

Minutes

Elwood Town Planning Commission

Tuesday, May 7, 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, May 7, 2024.

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

OTHERS PRESENT: Samuel Heiner (Jones & Associates), Scott Goodliffe(Town Council Rep), Karolina Munns(Planning Commission Secretary), Zach Higley, DeVere Hansen, Sam McMurdie.

Welcome

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

Minutes

- April 2, 2024 & April 16, 2024 - Commissioner Shimek made a motion to accept minutes with corrections, Commissioner Crouch seconded, all in favor, motion passed.

Town Council Update - Scott Goodliffe

- No Update

Zoning Administrator Update – Samuel Heiner

- There are various inquiries, and three subdivisions in concept application status.

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 comment.

Commission Business

- No commission business.

Work Meeting

- Discussion Item A: Zach Higley Presenter, Zoning on parcels: 050770092 & 050770116. Zach with Built Homes, presented his plan on the Bronson Property, stating that the property is half acre commercial and the rest residential, and without rezoning it would be hard to do anything with only a half acre commercial. Zach is proposing rezoning some of the residential to commercial so that he can do something with it. He is proposing 9 lots along with the front commercial. Samuel Heiner, Jones & Associates inquired about road width approved by UDOT. Zach indicated that he has not met with UDOT yet. 60 foot width would be a city road width. One question is will UDOT allow a 60 foot width for the access. Commissioner Hayden commented that this road needs to have connectivity for traffic to flow to the east and north/south. A roadway on the south would avoid double frontage lots. Samuel indicated that Zach is asking if the commission would allow to have a lot line adjustment to make the commercial lot bigger. Samuel added that residential single family home on lot one can be conditionally permitted in the current Schedule of Uses commercial zone. Commissioner Hamson concluded that we as a commission cannot act on this, but we don't see anything against code. Commissioner Hayden commented that this access is a shared access with the property next to it.
- Discussion Item B: General Plan Update Open House Review. The first open house had 30 people that signed in, and Mark and Britton said that they believe about 40 people came. The next open house is tomorrow, and more Town Council members and Commissioners should plan to attend. The survey that Commissioner Hayden thought was free is not, but no one has completed that survey so far. Some suggested a suggestion box may work. Commissioner Hayden said that largely everyone that came was in favor with the general plan update. Comments can be emailed. Comments were given about lighting for the Town and Commissioner Hamson said that he has that on a list to work on an ordinance for that. Commissioner Hayden said there was a concern about homeless people living at Hansen Park, and wanting to stop this. Commissioner Crouch added that people came and wanted to know what was going on, and this was explained by use of the maps. Commissioner Shimek thinks there may be more people tomorrow, and he is not talked into the survey. Commissioner Hayden suggested that some paper and a box can do it. Commissioner Hayden emailed 120 people about the open house directly. The next step is to process any input, doing a final review with the

committee and then publishing a public hearing for May 28th with enough time. There is also a lawyer review to be had. Commission decided to push forward with the plan.

- Discussion Item C: Ordinance Revision: Review Final Draft Schedule of Uses 155.126. Samuel Heiner and the commissioners worked through the ordinance final draft. There are definitions in Schedule C to define the Schedule of Uses, to demonstrate the vision. Schedule A are definitions that are included and have been modified. Discussion on certain sections of the Schedule of Uses. Commissioners will continue to review.
- Discussion Item D: Ordinance Drafting: On-street Parking Regulations. Commissioner Hamson gave this item as homework to the commissioners.

Adjourn Meeting

Commissioner Shimek motioned to adjourn the meeting at 9:20 pm, and Commissioner Crouch seconded, all in favor, motion passed.