

Minutes

Elwood Town Planning Commission

Tuesday, April 16, 2024

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 16, 2024.

The following members were present constituting a quorum: Quinn Hamson, Curtis Crouch, Britton Hayden, Kevin Hall, Phil Shimek via Zoom.

OTHERS PRESENT: Town Council (Mayor Keenan Nelson, Scott Goodliffe, Lynn Hardy, Mark Lay, Mike Pace, General Plan Committee (Zack Pali, Stevie Sherman, Darwin Nielson), Brandon Green via Zoom, Jones & Associates, Karolina Munns (Planning Commission Secretary), Gina Marble (Town Recorder), Amber Hayden.

Welcome

Commissioner Hamson opened the meeting at 7:05 pm, and welcomed the Town Council and the General Plan Committee.

Public Comments

- “Resident(s) attending this meeting will be allotted 3(three) minutes to express a concern or ask a question about any issue that is **NOT ON THE AGENDA**. No action can or will be taken on any issue(s) presented.” stated by Commissioner Hamson.
 - No comments.

Commission Business

Work Meeting

- Discussion Item A: Review General Plan Update with General Plan Committee, Planning Commission, and Town Council. Commissioner Hamson asked Commissioner Hayden to start the review process, and Commissioner Hayden gave a summary of the work done to update the plan including addressing legal comments from a year ago, information gathered from interviews and information gathered from the survey. He wanted to make sure the discussion dealt with 4 items as follows, 1. R1-10 in or out; 2. Property behind Tractor Dealer future road, question of keeping residential or future

commercial/industrial; 3. Annexation Map question; and 4. For the MPC zone, adding a cap on how much multi-use housing (not recommended by Emily, Jones & Associates). Commissioner Hayden opened the discussion up to any Town Council, Planning Commission or General Plan Committee members to share their thoughts/opinions on the draft.

- Lynn Hardy, Town Council. Stated that he appreciates the work that has gone into the update. He questioned how much the committee talked to landowners. He questioned page 3 8.64 sq miles and the ag acreage table, if accurate. He asked the committee how they were going to preserve agriculture in Elwood. Some answers from Commissioner Hayden, restating the land use map to good use of land with the priority of open space. Councilman Lay stated discouraging any restrictions on farmers, and protecting their needs to continue to work the land. Lynn Hardy also commented on the need to cluster housing so the open space to farm does remain for as long as possible.
- Commissioner Hamson asked, Do you have suggestions on how to get in contact with landowners?
- Mayor Keenan Nelson. Stated that the goal is to be very Agricultural. He questioned the Projected Land Use Map and the Bear River Market Place District. Comments for the advantages to building commercial away from the residential, and in the traffic flow towards Tremonton were discussed. Mayor Nelson's opinion for Estates at Riverview Subdivision future expansion is to keep it all residential so there is no mix of residential and commercial.
- Mark Lay, Town Council. Spoke of the Market Place district and the flow projected is to enter by Calls Nursery and exit onto Rocket Road. Then for a new I-15 northbound exit before the existing exit 376 to enter at 9600 North then go East of the Paul Munns property and enter Hwy 13 @ Calls Nursery. The concept is to push the traffic pattern to flow and be safer. With all the Hwy 13 traffic, Elwood could capture revenue on the way to Tremonton or Garland.
- Gina Marble, Town Recorder. Stated that a developer has approached the town and wants to put two subdivisions where the Market Place is proposed, fyi.
- Mike Pace, Town Council. Page 9 should say half acre where it says acre (Britton Hayden). Mike applauded the committee on the great amount of work into this project. He commented that the multi-use housing for residential is a sign of a healthy community and he is in favor of this. Page 18 parks and recreation bmx park was questioned. Commissioner Hayden answered by giving an example of a new bike park in Logan that is a trail for people to ride pedal bikes. It seems like an inviting addition to our community to get kids out and in a good place. The discussion was positive. Mike Pace also commented on Survey pg 14 and asked

to look for accuracy, suggesting that the \$6.4 is not dollars but possibly millions of dollars????

