

Minutes

Elwood Town Planning Commission

Tuesday, September 6, 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, September 6, 2022.

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

OTHERS PRESENT: Kelli Shimek, Scott Goodliffe, Boet Cummings, DeVere Hansen, Courtney Wallace, Derek Jensen, Stephen Francis, Melissa Francis, Mathew Price, Karolina Munns

Welcome

The meeting started at 7:06 pm. Commissioner Crouch offered a prayer and Commissioner Nelsen led with the pledge.

Minutes

- August 2, 2022, & August 16, 2022- Commissioner Nelson made a motion to accept minutes with corrections, Commissioner Crouch seconded, all in favor, motion passed.

Town Council Update - Scott Goodliffe

- .Approved resolution fees of water hookups–needed increase. Accepted Zoning Ordinance 10.13 Commercial District. Security system to add cameras and fencing for equipment

Zoning Administrator Update –

- .Tommy Newman is working on Annexation on property.

Commission Business

- Action Item A: Recommend Elwood Zoning Map. Commissioner Call stated that it should not say General Plan Map, but only Elwood Zoning Map. Commissioner Hamson

motioned to recommend Elwood Zoning Map to town council, Commissioner Shimek seconded it, all in favor, motion passed.

- Action Item B: Commercial Site Plan Concept Approval - Courtney Wallace 5400 West, Elwood Crossing Lot #8. Courtney Wallace stated that this space would have 2 or 4 tenants. Commissioner Hamson motioned to recommend commercial site plan concept approval, Commissioner Crouch seconded it, all in favor, motion passed.
- Action Item C: Conditional Use Permit - Matt Price with Auto Specialties LLC 10060 North 5200 West. The Commission reviewed the conditional use permit. Commissioner Crouch motioned to approve the Conditional Use Permit for Matt Price with Auto Specialties LLC, Commissioner Shimek seconded it, all in favor, motion passed.
- Action Item D: Conditional Use Permit - Mr. Whitaker with Elwood Equine 7912 North Hwy 13. No conditional use permit was submitted. Commissioner Shimek made a motion to table the item, Commissioner Nelson seconded, all in favor, motion passed.
- Action Item E: Preliminary Subdivision Approval - Derek Jensen with River Bend Subdivision 9163 N River Road. Derek Jensen, engineer with Hansen & Associates, stated that all items in Jones & Associates review made by Shane Taggart on August 30, 2022 had been addressed except the turnaround. Derek requested that the town allow a hammerhead type turnaround, also an offset circle. Commissioners asked Derek to discuss that with Shane Taggart, Elwood Town Engineer, and follow the code. Derek also stated that for the secondary system a dry system was being added and set to code. Discussion about sewer and road level. Commissioner Shimek motioned to recommend preliminary subdivision to town council with the conditions that all items in town engineers review are addressed and approved by Shane Taggart, Elwood Town Engineer, Commissioner Nelson seconded it, all in favor, motion passed.
- Action Item F: Stephen Francis came to the meeting tonight with a conditional use permit and Commissioner Call agreed to put it on the agenda. Stephen Francis with an auto sales and reconditioning of autos business named SF Customs located at 9725 N Hwy 13 #5 by the Elwood Mini Storage and Commercial Buildings(Mary Lamont) is requesting a conditional use permit to conduct business. The commission has not seen this and Samuel Heiner via phone call, stated he had not seen it. The commission requested that Stephen Francis give the zoning administrator a chance to look at it. The commission also felt that the unfinished driveway for the bridge would be a problem. Commissioner Hamson motioned to table until September 20, 2022 to give the zoning administrator and commission time to get answers, Commissioner Crouch seconded it, all in favor, motion passed.

Work Meeting

- Discussion Item A: Discussion of General Plan Update with Samuel Heiner. Samuel could not be at the meeting. He was present via phone call earlier in the meeting. The Commissioners will spend more time reviewing the call.

The commission also discussed the timeframe of when taps get counted? They were wondering and wanting this to be a point of clear understanding for the incoming subdivisions.

Adjourn Meeting

Commissioner Crouch motioned to adjourn the meeting at 8:10 pm, and Commissioner Shimek seconded, all in favor, motion passed.