

Minutes

Elwood Town Planning Commission

Tuesday, November 5, 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, November 5, 2024.

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

OTHERS PRESENT: Brandon Green(Zoning Administrator), Scott Goodliffe(Town Council Rep), Karolina Munns(Planning Commission Secretary),

Welcome

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

Minutes

- October 1, 2024 -Commissioner Hayden wants to have a listen to make sure on the recording a statement he made.
- October 15, 2024 - Commissioner Shimek made a motion to table October 1, 2024 until next meeting and accept October 15, 2024 minutes, Commissioner Hayden seconded, all in favor, motion passed.

Town Council Update - Scott Goodliffe

- MPC subdivision was tabled. Subdivision ordinance was passed. General Plan was approved.

Zoning Administrator Update - Brandon Green

- Inquiry West of Maverick (RV park like) Brandon thought he may have been here tonight, and most likely in December; Onion sheds: building another building on that lot with Brandon Johnson with military UTV; Chevron will be rebranding. Commissioners asked if there was anything older than 6 months; Spenst MPC in the works, storage sheds, commercial building going up by Valley Implement, Brandon commented that he is progressing and has to have periodic inspections.

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

- Commissioner Hamson noted that he had communicated with Brandon Green about having both Preliminary and Final approvals on the agenda tonight because Brandon felt it appropriate because they were ready and it could be done.
- Action Item A: Recommend to Town Council - Preliminary Approval Cedar Ridge Subdivision 10200 N 5200 W Geneva Blanchard represented the subdivision tonight. Commissioner Shimek clarified that this is 6.5 acres, rezoned to RD2. Commissioner Hayden inquired about the neighboring property/barn and to the property line. Geneva stated that the plat map is correct and it has been surveyed. UDOT requires that they share access. They did a survey before purchase, and there were no conflicts. Commissioner Hayden inquired about the deeper sewer and waterline. Brandon Green commented there is conflict with the storm drains, and in construction they will work with it so sewer and waterlines are not at the same level added to by Steve Woerner. Commissioner Hayden also commented about RD2 zoning calculations for finding average density. Brandon Green said the ordinance determines calculation as the property as a whole. Commissioner Hayden wants the ordinance to be clear in the future. Brandon Green said they have done a great job of working with the property dimensions. Geneva asked about fencing. She doesn't agree with fencing in all areas. She agrees with fencing at the detention pond and at the ditch. Brandon Green asked the commission to discuss. Commissioner Hamson stated that we have discussed both ways and the code says to fence ag to residential. Geneva brought out that the town is largely zoned residential. Brandon Green stated that CountryLane Estates Phase 2 is in the preliminary approval phase so not fencing there would be sensible. Commissioner Shimek asked if we can waive a fencing requirement. Brandon Green said it is addressed in the most updated subdivision ordinance. Brandon Green said this subdivision was in the works before the subdivision ordinance was updated, so under the new subdivision ordinance PC would only see at preliminary, so as a courtesy this subdivision is based on old ordinance. 150.146 G(2) states the fencing can be waived if it does not compromise safety by planning commission. The detention basin is for this subdivision only and could fence on the westside. Geneva will communicate with neighbor about fencing yes/no. Detention will be grassed and is part of the open space. Commissioner Shimek asked if the ditch authority is involved with all of this. Geneva stated that they are

aware of it as of now. I talked to him as of now, a Rodger Munns. We just needed to let them know, no approval is needed from them. Most of their easement falls on the other property. Brandon added there will be an easement along the backside of these lots. A small portion. Genneva said that she has messaged the ditch authority, Rodger. Genneva inquired about the detention and adding weed barrier and cobble, so she is asking if they can do it. Steve Woerner said that cobble and weedbarrier looks good for a year and a half or 2 years and then weeds grow and it's hard to spray and care for. Steve says that the town prefers to mow than other circumstances. Genneva will need to add two laterals, using culinary for now, until secondary is in the works. Commissioner Hall inquired about drainage and if these homeowners will be drained well. Brandon and Shane have been working with them and they have taken all the changes and they have made all changes. They have added connectivity to the north and to the south. Brandon stated that Elwood's ordinance does not allow for preliminary and final approval in the same meeting, however, they feel comfortable having them together in this subdivision. Commission Hayden motioned to recommend to town council for preliminary approval with the caveat of 1) drawings updated to add water line stubs to detention pond area, 2) also to waive the requirement for fencing around the property with exception of detention and talk with the neighbor about their preference, and still having fence along the ditch, Commissioner Hall seconded all in favor, motion passed. Councilman Goodliffe and Steve Woerner commented about the need for the fence on the north side and it limiting the farming, collecting trash, and being useless because of the road there.

- Action Item B: Recommend to Town Council - Final Approval Cedar Ridge Subdivision Subdivision 10200 N 5200 W. No more discussion. Commissioner Shimek motioned to recommend to town council final approval with the same caveats as in preliminary approval for fencing, Commissioner Hall seconded, all in favor, motion passed.

Work Meeting

- The next meeting will be November 19th, and traffic code final draft will be worked on. Commercial vehicles ordinance was worked on at the last meeting but Commissioner Hayden wants everyone to review. Brandon Green will get the edits together and ready for the next meeting. Commissioner Hayden thanked Brandon Green for the memos and information shared so they can be informed about the meeting agenda items.

Adjourn Meeting

Commissioner Shimek motioned to adjourn the meeting at 7:57 pm, and Commissioner Hayden seconded, all in favor, motion passed.