

Minutes

Elwood Town Planning Commission Work Meeting

Tuesday February 16, 2021

The Board of the Planning Commission of Elwood Town met at the Elwood Town Hall at 7:00 pm, on Tuesday, February 16, 2021.

Present: William Call, Dakota Nelson, Phil Shimek, Quinn Hamson, Curtis Crouch

Others Present: Steve Anderson, Lacy Richards, Scott Goodliffe, Amy Hugie via Zoom, Mark Lay, Garth Day, Dee Hanson via phone call

- COMMISSION BUSINESS

- Action Item A - DRH/Maverick Concept Site Plan. Commissioner Nelson moved to accept the Concept Site Plan and Commissioner Nelson seconded, all in favor.
- Action Item B - DHR/Maverick Final Site Plan. Dee Hanson joined us via speaker phone call. Lacy brought up the sign and keeping within Elwood Town current sign ordinance. Dee Hanson said he will work on the sign and it was mentioned that he didn't see that he was doing anything over what Texaco had done. There was discussion on upsizing the sewer line with Steve Anderson, stating this is an infrastructure issue with Elwood Town. There was discussion on canal encroachment permit with the canal and 2 access points. Lighting following the town ordinance was requested. Commissioner Shimek asked what the Maverick impact would be to the current Elwood Town systems. Steve Anderson said that Steve Woerner did not mention that it would be a problem in the Town Council meeting a week earlier. Lacy stated that Elwood Town has ordered studies to examine Elwood Town current water and sewer capacity. So more information will be coming in the near future. Commissioner Nelson

moved to table the Final Site Plan due to the many concerns, Commissioner Shimek seconded the motion, all in favor.

- o Action Item C - DRH/Maverick Final Subdivision discussion from above led to table the discussion due to concerns. Commissioner Shimek moved and Commissioner Crouch seconded, all in favor.
- o Action Item D - Garth Day - Sierra Homes Cottonwood Landing Phase 1 Preliminary Subdivision. Garth stated that all lots are half acre and some more. Sewer will cross 4800 West one time. The developer has a goal for all lots to be 1 foot higher than the road to prevent the problems for a past subdivision Sierra Homes developed. Garth Day said that they would do no curb & gutter and no sidewalks to avoid drainage problems, and they will keep ditches on both sides. Discussion from the commission included examination of required 60 ft ride aways. Planning Commission wants sidewalks to comply with current ordinance. Also, street lamps at intersections as stated in ordinance. The preliminary plan was accepted to move to the Town Council by Commissioner Shimek with notes discussed on sidewalk requirements and street lamps at entrance. Commissioner Nelson seconded the motion, all in favor.
- WORK MEETING
 - o Meeting moved into the work portion of the meeting with Phil Shimek opening discussion on General Plan Vision and Mission of Elwood Town. Amy requested that this discussion be tabled so that Subdivision ordinances 11.08 and 11.09 could be discussed so she can be dismissed from the meeting. There was some discussion on removing the requirement to post a sign on the property before a public hearing is held. Amy will update the ordinances 11.08 and 11.09 and forward them to Gina to set up a public hearing.
 - o Discussion then continued on what Elwood Town's General Plan Vision for future development is. We had a phone call with Steve Woerner to clear up discussion about where Elwood water comes from. Steve Woerner stated we share a spring with Deweyville North Canyon Spring and Coldwater Canyon Spring. Elwood also owns a well in Honeyville and Elwood does own the property. We share nothing with Honeyville. Lacy opened a question to the commission

of “What does ‘rural community’ mean? It means different things to different people. Steve Anderson and Lacy Richards offered ideas and visuals of developments that are using the density ordinances. Discussion on preserving nature vs. preserving agriculture. We can not tell a farmer that they have to continue farming to preserve agriculture. Steve Anderson mentioned that giving a farmer a payment to forgo his development rights is a possibility. Discussion on density ordinance was present and also the need to set our town goal and align the general plan. Ordinance 11.05 and general plan talk about cluster, which we are not currently doing. Lacy Richards referred to the density worksheets in their packet, and requested each commissioner take the worksheets and draw how they want Density 1 unit acres and Density 2 units per acre to look.

- o The commission also looked briefly at the Jeff Spent proposal for a 55+ Subdivision with smaller lots that serve the older population who desire less property to care for.
- o The take-aways are realizing that density gives Elwood variety. Development is about trading things with developers to create variety and community space and preserving nature which is in our vision.

Commissioner Shimek moved to adjourn meeting at 8:45 pm, Commissioner Crouch seconded the motion, all were in favor.