

Minutes

Elwood Town Planning Commission Work Meeting

Tuesday March 15, 2022

The Board of the Planning Commission of Elwood Town met at the Elwood Town Hall at 7:00 pm, on Tuesday, March 15, 2022.

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

Others Present: Scott Goodliffe, Gina Marble, Mark Lay, Britton Hayden, Bryan Bywater, Erika Bywater, Rodger Munns, Paula Thorpe, Karolina Munns

Welcome

Public Hearing

- SIB (State Infrastructure Bank) Loan for \$800,000 for the bridge on 8000 North. Commissioner Hamson motioned to open the public hearing and Commissioner Crouch seconded the motion, all in favor, motion carried. Councilman Scott Goodliffe came to the stand to explain the 8000 North bridge. In November of 2021 the 8000 N bridge was condemned by UDOT. Elwood needed to act soon, and instead of waiting multiple years for federal funding, the town council applied for a state loan. The transportation commission approved the loan in February and the town is required to hold a public hearing to let the citizens know of the loan. The state loan will have a % same as state bonding system, 1.72%, simple interest. \$61,000 payment per year, 15 year term. There is no penalty if loan is paid early. Unused funds will go back to the principal. The loan will pay \$114,556 total interest if paid on schedule. Scott said this was a quicker route and easier on the citizens to get the bridge functioning again. Scott mentioned working with Ronda Menlove, commissioner in this area, Lyle McMillian, Rob White, Region Director. The bridge is on schedule to be delivered April 8th, set and complete by April 15(out of canal requirement from Bear River Canal Company). Elwood Town is using the same size, design and vendor, Old Castle, as Maverick used for the bridge they put in a year ago. This is one of three bridges needing attention. 1. 8000 north bridge-replacement, 2. 6000 west Hardy's old dairy-repairs needed to footings, 3. 9600 W west of Hunsaker's-replacement 2024(possibly earlier) federal funding. Federal part 93.33% and Elwood matches 6.67%. At the end of discussion Commissioner Crouch

made a motion to close the public hearing and Commissioner Shimek seconded the motion, all in favor, motion carried.

Commission Business

- Action Item A: Commissioner Hamson motioned to recommend SIB loan for \$800,000 for the bridge on 8000 North to town council, and Commissioner Crouch seconded the motion, all in favor, motion carried.

Work Meeting

- Discussion Item A: Rodger Munns, property owner to discuss Elwood Town Master Transportation Plan. Questioned the Master Transportation Plan that shows a proposed off ramp east of the Texaco from I-15 through the possible future development by Sierra Homes. The proposed frontage road shows coming through the Munns property, and Rodger's concern was that Sierra Homes prospective project was not allowing space for that road. Gina Marble, Elwood Town/Recorder said that these Master Transportation Plan maps were drawn up in 2007 and engineers drew these future roads as collector roads not a moved exit and it does show on the Master Transportation Plan but she indicated that UDOT was not leaning towards that configuration any longer, now since Maverick has developed. They made the turn lanes northbound and southbound on Hwy 13 and do not have any further plans. The town has asked for a light and that request has not been granted. Gina has done research on the number of accidents and 10000 North is the intersection that needs the most attention from her findings. The planning commission opened the Sierra Homes Concept Plan and Gina stated that the planned collector road is part of their proposal. The commission didn't think that the proposed route was still part of the plans. Gina stated that the maps can/should be updated every five years looking at 30 years ahead. Suggested Shane from Jones & Associates include the General Plan map G7 with G6 map, that would put proposed roads on one map, and work with engineers to update all maps.
- Next work meeting, April 19 we need to address the proposed zoning map and finalize C-3 zone, ¼ acre lots or possible MDA ordinance, that would allow developers to come to town with a plan/ideas and then we can consider, and affordable housing needs to be planned for future growth.
- Discussion Item B: PID discussion in preparation for April 7th meeting. Three members of the planning commission will not be available for this meeting. It is spring break week, and they have work and family commitments. Staying with a Tuesday night meeting if asking for an additional meeting is preferable. Scott Goodliffe wrote up an

email about PID and would like Karolina to forward the email to planning commissioners to review in preparation for meeting with Garth Day and PID.

- Public question if they can come and listen on this PID meeting and it was stated that any meeting we have is public and yes we want to hear with our citizens. Public suggestion to get the website more informative. Give instructions in the monthly mailer about where to go to see public notices. Have maps available via website, come current. Public input and suggestions about how we will handle larger groups and charged citizens when growth comes. Elwood has the challenge of small town and growth coming. Public input to have the map projected on the wall so the public can know what we are talking about.
- Discussion Item C: dates for April planning commission meetings. Dates for April meetings will stay the same April 5, Shane will not be able to attend, and Amy Hugie will come. April 19, work meeting.
- Bryan Bywater addressed the commission and asked if the new subdivision going in by his home would be fenced. He is worried about new neighbors interfering with his livestock and corrals, causing safety issues.
-

Meeting was adjourned at 8:40 pm.