

Minutes

Elwood Town Planning Commission

Tuesday, July 2, 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, July 2, 2024.

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

OTHERS PRESENT: Brandon Green(Zoning Administrator), Scott Goodliffe(Town Council Rep), Karolina Munns(Planning Commission Secretary), Jeff Spenst, Phil Williams, Kelli Shimek, Ron Jacques, Erika Bywater, Bryan Bywater, Devere E. Hansen

Welcome

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

Minutes

- June 4, 2024 & June 18, 2024 - Commissioner Shimek made a motion to accept minutes, Commissioner Crouch seconded, all in favor, motion passed.

Town Council Update - Scott Goodliffe

Zoning Administrator Update - Brandon Green

- Met with Garth Day and Red Barn Property with an MPC Zone.

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.

Public Hearing

- Elwood Town Ordinance Revision 155.023, 155.126, 155.127, and 155.185 Schedule of Uses
- Commissioner Shimek motioned to open the public hearing, Commissioner Hall seconded, all in favor, motion passed. There was no comment from the public. Commissioner Shimek motioned to close the public hearing, Commissioner Crouch seconded, all in favor, motion passed.

Commission Business

- Action Item A: Recommend to Town Council - Elwood Town Ordinance Revision 155.023, 155.126, 155.127, and 155.185 Schedule of Uses. Commissioner Crouch motioned to recommend the Ordinance revision of Schedule of Uses sections as stated, Commissioner Shimek seconded, all in favor, motion passed.
- Action Item B: Recommend to Town Council - Preliminary Plan Approval MPC Zone Sunset Vista Subdivision Phase 2,3,4 10200 N 5100 W. Discussion with Jeff Spenst on park and whether the town will maintain or the developer will maintain. There was clarification that the homes are Twin homes(wall on lot line), not duplexes. Jeff Spenst stated that he will make sure lots he has sold will follow through on weed control. Commissioner Hamson stated that the map didn't match the stated 2.7 units per acre. Jeff Spenst and his engineer, Phil Williams stated that they did include acreage of Phase 1 lots when they were determining how to work it and that never got changed, but they will update the units per acre calculation. Commissioner Hamson also stated with the park in phase #4, he would want a bond in the development agreement for the park. Commissioner Hamson also wants park landscaping, trees, and parking to be put in the development agreement. Jeff Spenst said that CC&Rs are the strongest thing they have to uphold standards. Commissioner Hamson also had a question to Brandon Green about if the 3 inch pipe will have enough pressure, to which Brandon replied that Shane Taggart, Town Engineer stated that it is sized appropriately, as long as it has adequate cleanouts. Commissioner Shimek motioned to recommend to Town Council, Preliminary approval with the following conditions: 1. 1/4 acre minimum lot sizes, 2. Review park in an earlier phase or have a bond connected to the development agreement insuring that the park will get finished, 3. Be able to see the landscaping of the park and detention pond by final plat, 4. pipe ditch adjacent to detention pond to prevent seeping from ditch into detention pond, and 5. Planning Commission suggests that the park be handled by an HOA or as a 'fee in lieu of' with the idea that the money could go to a larger regional park

owned by the town. Commissioner Hall seconded the motion, all in favor, motion passed.

Work Meeting

- Discussion Item A: Ordinance Revision - Final Draft Subdivision Ordinance Chapter 150. Discussion with Brandon Green.
- Discussion Item B: Ordinance Revision - Lawyer Review General Plan Updates & Maps. Todd Godfrey had minor changes, Emily at Jones & Associates made changes to the document.
- Discussion Item C: Ordinance Drafting - Traffic Code (on-street Parking Regulations). Commissioner Hamson shared articles about how to enforce new ordinance and also how 'Grandfather Clauses' can work. He asked the commissioners to take the articles and review them for future discussion on this ordinance.
- Discussion Item D: Ordinance Drafting - Parking of commercial vehicles in residential areas.

Adjourn Meeting

Commissioner Shimek motioned to adjourn the meeting at 9:30 pm, and Commissioner Hall seconded, all in favor, motion passed.