

MINUTES

ELWOOD TOWN PLANNING COMMISSION

Tuesday, May 3, 2022

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, May 3, 2022.

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

OTHERS PRESENT: Shane Taggart, Amy Hugie, Gina Marble, Scott Goodliffe, Mark Lay, Mike Pace, Scott Sanders, Darin Hawkes, Kelli Shimek, Greg Iverson, Terri Lynn Stump, Lila Horrocks, Aaron Whitaker, Todd Burton, Steffanie Burton, Kortnie Burton, Suzann Wardle, K T Vernon, Dan Pali, Erika Bywater, Bryan Bywater, Carl Petersen, Lorna Petersen, Lynae Winkler, Devere E Hansen, Neil & RaNae Anderson, Kimberly Roberts, Stacie & Michael Isaacson, Him & Vicci Karp, Steve and Lori Woerner, Tami Perry, Rick Savage, Brian Pali, Clayton Sherman, Rue Rasmussen, Marilyn Rasmussen, Ed Griffin, Valerie Bohme, Rick Bohme, Amy Griffin, Rick Cutler, Jennifer Richardson, Keli & Logan Westergard, Joyce Cox, Dave & Shonna Bingham, Trever & April Jones, Brett Wilde, Bob Lauman, Christine Lauman, Danielle Barfuss, Amber Hayden, CJ Roberts, Karolina Munns

Welcome

The meeting started at 7 pm. Commissioner Crouch offered a prayer and Commissioner Shimek led with the pledge.

Minutes

- April 5, 2022, & April 19, 2022 - Commissioner Crouch made a motion to accept minutes, Commissioner Nelson seconded, all in favor, motion passed.

Town Council Update - Scott Goodliffe

- Elwood Town qualified for a Transportation Planning Grant of \$41,000 to help with the General Plan, need to submit the scope of work. Bridge 8000 North funding will be received this week. It is open, it is a gravel road, and eventually will be paved.

Zoning Administrator Update – Shane Taggart

- Sam Heiner from Jones & Associates will be helping with Concept Plans. Henry Thompson Concept plan and a few concept plans we are reviewing

Public Hearing

- Scott Sanders – Ambrose Property Group –Prospective Project at UT-13 and I-84/15 9175 N 5200 W – rezone from C-2 to Industrial/Manufacturing. PowerPoint Presentation. Love’s retread 20 acres south of Valley Implement. Need rezone to fit the schedule of uses of Elwood Town Ordinance. 200,000 square feet warehouse building, access off Powerline Road. Tire distribution, with small manufacturing component, 20%. Retread and repurpose semi tires. No repair, no maintenance, just retread. Two in the country Oklahoma and Indianapolis Class A industrial buildings. Turning 20 trucks a day. Employees 65-ranging from management, retread, and distribution. Tenant is Love’s. Want to be partners in communities-great benefit packages, competitive wages, well-respected company. Concrete Millwall building, 40 ft tall building. Attractive-clean building.
- Commissioner Hamson opened the Public Hearing with a motion, Commissioner Shimek seconded it, all in favor, motion passed. Commissioner Call shared rules: raise your hand and be called on, come up to make your statement, state your name, 2-3 minutes per person, come up one time only, be respectful to people, and don’t just haller it out.
- Chris Selman–Master Plan. How does this match our master plan? What income will this bring into town? Taxes from property tax. No sales tax opportunity. 12.5 million investment for the company. Is this where we want to put our industrial here now? Loves may be good and fine here, but he can think of industrial that he would not want to be there. Once we have opened it up we can’t refuse.
- Aaron Whitaker–Zoning. Are we just rezoning this spot? Or expanding further. You can’t turn away businesses because you don’t like what they sell. The only thing you can do is control where they can be located. The only sexually oriented business is in the industrial/manufacturing area. This area is right next to the freeway and right next to residential neighborhoods. Once you have opened it up, you have opened it up. Commissioner Call- This rezone is just for that property
- Lorraine Selman-Location Questioned why other locations Love’s has tried haven’t worked out. Scott Sanders-Looked outside of Boise/didn’t work out. This is the next spot. Kym VanDyke- worked Loves last 16 years, Stan Summers helped him get Brigham City Travel Center. They did look at different spots in Box Elder County. Commissioner Crouch-how many trucks in/out a day? 20 trucks. Commissioner Shimek-hours? Normal work day shift, 8-5.
- CJ Roberts-Traffic/Jobs/Limited Resources/Tire storage and fire danger/Other Location Scott Sanders-can’t fix the overpass, but the taxes can improve infrastructure. Love’s is not seeking any levy on taxes. Specialized NFPA standards. Follow ESFR functions by putting out the fire before it starts. Stored like a basketball hoop. When a fire is detected, the water is immediately dropped and puts the fire out in seconds, before fire trucks could get here. Employee Guarantee-I can’t guarantee anything. Love’s is wanting to locate here, attracted to the workforce. Location-want to be here. Kym

VanDyke-Locate Brigham City. Kids go where they can get jobs. The property behind Love's is an old dump (still has 2 years before it can be tested). Personnel for Brigham City is local employment. Can't guarantee that all are hired locally, but they try to. He is an employee of 25 years, 30 Travel Stops to 600 today and he is happy.

