

MINUTES

ELWOOD TOWN PLANNING COMMISSION

Tuesday May 4, 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 May 4, 2021.

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

OTHERS PRESENT: Mark Lay, Dee Hansen, Devere Hansen, Lynae Winkler, Rick Magness via Zoom, Amy Hugie via Zoom, Lacy Richards, Steve Anderson

Welcome

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

Minutes

- April 6, 2021- Commissioner Nelson made a motion to accept minutes, Commissioner Crouch seconded, all in favor, motion passed.
- April 20, 2021 - .Commissioner Nelson motioned to accept minutes, Commissioner Crouch seconded, all in favor, motion passed.

Town Council Update – Mark Lay

- Last week discuss final site plan Maverick, restriping north median, south bound , Owen Udy Mini Subdivision, Fee schedule no change, Fred Anderson Annexation passed. Attorney came to plan for the future, water shares, future planning, pressurized. Fences around all subdivision property discussion, moved ahead. Town Hall happened with little notice. Advertised on Facebook. Amy Hugie no comments until after attorney continues his discussion with an executive town council meeting next week.

Zoning Administrator Update –

- Steve Anderson issued BP for additions and sheds. Rezone application coming up.

Public Hearing

- Ordinance section repealed and replaced: Town Ordinance 10.23 Sign Regulations. Commissioner Nelson moved to open the Public Hearing, Commissioner Shimek seconded, all in favor. Discussion by Lynae Winkler about sign heights and the disruption of the surrounding neighbors was had, and she understood the necessity of the lights. Commissioner Shimek made a motion to close and Commissioner Hamson seconded, all in favor, motion passed.

Commissioner Business

- Action Item A - Town Ordinance 10.23 Sign Regulation. Commissioner Nelson made a motion to recommend the repeal and replacement of Town Ordinance 10.23 Sign Regulations to the Town Council. Commissioner Crouch seconded the motion, all were in favor. Motion passed.
- Action Item B - DRH/Maverick Final Site Plan (sign included) Conditional Use Permit-convenience, restaurant, signs. Maverick Development stated that they are a 24/7 operation, there is not really anything that needs conditions. The final adjustments to the pole sign were not in the plans sent to Steve Anderson and Planning Commission. Rick Magness said he would get them updated and sent in. Steve Anderson recommends the Conditional Use Permit based on the approval of 10.23 Sign Regulations by the Town Council. Commissioner Shimek made a motion to recommend DRH/Maverick Sign Plan and Conditional Use Permit to the Town Council pending new sign regulations approval by the Town Council and with Steve Anderson approval of the final pole sign submitted by Maverick. Commissioner Nelson seconded the motion, all in favor. Motion passed.
- Discussion Item A - The planning commission discussed the Density Ordinance with Lacy leading the discussion of R1 unit per acre and R2 unit per acre, first talking about lot width minimum, setback minimum, sid setback minimum and considering variances given for odd shaped lots. Lacy will write in the minimum numbers discussed and bring the ordinance back to the next meeting for review. The R1 and R2 lots will be to the North and to the East where there is sewer.
- Discussion Item B - General Plan Map. Lacy suggested that Karolina email each commission member a pdf copy of the General Plan Map, and asked everyone to do some homework by coloring in on the map where each of these zones could exist in Elwood Town General Plan.
- Discussion Item C(added) - Mike Udy - Country Lane Estates Phase 2 Subdivision. Mike Udy came to discuss where his plans are at and where it needs to be in order to come back to the Planning Commission. Mike discussed that he had been allowed the 59.5 foot roadway in the Phase 1 of the subdivision, so would ask for this variance from 60 foot roadway again based on the situation. He had questions about the drainage. The commission talked about what type of curb would be used/required. Steve Anderson again stated the need to have connectivity to the property to the north to avoid having so much neighborhood traffic have to come onto the Hwy 13. Mike Udy disagreed that this

was required, asking if it was in the General Plan. The answer was that the only feeder and arterial streets are on the General Plan. Lacy read the Town Ordinance stating that current property owners were to aid in connectivity. Steve Anderson said that the up in coming residential 1 lot per acre and 2 lots per acre ordinances would actually really help in his Subdivision and make it so he could add additional lots. He left the discussion saying he would consider and continue working on his subdivision.

Adjourn Meeting

Commissioner Hamson motioned to adjourn the meeting at 8:35 pm, Commissioner Shimek seconded, all in favor, motion passed.