

MINUTES
ELWOOD TOWN PLANNING COMMISSION
Tuesday December 7, 2021

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 December 7, 2021.

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

OTHERS PRESENT: Steve Anderson, Lacy Richards, Jeff Spent

Welcome

Meeting started at 7 pm. Commissioner Shimek offered a prayer and Commissioner Crouch led with the pledge.

Minutes

- November 2, 2021- Commissioner Shimek made a motion to accept minutes, Commissioner Crouch seconded, all in favor, motion passed.
- November 22, 2021 - Commissioner Crouch motioned to accept minutes with addition of Garth Day discussion PID can community support fire, police, schools with growth, could increase taxes across the community per Commissioner Shimek. Commissioner Hamson seconded, all in favor, motion passed.

Town Council Update – Mark Lay

- Mark Lay has nothing to report

Zoning Administrator Update – Steve Anderson and Lacy Richards

- Steve Anderson-couple building permits in Cottonwood Landing on existing road. They have started the road, but need to have completed roads and fire protection. Also a building permit on shed. In the next few days, we will submit to UDot Planning Assistance Grant; Lacy said they will submit for the General Plan update including Master downtown overlay and strong transportation. Water Plan will go to Town Council next week. Then we can work more on impact study.

Commissioner Business

- Action Item A: Steve Francis, Conditional Use Permit-Auto Body Shop in Elwood Crossing. Lacy said that no information has been submitted so suggestion is to table it. Commissioner Shimek moved to table action item, Commissioner Hamson seconded, all in favor, motion passed.

Work Meeting

- Discussion Item A: Jeff Spenst/Jim Thomas-Flag Lot-Minor Subdivision approximate location 5000 W 10400 N. The emails between engineers have been updated to match. Lacy spoke with Chris today In accordance with ordinance 10.05.090 Planning Commission may make more requirements, such as a driveway between flag lot and Hinck property. Suggestion to talk with Mr. Hinck to see if he would like that. Jeff questioned on which rules he will go by since application is submitted now and goes in force in January. What is Chris' reason for this recommendation? Come to agreement with Mr. Hinck about what would be wanted between the two parties. Engineer originally wanted a second road there, then that was changed. This has worked out great and lots are good shapes. Does Planning Commission want to hold public hearing? It is not a requirement in this case. This is an ordinance, part of Minor Subdivision, to make it work, separate from JV Sunset Vista. The lot to the south will be part of Phase 2. This will tie sewer into at front. Jim will run own water line, gas, electric on his own. Fire hydrant needs to be approved by fire marshall. Commissioner Call suggested he get that approval. Instead of having a public hearing, Commissioner Call is asking Jeff Spenst will speak to existing owner, Mr. Hinck and come to an agreement. So the planning commission is not requiring a public hearing. Lacy asked Jeff about the recorded subdivision JV Sunset Vista and Jeff said he has not recorded it yet.
- No meeting December 21, 2021. Will not have a quorum.

Adjourn Meeting

Commissioner Shimek motioned to adjourn the meeting at 8:00 pm, Commissioner Hamson seconded, all in favor, motion passed.