

Minutes

Elwood Town Planning Commission Work Meeting

Tuesday, June 21, 2022

The Board of the Planning Commission of Elwood Town met at the Elwood Town Hall at 7:00 pm, on Tuesday, June 21, 2022.

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

Others Present: Kelli Shimek, Gina Marble, Scott Goodliffe, Britton Hayden, Josh Hayden, Samuel Heiner, Karolina Munns

Commission Business

- Mary Lamont – update. It is a private drive and pavement is needed. Samuel Heiner will contact Hansen & Associates to get previous site plan information to get what was approved previously.

Work Meeting

- Discussion Item A: Public and Open Meetings training with Gina. Gina referenced an open and public meetings presentation handout stating zoom meetings can be a substitute when a person cannot make it to the meeting, 3 makes a quorum, email is for receiving information and no discussion can happen for the group. To interact one on one. Agenda must be noticed 24 hours ahead of time, with brief descriptions only. When a meeting is adjourned members should leave and not continue discussion; keep the discussion public.
- Discussion Item B: Discussion of proposed Elwood Zoning Ordinance Title 10.15 Master Planned Community District. The commission reviewed and discussed the ordinance section by section. A list of comments/questions was made for Amy, and she is requested to attend the next meeting to work further through the ordinance.
- Discussion Item C: Amendment to Elwood Zoning Ordinance Title 10 Chapter 10.09 Schedule of Uses, 10.10 Zoning Districts. Discussion was opened with the comment of do we want Love's Project in Elwood with comments on the need for traffic change to address traffic danger with the turn onto the frontage road. Comment was made stating the property tax to Elwood on this project(\$19.5 million) is .00917 which equates to \$18,000 per year. This would require Love's would have to buy an extra parcel for the roadway. If this happened, are we interested in the business coming in? It has less traffic than other commercial businesses would bring, and less water impact, and it fits with the

area with Valley Implement next door. If we had rezoned it to industrial/manufacturing then they would have had to put a masonry wall in to separate it. Now they could use those apportioned funds to go into the roadway/bridge. Discussion occurred on seeking the possibility of either asking that Love's bring sewer under the freeway and/or a new bridge/road through Powerline Road extended to the west for new access to this property. The extension to the Powerline Road to the west is going to be essential to the future development of this parcel of land. A tangible benefit to the town would be a positive move. An agreement between Love's and Elwood Town needs to finalize in order for the planning commission to change the schedule of uses for conditional use on "retread".
Ask: What is the intent of this property? Town has asked UDOT to widen SR-13 from I-15 to crossroads, and this is 5-15 years out. UDOT is planning to lower the speed limit on SR-13.

- Discussion Item E: General Plan Map - Elwood Zoning Map - address town council requests. Be ready at the next meeting to vote on Loves, and PID development requests, and hold a discussion on a zoning map for the next meeting.
- The meeting was adjourned at 9:18 pm.