

# MINUTES

## ELWOOD TOWN PLANNING COMMISSION

### Tuesday March 2, 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 March 2, 2021.

The following members were present constituting a quorum:

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

OTHERS PRESENT:

Steve Anderson, Lacy Richards, Amy Hugie via zoom, Mark Lay, Jeff Spenst

#### **Welcome**

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

#### **Minutes**

- February 2, 2021- Commissioner Hamson made a motion to accept minutes with corrections, Commissioner Crouch seconded, all in favor, motion passed.
- February 16, 2021 - .Commissioner Hamson motioned to accept minutes, Commissioner Crouch seconded, all in favor, motion passed.

#### **Town Council Update – Mark Lay**

- No Update

#### **Zoning Administrator Update –**

- Steve Anderson, City Planner stated: No building permits were issued; Work on development with Jeff Spenst; Maverick a lot going on. The Town Council is updating impact fees.

#### **Public Hearing**

- Ordinance sections repealed and placed: Title 11.08 Noticing Requirements and Title 11.09 Appeals. Commissioner Shimek moved to open the public hearing, Commissioner Nelson seconded, all in favor. Commissioner Call asked for discussion, and there was none. Commissioner Nelson motioned to close public hearing and Commissioner

Shimek seconded, all in favor. Commissioner Crouch made a motion to recommend to Town Council, Commissioner Shimek seconded, all in favor.

## **Commissioner Business**

- Action Item A - Action on repeal and replace section 11.08 and 11.09

Lacy Richard commented that Elwood has not required a public hearing sign be posted at the site before.

- Action Item B - DRH/Maverick Final Site Plan
- Action Item C - DRH/Maverick Final Subdivision

Maverick decided not to attend the meeting tonight because they are making more changes. Commissioner Shimek moved to table action items B & C, Commissioner Crouch seconded, all in favor, motion passed.

- Discussion Item A - Current 10.23 Sign Ordinance. Lacy commented that the current sign ordinance does that allow for what Maverick is asking in their proposal, and what Texaco has in signage. Discussion items about the sign were making sure the signs don't interrupt the roadway. The possibility of additional signage ordinances for businesses on frontage roads. The desire for local businesses to be profitable so letting them have space to advertise is sensible. The Maverick proposal is a 100 ft tall sign. Using the terminology 'conductive' to what they need. Lacy and Amy will go to work on the local sign ordinance.
- Discussion Item B - Creating Density Ordinance - Jeff Spent a contractor that has been building for 26 years. He prefers to build on smaller lots and finds them to be conducive to clean nice well kept property. With the circumstances and the economy he is hoping that Elwood can make some decisions about updating the density ordinance soon. Discussion among the commissioners lead to in favor of density, but need to decide where it is going to be located? If we don't plan it from the start then infrastructure can cause huge impact fees to the community as the building continues, like what Hyrum has experienced. Our number one priority is public safety (fire trucks, police, road care) The commission members are in favor of density ordinance in planned spaces; where do we need to start. Lacy referred to the density worksheets she handed out and the commission agreed that R-1 zone- residential zone (1 unit per acre) would have a minimum area of 14,500 square feet. R-2 zone - residential zone (2 units per acre) would have a minimum area of 10,000 square feet. Lacy will work on writing up a density ordinance to replace current zoning.
- Discussion Item C - Work on General Plan-Zoning Map Layout. Discussion was had on this for a bit, and the density ordinance is an interim plan in moving to higher dense areas

and less dense areas. This is a first step what will be an evolving process on the Elwood map.

### **Adjourn Meeting**

Commissioner Shimek motioned to adjourn the meeting at 8:40 pm, Commissioner Hamson seconded, all in favor, motion passed.