

Minutes

Elwood Town Planning Commission

Tuesday, October 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, October 4, 2022.

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

OTHERS PRESENT: Samuel Heiner, Scott Goodliffe, Lynae Winkler, JD Whitaker, Dave Whitaker, Spencer Miller, Tommy Newman, Ben Johnson, Kelli Shimek

Welcome

Commissioner Hamson conducted the meeting. The meeting started at 7:00 pm. Commissioner Crouch led with the pledge and Commissioner Shimek offered the prayer.

Minutes

- September 6, 2022, & September 20, 2022- Commissioner Crouch made a motion to accept minutes, Commissioner Shimek seconded, all in favor, motion passed.

Town Council Update - Scott Goodliffe

- .River Bend Subdivision was tabled at the town council meeting with road easement a concern considering it is right along the steep slope of Hansen Park/Bear River. The Zoning Map was also tabled due to questions that the town council had. The planning commission requested more information on available taps and who determines when they are all reserved. Scott Goodliffe read the taps dedicated to certain developers/owners and said that Jones and Associates was keeping the count. Samuel Heiner from Jones and Associates refuted that Chris Wight with Hansen and Associates was keeping the count. Samuel Heiner is going to check into this and settle between the two engineering firms who is keeping the count and report back. Chris Chestnut from UDOT is invited to attend the next council meeting to discuss expanding SR 13 from I-15 freeway to crossroads. The road at 5600 West from Clark Weedman to Mark Allred subdivision is

complete. The bridge at 8000 North is paved. The planning commission will plan to send a representative to town council meetings here forward to report or answer any questions at town council meetings in the future.

Zoning Administrator Update – Samuel Heiner

- River Bend Subdivision is continuing to work with the town engineer through the preliminary process. A question to clarify on commercial site plans: Design guidelines 10.20.040 states that approval of site plan is by Planning Commission or by Town Staff when authorized. Samuel asked the commissioners if commercial site plans in the past came to the planning commission for approval. The answer is Yes. Town Staff is to work through a concept site plan with the commercial entity and then bring the final to the planning commission for approval.

Public Hearing

Commissioner Shimek motioned to open the public hearing, Commissioner Crouch seconded it, all in favor, motion passed.

- .Tommy R Newman TTEE Annexation Plan approx. 10520 N 4400 W. Commissioner Hamson asked anyone for public comment, there were no comments.

Commissioner Shimek moved to close the public hearing, and Commission Crouch seconded it, all in favor, motion passed.

Commission Business

- Action Item A: Recommendation of Tommy R Newman TTEE Annexation Plan to town council (added by Commissioner Hamson). The commissioners were given the chance to comment or ask any further questions, and there were none. Commissioner Crouch motioned to recommend the annexation plan to town council, Commissioner Shimek seconded it, all in favor, motion passed.
- Action Item B: Commissioner Hamson corrected the agenda for new Action Item B (A previously) as Concept Minor-Subdivision Approval - Spencer Miller 2 lot at 8000 North. Samuel Heiner addressed the commission about this plan stating that the plans need to have existing buildings, buildings to be removed(mark them accordingly) and any new structures to be documented on the plans. Spencer Miller explained that almost all buildings were to be removed and no new structures were planned at this time. After discussion Commissioner Crouch motioned to approve the concept plan for this Minor-Subdivision with 2 lots with conditions that the plans be updated as stated with buildings added to plan, Commissioner Shimek seconded, all in favor, motion passed.

- Action Item C: Conditional Use Permit - Dave Whitaker with Elwood Equine 7912 Noth Hwy 13. Samuel Heiner addressed the commission with information about the need for this Conditional Use Permit, because the building the Vet Jace Hill is planning to add to the Agricultural Zoned property is a mixed use building with vet supplies relating to the large animal vet clinic on the lower level and space for residential living on the upper level. This is mixed use and under Elwood Town Code does require a Conditional Use Permit. Dave Whitaker and JD Whitaker further explained the purpose of this and its unique need as a large animal clinic that's main purpose is to impregnate horses and deliver foals through the foaling season. This requires 24 hour care by the veterinarian or who he assigns to do this, with onsite quarters for them to live while doing this job duty. Samuel Heiner stated that whether we look at the building as business primarily and residential secondary or the opposite it would need the conditional use permit. After discussion, Commissioner Crouch motioned to approve the Conditional Use Permit for Elwood Equine, Commissioner Shimek seconded it, all in favor, motion passed.
- Commissioner Hamson closed the commission business portion of the meeting.

Work Meeting

- Discussion Item A: Discussion of sensitive lands ordinance. Samuel Heiner opened discussion referring to the rough draft ordinance he introduced at the last meeting in September. He had not been in contact with a local expert to determine if all sensitive land areas were added on the map. The steep slopes of the Bear River was discussed, and it was determined that research is needed to determine what appropriate set backs are whether it is commercial, residential or agricultural. This was given to the commissioners to do some research as homework and come back to the October work meeting with information to further discuss.
- The idea of having a planning commission member attend town council meetings on a rotating basis was discussed. Councilman Scott Goodliffe said that when Judd Hamson was the Planning Commission Chair, he would attend the town council meetings. Commissioner Crouch offered to go next week to the October meeting.
- The commission also discussed the request to create a General Plan Committee with Councilman Scott Goodliffe since he was not at the September 20th meeting and outlined appointing community as well as town representatives from the planning commission and town council to serve/work with the zoning administrator then present changes/additional to the planning commission. Karolina will talk to Gina about adding this as a request.

Adjourn Meeting

Commissioner Shimek motioned to adjourn the meeting at 8:08pm, and Commissioner Crouch seconded, all in favor, motion passed.