

Minutes

Elwood Town Planning Commission Work Meeting

Monday, November 22, 2021

The Board of the Planning Commission of Elwood Town met at the Elwood Town Hall at 6:00 pm, on Monday, November 22, 2021 rescheduled November 16th meeting.

Present: Curtis Crouch, Phil Shimek, Quinn Hamson, coming later William Call

Others Present: Aaron McCrady, Andy McCrady, Garth Day, Aaron Robertson, Bob Lauman, Christine Lauman, Lori Woerner, Tami Burwell, Wendy Mitchell, Chet Mitchell, Lynne Elliott, Bill Elliott, Clayton Sherman, Rue Rasmussen, Mike Pace, Steve Anderson, Lacy Richards, Scott Goodliffe, Keenan Nelson, Karolina Munns, Gina Marble, Jon Howard, Mark Lay

Work Meeting

Commission Crouch opened the work meeting in Commission Chair Call and Vice-Chair Nelsons' absence. Meeting started at 6:00 pm. Discussion Item B was asked to present first.

- Discussion Item B: Andy McCrady-discuss schedule of uses. Andy McCrady owns Lot 8 in Elwood Crossing, 1.64 acres. He made the assumption because of what was around and since has found that the schedule of uses does not allow for his plan. Andy requests that the town broaden the schedule of uses to allow for industrial in the lots back off the road of the commercial lots. He is requesting a mix of commercial development next to the roads and Industrial back off the roads, behind the Commercial lots.
- Discussion Item A: Garth Day Presentation on PID and RDA agreements with Town Council. Garth Day introduced himself as Heritage Development and Sierra Homes. He also introduced Jason Burningham a financing company, Lewis, Young...in SLC. Garth Day presented a conceptual plan for the Red Barn Property. This plan showed mixed use property: multi-family, single, patio, townhouses. He clarified that these would be for sale properties, not for rent (but discussion lead to a buyer could turn it into "for rent"). Garth Day also talked about the 2nd phase of the Sierra Homes development located by the Elwood Cemetary being all single family lots. The plan proposed stoplight, entryway bridge(art piece), with development all the way to the cemetery. The Red Barn Property would have a walking path under the freeway leading to Hansen Park, a "linear park". This development would not be approved with the current Elwood ordinances, but Garth Day is hopeful that Elwood could see the improvement plans and move towards a plan

like he is suggesting in the future. In talking with Mayor Nelson about this development, Mayor has made it clear that this subdivision development would need to finance itself. Garth Day introduced a Public Infrastructure District that builds upfront resulting in some amenities sooner than later, plus provides economic development with RDA. Phil Shimek clarified that a patio home needs a MDA which is not currently allowed in Elwood. Garth Day added to the discussion that the conceptual plan he has presented is a 10-12-15 year build out process. Garth Day finished his comments and turned the attention over to Jason Burningham, an advisor from Lewis, Young...SLC, a finance company that works with communities to create PIDs. He stated that he can help the town create a plan particular to our community. He explained that a PID is created by the town and becomes self-governing, used only for public infrastructure. The advantages of a PID are: 1-enhances timing, 2-gravity or magnitude tax base, 3-amenity pool(sewer, roads). The finance company will help the town determine market perspective(what is demand), affordability of housing, market-create more density, use less land-create more tax value(need to be able to service still), true cost benefit vs traditional base. A PID is a separate entity which is only created by local sponsorship of community, financed only by development with added tax rate in that geographic area. Steps include: 1. developing an underlying policy to determine when/if consider a PID and best practice, 2. Bonds-set period of time, collection rate, issuance term. Discussion from members of the community at the work meeting were questioning if we want to grow. Answer was that growth is coming, and as land use commission, the Planning Commission is wanted to work ahead of the growth, we want to be well thought out with Master Plan(smarter thinking). Other comments were directed to impact study. Can the town handle the growth? Can sewer and water be utilized by all, or are problems created with the growth. A resident wants the impact study presented before starting anything. A resident questioned also about if the other services such as fire marshall, police, and schools could handle the growth and would this cause tax increase across the community. A resident asked if our goal is to make it easier for development? Answer-still will develop, without PID just without systems improvements. The goal is to enhance system improvements outside of the development focus. The past impact study was 10-12 years ago and a new impact study is in the process and will be presented when done. The goal here is to be planned=cost effective.

- Amy Hugie-RDA presentation. She presented to the Town Council and suggested 60-90 day time if use the county or 4 months in order to find agency because no agency currently in place. \$8-10k cost. County wants 10%. Amy said that was high cost. Scott Goodliffe wants to ask more about the county fee and other questions around that.

Meeting was adjourned at 7:52 pm.