

MINUTES

ELWOOD TOWN PLANNING COMMISSION

Tuesday February 1, 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 February 1, 2022.

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

OTHERS PRESENT: Amy Hugie, Craig Smith, Keenan Nelson, Suzann Wardle, Levi Hanson, Tyann Nellich-Thompson, Ken Runolfson, Max Mills, Mike Pace, DeVere Hansen, Marc Allred, Micah Capener, Steve Woerner, Karolina Munns

Welcome

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

Minutes

- January 4, 2022 - Commissioner Shimek made a motion to accept minutes, Commissioner Nelson seconded, all in favor, motion passed.
- January 19, 2022 - Commissioner Hamson motioned to accept minutes, Commissioner Crouch seconded, all in favor, motion passed.

Town Council Update – Mayor Nelson

- Bridge update. The size is a 40 ft bridge to be ready for future growth. Elwood has applied for a loan and ordered the structure. Elwood is working on getting into the February meeting with UDOT, and currently working on defining a waterline easement to determine where/who/how.

Zoning Administrator Update – Shane Taggart

- .We will come back to it when Shane Taggart shows up.
- Shane commented that this past month he had seen a couple building permits via email.

Public Hearing

- Commissioner Hamson made a motion to open the public hearing, and Commissioner Shimek seconded the motion, all in favor, motion carried. Title 12 Water Dedication Requirements - 2022-002 Elwood Water Ordinance
- Elwood Town 40 year water plan
- Commissioner Call invited Craig Smith, Water Attorney representing Elwood to the front. Craig Smith defined and gave background on the purpose/need and process for water dedication requirements-have sufficient water rights also where Elwood stands in their 40 year water plan. A Share is the name and rights are rights for use. 7 year use it or lose it. Every community wants to plan ahead for water—Planning tool is a 40 year water plan. Related to water demand for dedication. The demand and dedication must be roughly proportionate. Diversion is water taken out of the system. Depletion is water to consume(municipal) In 2018 Utah State Legislature passed a no state standard of .45 per acre feet per ERC, cause-found that too much. In place of this the state wants entities measuring the water usage and recording it to prove the amount of use for water dedication. In looking at the Elwood Town 40 year water plan, page 9 refers to .28 per acre feet per ERC for indoor residential. Steve Woerner commented that .28 per acre feet per ERC for indoor residential + 1.87 per acre of depletion outdoor use.... Converts to what we are now requiring ie: ½ share per acre. Steve Woerner also commented that Elwood is working on getting all water meters switched/updated so Elwood can record uses, should be in by end of the month give or take. Craig Smith/Shane Taggart commented that then the water use can be recorded over next 2 years to determine use as stated in 40 year plan, a living document. No further comments.
- Commissioner Nelson made a motion to close the public hearing, Commissioner Crouch seconded the motion, motion carried.

Commission Business

- Action Item A: Recommend Title 12 Water Dedication Requirements - 2022-002 Elwood Water Ordinance. The commission discussed the water dedication further and read into the Elwood 40 year water plan and asked questions of Craig and Shane. Commissioner Hamson made a motion to recommend Title 12 Water Dedication Requirement - 2022-002 Elwood Water Ordinance to Town Council, with change from .28 to .45 per acre feet per ERC until Elwood gets its own data to prove an amount. Commissioner Nelson seconded the motion, all in favor, motion carried.
- Action Item B: Recommend Elwood Town 40 year water plan. Commissioner Shimek motioned to recommend Elwood Town 40 year water plan to Town Council, Commissioner Hamson seconded the motion, all in favor, motion carried.

- Action Item C: Recommend previously tabled Amendment to Ordinance Elwood Development Standards 11.10.070 Secondary Water Standards. Commissioner Nelson motioned to recommend previously tabled Amendment to Ordinance Elwood Development Standards 10.10.070 Secondary Water Standards to Town Council, Commissioner Nelson seconded the motion, all in favor, motion passed.

Work Meeting

- Discussion Item A: Max Mills and Kevin Runolfson - Multi-family units by Maverick Station. Zoning. The property is west of the Maverick and measures 4.36 acres, and is commercial zoned. Steve Woerner commented on the lift station that Maverick put in and offered that Dee Hansen is the Maverick contact. Steve also mentioned that the lift station is all controlled inside a Maverick building. Suggestions were discussed of a pioneering agreement with Maverick to get sewer to the property. The commission stated that currently there is not an Elwood Town ordinance to support/define a multi-family unit but they were welcome to submit a concept plan to Shane Taggart, the Zoning Administrator for Elwood Town for consideration. They could also check back with the Planning Commission in a few months to see if anything was in the works for adding an ordinance to accommodate Multi-family units.
- Discussion Item B: Elwood Ordinance Title 10 Zoning Ordinance Chapter 10.09 Schedule of Uses. Commissioners started looking at the 10.09 worksheet Shane Taggart emailed. Questions of can anything in C-3 be done in C-2 and C-1 and Ag. There was also a comment to add a fruit stand to the residential. After a little discussion Commissioner Hamson commented that much of this we had already determined/edited when working with Lacey Richards, summer 2021, a past Zoning Administrator. He provided his copy of the notes and Karolina made a copy for Shane. The commission determined that meeting after these notes were added to Shane's would be the best. The work meeting on February 15th would be the time to work through it completely if all commissioners would come prepared, with the goal of having it ready for a public hearing March 1st meeting.

Adjourn Meeting

Commissioner Nelson motioned to adjourn the meeting at 8:30 pm, Commissioner Crouch seconded, all in favor, motion passed.