

MINUTES
ELWOOD TOWN PLANNING COMMISSION
Tuesday April 6, 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 April 6, 2021.

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

OTHERS PRESENT: Steve Anderson, Carl Roberts, Mark Lay, Linda Kay & Owen Udy, Scott Goodliffe, Rick Magness, Jeff Spenst, Amy Hugie, Spencer Connelly via Zoom, Devere Hanson

Welcome

Meeting started at 7 pm. Commissioner Call offered a prayer and Commissioner Crouch led with the pledge.

Minutes

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

Town Council Update – Mark Lay

- .We met to discuss adding the moratorium, and after lengthy discussion it was tabled until a future time.

Zoning Administrator Update –

- Steve Anderson Building permits for shops, barns. Few people talk about subdivisions mostly those already in the process.

Commissioner Business

- Action Item A - Updated 10.23 sign ordinance The pdf copy the PC got did not have all diagrams, but opened in Word the sign diagrams show. The Planning Commission is in charge of policing the signs. Amy said that they approve the signs so can enforce the

correct use. Discussion on elements of the sign ordinance were had. Rick Magness from Yesco was invited to the stand to share information he had. He explained some usual things he sees with entities such as Elwood, and he also shared some industry specifics that are useful, highlighting that the main goal is to help businesses advertise and profit, along with safety in making decisions as driving. The Planning Commission requested that Rick Magness get with the Town Planner and Town Attorney staff with useful information to add and change Elwood Sign Ordinance 10.23. Amy will meet with and make useful suggestions for change in red and bring to the next meeting. These can be discussed with hopes of approving for Public Hearing for the first May meeting.

- Action Item B - DRH/Maverick Final Site Plan and
- Action Item C - DRH/Maverick Final Subdivision were discussed with Steve Anderson presenting and Spencer Connelly via Zoom. Steve Anderson stated that all looked in order for approval. Commissioner Nelson moved to approve Final Site Plan and Final Subdivision and recommend it to the Town Council. Commissioner Crouch seconded, all in favor, motion passed. Spencer Connelly questioned when a conditional use permit would be required. There was discussion on that and Steve Anderson said that he must have conditional use approval already.
- Action Item D - Jeff Spenst Subdivision revision to Phase 1 8 lots Concept Plan each ½ acre was discussed. Jeff stated that he is changing his lot size to match the current Elwood ordinance so he can get started. The 60 ft requirement for an arterial road rather than 66 ft was discussed. Commissioner Hamson moved that the Jeff Spenst Subdivision Phase 1 Concept Plan be approved, Commissioner Nelson seconded, all in favor, motion passed. Jeff will now move forward with getting plans engineered and reviewed by town engineer Chris Wight at Hansen & Associates
- Action Item E - Owen Udy Minor Subdivision Concept Plan - Lindy Kay Udy stated that the land owned by her and her sister needed some lot line readjustment and this can be approved for Concept and Preliminary. Commissioner Hamson moved to accept the lot line readjustment as described for concept and preliminary and recommend it to the Town Council, Commissioner Crouch seconded, all in favor, motion passed.
- Discussion Item A - Garth Day/Sierra Homes Cottonwood Landing Subdivision-Final(no approval from Chris Wight) Garth went through the plans he had stating that curb and gutter throughout were in the plans with a retention pond at lot 13 and a metered drain ditch that goes behind lot 12 to tail ditch to drain. Town Council discussed with him about piping the Hiline ditch, however, Garth/Sierra Homes found that they do not own that property so they can not do that. They will fence off along to protect the Hiline ditch. He stated that they would be giving shares to Elwood and putting in dry lines for future when secondary water does become available. The shares they do have would provide for 15 minutes per lots on the ditch which did not seem like it would be useful to homeowners unless there was pressurized lines to each yard, so for now dry lines.

- Commissioner Call asked for any other items and Carl Roberts on 5200 W in attendance spoke of his plugged drain ditch and his desire for a map of the planned subdivision that would be going in east of his property. He has met with his attorney and the sheriff's office has taken pictures of the problem and health hazard as the drain and storm water pools with no place to go. He requests that this be addressed and that the town answers his question of how he will have access to his headgate with this new development. Steve Anderson suggested that he was the one for Carl to meet with and they can discuss this as the development continues. Carl also stated that there was a big pile of debris from previous construction that was an attraction to rodents and a health hazard as well.

Adjourn Meeting

Commissioner Shimek motioned to adjourn the meeting at 8:25 pm, Commissioner Hamson seconded, all in favor, motion passed.