

MINUTES
ELWOOD TOWN PLANNING COMMISSION
Tuesday January 4, 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 January 4, 2022.

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

OTHERS PRESENT: Amy via Zoom, Matt Garrett, Wade Sandall, Jake Woerner, Todd Jensen, Jeff Spent, DeVere Hansen, Jim Thomas, Janet Karren, Scott Goodliffe, Mark Lay, Deb Allred, Marc Allred, Henry Thompson

Welcome

Meeting started at 7 pm. Commissioner Call offered a prayer and Commissioner Nelson led with the pledge.

Minutes

- December 7, 2021- Commissioner Hamson made a motion to accept minutes, Commissioner Nelson seconded, all in favor, motion passed.

Town Council Update – Mark Lay

- Obtaining a program for office management-document storage, retrieval. Select new town engineer. Stopping using Hansen and Associates. Council has decided on a new town engineer but not public yet. The 8000 N bridge is condemned. Scott Goodliffe reported that the council is in the process of securing an engineer firm to design (using Maverick plan) Old Castle has been contacted to use the same concrete forms. Replacement possibly March. Grant was completed, asking for funding \$800K. At the UDOT January 21st meeting, Elwood will present

Zoning Administrator Update – Amy Hugie

- A new planner has been selected. Shane Taggart with Jones & Associates. Lacy sent impact study list and forwarded to Shane.

Public Hearing

- General Plan Map- Commissioner Hamson opened the public hearing, Commissioner Nelson seconded the motion, all in favor, motioned passed. No public comment. Commissioner Nelson closed the public hearing, Commissioner Hamson seconded the motion, all in favor, motioned passed.
- Amendment to Elwood Subdivision Ordinance 11.02 Subdivision Procedures-Commissioner Hamson opened the public hearing, Commissioner Nelson seconded the motion, all in favor, motion passed. No public comment. Commissioner Shimek closed the public hearing, Commissioner Nelson seconded the motion, all in favor, motion passed.

Commissioner Business

- Action Item A: Recommend General Plan Map to Town Council. Amy suggested that we table this item until the new zoning administrator, Shane Taggart, could look through it and offer any suggestions. Commissioner Hamson motioned to table the General Plan Map, Commissioner Shimek seconded the motion, all in favor, motion tabled.
- Action Item B: Recommend amendment to Subdivision Ordinance 11.02 Subdivision Procedures. Commissioner Shimek motioned to recommend amendment to Subdivision Ordinance 11.02 Subdivision Procedures to town council, Commissioner Nelson seconded the motion, all in favor, motion carried.
- Action Item D: Jeff Spenst/Jim Thomas - Minor Subdivision/Flag Lot Final Approval. Jeff Spenst reported that neighbor Mr. Klay Hinck is ok with a fence or without a fence, whatever. Fire Marshall sent an email approving and commission asked that that letter be forwarded to town engineer so they were informed of the letter. Jeff Spenst and Jim Thomas agreed to forward that. Commissioner Shimek motioned to approve Jeff Spenst/Jim Thomas minor subdivision/flag lot for final on condition that town engineer has approved all parts, Commissioner Hamson seconded the motion, all in favor, motion carried.
- Action Item C: Jeff Spenst - JV Sunset Vista Subdivision Phase 1 Final Approval(acreage change). Jeff Spenst reported that the plan which had been approved by planning commission and town council had not been recorded, so when the flag lot was sold off the acreage changed and the new plan shows the updated acreage change. Commissioner Hamson motioned to approve JV Sunset Vista Subdivision Phase 1 as final with acreage change, Commissioner Nelson seconded, all in favor, motion carried.

Work Meeting

- Discussion Item A: Marc Allred/Lewis Cabinets Conditional Use or Zoning Change. The lot considered here is currently zoned Commercial which does not fit into the business operations. Amy Hugie reported that the Zoning Amendment Application was not

complete with no zoning request listed on application. She commented that the business(Lewis Cabinets) could work to light industrial or C-3 which the commission is still in the process with. The commission and Amy discussed the possibility of finishing discussion on January 18th work meeting and possibly holding a public hearing in February and then send to Town Council. Marc Allred could then come back in March to ask for rezone. Discussion was had on if Marc should ask for the entire area be rezoned at one time to this new C-3 because that is what he has had in business interest. It was decided that it would be quicker to move forward in rezoning the specific lot with a potential buyer at this point. Lewis Cabinets and Todd Jensen then entered the discussion to explain their business plan. Lewis Cabinets is currently operating in Thatcher with 110 employees. They are looking to expand their door shop so want to move the drawer box manufacturing to Elwood. The drawer box manufacturing is lighter duty, more automated. They will operate Monday-Friday 5 am - 3 am. Two 10 hour shifts. Closed Saturday and Sunday. Needing around 8,000 square feet. They are wanting to know if the commission will allow this so Marc Allred can upgrade the electrical and get the building in order. This building is on the west side of Jess Daniels JD Trucks shop. It will be all encapsulated inside the building. OSHA-noise levels-not above 80 decibels. The business will ship the completed products using box trucks 24-26 ft pickup. Receiving supplies with a 53 ft semi-truck. Lewis Cabinets does not sell to the public. They serve cabinet professionals only. Todd Jensen asked to send a video of the process and Karolina will forward it to the commission members.

- Discussion Item B: Janet Karren asked to be on the agenda to express a complaint about her neighbor. Her address is 9541 N 4200 W in Elwood. She claims that her neighbor as up to 25 diesel trucks in his back yard. They are running early and late. She is upset with it and does not feel that it should be allowed in a residential area. She has complained to the town and says that nothing is getting done. She does think that someone has talked to her neighbor because he had a conversation with her at one time showing his upset about it. Henry Thompson borders to the East of the property, and entered the discussion. He had a set of the 10.09 schedule of uses list and commented that a commercial business was not allowed in a residential zoned area. The commission asked Amy if she had written a letter to this neighbor as the attorney referred to. Amy commented that she is not the town's enforcement attorney. That would be Blaire Wardle. The commission directed Janet Karren to meet with Elwood Town Council, stating that the Elwood Planning Commission is not in control of the aspect of enforcement. Janet Karren said she was directed to meet with the Planning Commission and she wanted someone to listen to her issues regarding the neighbor doing a trucking business in her back yard.

Adjourn Meeting

Commissioner Hamson motioned to adjourn the meeting at 8:15 pm, Commissioner Shimek seconded, all in favor, motion passed.