

Minutes

Elwood Town Planning Commission

Tuesday, Sept 3, 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, September 3, 2024.

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

OTHERS PRESENT: Jeff Spent, Phil Williams, Devere E. Hansen, Zack Pali, Ron Jacques, Brandon Green(Zoning Administrator), Scott Goodliffe(Town Council Rep), Karolina Munns(Planning Commission Secretary).

Welcome

Commissioner Hamson conducted the meeting. The meeting started at 7:08 pm. Commissioner Hayden offered a prayer and Commissioner Crouch led with the pledge.

Minutes

- August 6, 2024 - Commissioner Shimek made a motion to accept minutes with corrections, Commissioner Crouch seconded, all in favor, motion passed.

Town Council Update - Scott Goodliffe

- Public hearing on the operating budget and tax increase; Amended rezone for Bronson approved; K&M Nelson subdivision approved; Estates at River View Subdivision approved. Information on Bridge repairs May 2024. Steve Woerner commented there is one tap left and 40 sewer connections left.

Zoning Administrator Update - Brandon Green

- No comments. No new information. Just working on current developments. Taps are allocated at Preliminary Approval, fyi. The General Plan update being approved allows the city to conduct a study to determine culinary, secondary and sewer. Commissioner Hayden inquired about the General Plan and to verify that no additional action is needed from the Planning Commission. Brandon Green has reviewed the General Plan Maps, they are correct and it is ready for the Town Council to vote on it.

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

- Action Item A: Recommend to Town Council - Final Plat Approval, Final Subdivision Approval, Final MPC Zone Approval, and MDA Approval Sunset Vista Subdivision Phase 2,3,4 11200 N 5100 W. Brandon Green reviewed the action item with the commission. The Town Council approved the preliminary as platted and did not take the planning commission’s suggestion to change any lot sizes to a minimum of quarter acre lots. The developer Jeff Spenst and engineer Phil Williams attended the meeting and provided information as requested. All have been working with the town engineer and planner to provide information on open space, parking, detention pond, landscaping, playground. The development agreement shows all and the plan also shows the items discussed. The detention pond was changed, because it is shallow and has increased in size. The pavilion that was listed there is no longer planned to be there, rather an open grass area. The city planner recommends the plan to the planning commission. Commissioner Hamson inquired if the planner had confirmed with the ditch owners at the east side, and it was determined that the developer does not own that ditch because there is a road which is owned by Buchanan Rentals. Commissioner Hamson was asking for the drain ditch on the south side and wanting to make sure it won’t seep into the detention pond. The developer stated that this ditch will go away after development is complete. Phil Williams, engineer commented on the drain ditch which Steve Woerner did a site visit to verify that there will not be future need for the drain ditch along the border but the detention pond will still drain into the drain ditch that drains back to the canal. Commissioner Hayden asked about the sewer low pressure drain system for each home in the subdivision with each home having a pump that goes to the main road via gravity flow, which the developer, Jeff Spenst and engineer Phil Williams answered questions on. Commissioner Hayden also asked if the density calculation was corrected, which it has. Also some discussion on parking for open space area, and the need to have adequate parking for when it is used. This is a new situation for our town. Commissioner Hamson asked questions on the final plan and the correction of the density on the plat, also phase completion order with discussion on it with Jeff Spenst. The completion of phases work best if the farmer can farm the ground as long as possible for drainage and weed control purposes. The developer and city planner/engineer have discussed the order/percentage of phase completion. The town will be taking over maintenance of the park and the detention pond(green space) which will have sprinkler systems, and the town will take over maintenance upon completion. Also a note of temporary hammerhead turnarounds

noted on the plans, yes they are. Commissioner Hayden noted on page 27 of the cc&r and the architectural control committee, which is only applicable during the construction period, by Jeff Spent, developer. Commissioner Hayden recommended to the town council to approve phase 2,3,4 with a condition to alter the MDA #9 changes and also order of completion phases, Commissioner Shimek seconded, all in favor, motion passed.

- Action Item B: - Ordinance Draft, Final Review - Elwood Code Chapter 150 Subdivision. The commission and city planner discussed definitions on canals and irrigation ditches. Primary and secondary irrigation ditches were defined. Fencing requirements were discussed on fencing canals and ditches and land between residential and agricultural use. Trail systems were discussed as are documented in the updates to the General Plan. Brandon Green commented on the advantages of putting future plans on the General Plan to show the public, UDOT included the town's intention. Brandon Green will make the changes as discussed, the planning commission requests that the town council review the ordinance with the changes and send back feedback. Brandon also stated that the state has sent some changes for the subdivision ordinance. Commissioner Hayden tabled the item for changes to be made.
- Action Item C: - Ordinance Draft, Final Review - Traffic Code (on-street parking regulations) Commissioner Shimek motioned to table the ordinance, Commissioner Hayden seconded the motion, all in favor, motion passed.

Work Meeting

- Discussion Item A: Ordinance Drafting - Parking of commercial vehicles in residential areas. Commissioner Hamson requested the draft be sent to all planning commission members and asked them to give feedback, including sunset clause.
- Discussion Item B: General Plan Map Review - discussed with Brandon Green and no review is needed.
- Discussion Item C: Development Standards review, Code 150.145-159. Commissioner Hamson was talking about city standards specifications. Brandon commented that we have pieces; it needs to be referenced in ordinance; he will get us a standardized specification to work on.

Adjourn Meeting

Commissioner Shimek motioned to adjourn the meeting at 9:10 pm, and Commissioner Crouch seconded, all in favor, motion passed.