the intended uses are compared to what the current uses are. There was discussion about whether to change the current R 1-20/R 1-40 zone sections to agricultural, leave as is, or change to all uses residential. From this document, the Town can then use it to do zone changes by small section. The idea is to define one zone for each lot.
- Discussion about why Amy Hugie is coming in late and requesting items are not acted or delayed right before the meeting. It was explained that the Mayor saw this late and called and asked Amy about definitions. The question on Fairview Estates is how many homes(phase 1 or whole concept) will they use to do the calculation for sewer requirements. Code needs to be looked at and defined in this particular situation. Amy is responding to questions that come up members are reviewing documents and reviews. It was commented on the fact of deadlines that are in place. The Planning Commission does have a deadline of having documents a week ahead of time. William Call and Karolina Munns thought that the documents were in a week ahead and then another review for LaMont came in after the week, and the agenda was already set. The Planning Commission does have an option to do some approvals with some conditions. In the past, some things have been missed which has caused some delays/backups in the past.
- Discussion about fencing around subdivisions. Samuel Heiner, stated that the only time a fence has to be required is between different zones. Also, questions on location of retention ponds referring to Fairview Estates. The majority of the drainage will be along 10400 North. Curb and gutter is not being put in along existing frontage per Steve Woerner, Public Works.

Adjourn Meeting

Commissioner Nelson motioned to adjourn the meeting at 8:22 pm, and Commissioner Shimik seconded, all in favor, motion passed.