- Scott Goodliffe, Town Council. There are two page 2s, and no page 6. On Page 4, he questioned the 123 year build out plan. Brandon Green, Jones & Associates, answered that this was done by Samuel, predicting population growth. Jones & Associates can go back and look at Samuel's formula. It is a prediction which can be tough to state. Scott would like to see the formula of how Samuel got to that number.
- Kevin Hall, Planning Commission. Questioned why the maps and the plan are using uncommon language of R1-10, R1-20, R1-40, and suggested talking common ¼ acre lot, ½ acre lot, 1 acre lot. Phil Shimek added it is a way to bridge the gap between code talk and common language. This was recommended by the group to have the maps say residential 1 acre(R1-40), half acre(R1-20), and quarter acre(R1-40). Stevie Sherman also agrees with this language.
- Scott Goodliffe, Town Council continues. Market Place and Elwood Center-He appreciates the work here. UDOT will have some input when they do studies. The transportation Proposed map is used when UDOT has long range plans. Scott stated that funding is allocated to look at our overpass. Brandon Green commented on making sure this stays on the strip plan, and to make sure that UDOT is aware of our General Plan. Scott also commented that Hwy 13 is on the UDOT plan to widen from I-15 to crossroads and have a center turn lane. Discussion was had on the transportation map and explained that another plan is to connect 9600 North by going over I-15 (as possible). Scott commented that UDOT had talked of a roundabout but now it is decided that crossroads will be a stoplight.
- Phil Shimek, Planning Commission asked to add two comments before having to leave for work. 1. Page 2 Wasatch choices 2050 plan-Phil thinks it is contradictory to the survey. Brandon Green stated that the plan is ahead of where Elwood is right now. After discussion, Kevin Hall suggested that the whole paragraph be striked because it will never fit Elwood. There were comments that the plan is more for a metropolis like Salt Lake City. 2. Conclusion pg 6 survey, Phil thinks the community does understand 'mixed use'. Britton Hayden commented that there were too many scenarios possible so the committee didn't want to make any conclusions. Britton Hayden and Samuel discussed that a definition could be added in 'Marketplace' of what 'mixed use' means in that particular area. Britton Hayden also commented that the committee put the High Density Residential on the Land Use Map which is for the R1-10.
- Scott Goodliffe continued. Pg 15 Drainage district. Gina explained some about this(the map was wrong when set up in 1919) The paragraph is a mix between

Storm Drain and Drainage District. After discussion, we decided that “Drainage District” needs to be removed. The paragraph should focus on ‘Storm Drain’. On the Projected Land Use Map Staker-Parson on Rocket Road is Industrial. 8400 W proposed a local road or collector road. Discussion on right now the code makes no differentiation between major collector and collector. Everyone agreed that this needs to be added to CODE asap. For Example, Rocket Road is a major collector and should have larger setbacks as discussed with a recent subdivision (Henry Thompson). Scott also commented that survey pg 13 is the same as pg 7. Scott commented that because the survey says no commercial it makes Elwood a high tax community, and he appreciates working towards a lower tax community.

- Kevin Hall, Planning Commission. Suggested that putting the thumb down and saying, ‘we won’t build houses here. It will be commercial’. Britton Hayden added that the open house is two nights, with a hope the town leaders will come and educate about all these topics with one on one talks. Kevin Hall added pg 10 R1-10 statement of 4.36 dwelling units with open space, recreation areas is not accurate/realistic. Darwin Nielson commented also and it was decided that there was a mix of discussion between RD-2(no more than two residential lots). Britton Hayden commented that once the population hits 5,000 we are required to add moderate income housing. There was discussion on small areas on the map for patio homes and quarter acre lots in Elwood. Kevin Hall added that it is a beautiful view that these small lots are for elderly and starter families, but the reality is that corporations buy them up and then they are rentals. He wanted to ‘stop’ this scenario if possible.
- Quinn Hamson, Planning Commission. Commented that RD-1 and RD-2 zoning was created and has the ability to get a quarter acre lot. This is the way that the planning commission chose to handle the town council’s request. For now, Quinn suggests no R1-10 until the town has worked through rezoning.
- Curtis Crouch. Planning Commission. Pg 12 our water supply is limited, and sewer is at ½. We are putting in secondary water, but no way to know until it’s active. Britton Hayden wants to add paragraphs on fresh water, water, storm drainage. Curtis Crouch also commented that we cannot grow faster than we have resources for. Lynn Hardy talked of the Great Salt Lake and water issue with the latest talk of renting water from farmers. And if this happens then the land could be dusting dirt.
- Stevie Sherman, General Plan Committee. Stevie is the biggest on income with respect to planning. She commented on the interviews, in specific an interview with a developer that was involved in the beginnings of Huntsville and other communities. He commented that ‘if we want grants we want lower income

housing'. Stevie also commented on Rocket Road and MarketPlace to bring income and the businesses can have the freeway giving advertising. We want to have our own revenue stream.

- Zack Pali, General Plan Committee. Talked about planning for commercial. Right now the blanket residential zoning is dangerous because a developer can come in and build wherever he/she pleases. When we rezone to Ag, we gain control as a town. The town has to plan to drive growth. Zack thanked the planning commission for giving him the opportunity to serve on the committee.
- Discussion to hold open houses May 2 and May 8 6-8pm. It will be advertised: public noticed, email to survey emails gathered, water mailer, website, facebook, each town leader is encouraged to invite. There will be a monkey survey to complete at the open house. The committee will take written comments also.
- To conclude on Britton Hayden's questions. 1. R1-10 out of the general plan (we have enough to focus on for the next 5 years) 2. Future road into Estates at Riverview Subdivision, proposed to stub the road at the edge of the Garth Day property, leave that as residential zoning. 3. Annexation map; leave as is and vague timeline. The idea is to annex when it is of advantage to the town. Right now we have limited resources so to care for more land/development is too much unless we can find an advantage.
- Gina Marble, Town Recorder. Suggested that the Proposed Land Use Map was splitting lots between commercial and residential. This is a problem. Please correct the map.

Adjourn Meeting

Commissioner Hamson adjourned the meeting at 9:20 pm.