

# Minutes

## Elwood Town Planning Commission Work Meeting

Tuesday, April 19, 2022

The Board of the Planning Commission of Elwood Town met at the Elwood Town Hall at 7:00 pm, on Tuesday, April 19, 2022.

Present: William Call, Dakota Nelson, Curtis Crouch, Phil Shimek, Quinn Hamson, Mayor Keenan Nelson, Mark Lay, Scott Goodliffe, Lynn Hardy

Others Present: Amy Hugie, Shane Taggart, Garth Day, Melvin Smith, Britton Hayden, Lesa Hess, Rick Cutler, Michelle Cutler, Anita Goodliffe, Karolina Munns

## Work Meeting

- William Call confirmed that the Schedule of Uses had been approved by Town Council.
- Discussion Item A: Garth Day/Sierra Homes - PID discussion with Town Council and Planning Commission.
  - Garth Day with Heritage Land Development and Melvin Smith, one of the owners in the other land with Sierra Homes, to discuss commercial property, lead the discussion for tonight. Their purpose is to discuss the land use and development issues associated with a proposed development of “The Red Barn Property” East of the Texaco. This is part of a larger plan to connect with property on the cemetery road (10 years in the future). The current phase they are proposing is an 8-10 year development which they would like to do with a Public Infrastructure District, and Jason Burningham gave a presentation last November on this topic. Garth explained that this is a true partnership including: 1-commercial on 9600 North, 2-townhomes against freeway, 12 acres, 3-patio homes, 4-single family homes, third and quarter acre lots. Residential would be 320-350 units. This offers the full cycle, called cradle to grave.
  - A question from Councilman Lynn Hardy-in 7-8 year span, what if there is a housing downturn? Who is responsible? Will it get finished? Community member also asked if there is a time limit to complete the housing? The infrastructure will be complete at the start, and if the contracted company does not complete, then the town can have the PID hire someone else to complete, \$\$ are allocated. Then housing lots are completed - based on the market. There is no requirement to build houses that no one will occupy. Time limits are written into the PID documents.

- Question - Is there sewer for this? Mayor Keen Nelson reported that according to the 40 year water plan, there are 60 available taps at this point.
- Secondary Water? New development requires a secondary water system be installed in order to hook in when secondary water is available. Garth commented that he is helping the town get secondary water. Also PID can help with source, storage and distribution.
- Garth continues - reviewing PID municipal bonds used for the PID because they are used to build cities and towns. PID creates a taxing entity for this area to pay a higher/added tax, and this tax assessment does expire.
- Melvin Smith stepped in to explain how funds work here. He suggested we use the property tax analogy. Property tax is collected on property tax, if owner doesn't pay property tax then the county takes the land and sells it to someone else that will pay the taxes.
- Question - What is the timeline for commercial development? Melvin Smith stated that the timeline is based on the market.
- Question - How many commercial units? It is not totally determined at this point
- Garth Day gave examples of town homes - Midland TownHomes in Ogden on Midland Blvd, only brick masonry. Garth gave an example of Patio Homes - Hooper (rural example)
- Garth Day explained the green space is a linear space with trails for biking/walking. A plan to interconnect all the way to the cemetery.
- Garth Day added that he needs two things to move forward with the proposed plan. 1. Master Plan Community Zone in Elwood Ordinance to allow the lots he has in proposal. 2. Lock in density for PID moving forward.
- Question - There is a City Park proposed by the church building on 9600 North, is this part of the PID or not? Discussion on looking at that and deciding what the best placement for that park would be.
- Regarding the MDA, Councilman Scott Goodliffe stated that Amy Hugie, town attorney, sent out a Willard MDA and he thinks they did a good job with it. Amy would make tweaks to it to fit Elwood Town.
- Question - Town Ordinance Title 10 Chapter 10.21 PUD - would this be sufficient as an MDA? Answer, Amy-This is an overlay plan, and does not have the protection that an MDA agreement has.
- Question - Shane Taggart, What is the town's involvement with PID? The first PID in Utah was done in 2019 and Shane would like examples. The town would create an entity, then the entity would direct the PID.
- Information - By the Year 2050 State of Utah is predicted to double in population.
- Economic Development → Reinvestment in community
- Garth Day ended with a request of Elwood Town, is the proposed development with PID is something we would consider?

Meeting was adjourned at 8:45 pm.