- Erika Bywater-General Plan/Integrity Plan says care is to be taken in development, to not destroy its natural features. Goal-make sure light manufacturing. Is this light manufacturing? Heavy petroleum, power plants, smokestacks. Light-no pollution, distribution, incapsulated/clean operation. Erika If it doesn't fit our goals-small town. Keep it small. Scott Sanders-we thought it would fit in commercial, but in looking at the schedule of uses needs to be rezoned industrial/manufacturing.
- Britton Hayden-Property Tax difference Commercial vs Industrial? Not pro or against. The second Question-if we rezone this property, will it start legally that we will have to rezone other properties because we did this one. Commission comment: we have control. Will the entrance/tight turn be a problem? Scott Sanders-when UDOT continues Powerline Road to the west then Love's will tie in an entrance from the south. There is no other commercial area for us to go in. The property tax will increase as the property improvements are made.
- Steve Schneringer-Water use requirements? Scott Sanders-no uses in the retreat process, there is an early suppression fire response system, 12 heads at a time. 6000-7000 square foot office space with break room and restrooms would have water use.
- Rick Gardner-Location/Noise Can someone representing Elwood Town tour a facility to see/hear/smell what it is really like.. Scott Sanders-We can send someone to a facility. We can perform a sound study. We can state decibels. We can send videos. We oriented the employee parking to the south facing the non-commercial side and loading docks on the north side by the current commercial.
- Jim Karp-Land Use How many loading docks? 12. 200,000 sq. ft building. How will you use the 20 acres? Will there be extra space and how will it be used? Scott Sanders-there is room for expansion of 25% on the front of the building for an extra warehouse if needed in the future. Zero plans for more use of the property. So is the extra space you have something Love's would sub-lease to other businesses? Scott Sanders-No Love's purchases to own, and this space is incredibly small for additional industrial business. If there was expansion, would it also have to go through the town's approval process? Answer by commissioners-Yes, it would have to go through an approval process, and yes the property would be zoned industrial because it will get that zoning if this rezoning goes through. Any outdoor tire storage? Scott Sanders-No. Final comment-Jim's concern is traffic. In the future would there be a traffic light there? Answer-that is UDOT? Does the planning commission have any say with UDOT? Answer-No.

- April Jones-Traffic When traffic is considered? Is this Love's development with 85 vehicles in/out a day going to be less traffic than another truck stop in there. Less traffic is something to consider. Scott Sanders-Land is zoned commercial. We are a low-density commercial user based on the property. Kym VanDyke-average travel center is 480-600 trucks a day.
- Mark Lay-Fire protection. He sees Loves as a good business that takes take of its customers and property. He has a trucking company and his shop has the ESFR system that responded to a fire in his shop and it did put the fire out instantly saving his load on the semi.
- Joyce Cox-Building configuration/Fire protection/Zoning/Jobs needed. Scott Sanders-80% tire storage and 20% retread. Scott Sanders-the (ESFR)early suppression fast response system literally put the fire out in 30 seconds.
- Rick Savage-Business Operation Hours/Limited Resources. Scott Sanders-hours, Love's is not wanting all hours operation. Water user for commercial. This is a very little water usage facility. To the council-people are searching for water. With continued new construction, he is still wondering about our limited resources.
- Greg Iverson-Traffic/Sewer
- Todd Burton-Safety/I&I Plant. For employees and retreat. See video of how to retreat a tire on Loves website. Very simple. Like operating in other warehouses
- Lynae Winkler-Zoning. Already commercial could get something that is using lots more water, lots more traffic
- CJ Roberts-Septic system. Neighbor Valley Implement has had trouble with its septic system/pumps. What about a high table water year? Kym VanDyke C-store restroom use is a lot more. 4000 gallons per day.
- Caroline Painter-Compromise. Location is the biggest problem. Suggests moving west so away from residential and away from a busy intersection. Where is the compromise?
- Shawna Bingham-Landscaping. Water usage. Sam Sanders-flexible. We will comply with the landscape ordinance.
- Rick Savage-12 docks please clarify. Sam Sanders Expansion is for more tire storage, not for longer hours. Love's has a lot more tire warehouse facilities.
- Kelli Shimek-Traffic. Southbound and turning onto the frontage road to get into the facility. Sam Sanders-They may do some improvements at the entrance. Low traffic usage for 20 acres. Trucks make the turn all the time. Their engineers do perform turning radius studies in the development process.
- David Bingham-Property Tax. \$200,000 per year. Elwood would get a small share. Box Elder School district will get the lion's share.
- Marilyn Rasmessan-Traffic. The concern is cars popping over the overpass going south and in danger. Sam Sanders-UDOT controls the overpass. 20 trucks are sporadic throughout the day.

- Brian Bywater-UDOT. In order to change intersections, there has to be so many deaths. Sam Sanders-traffic signals have to be warranted by UDOT and they look at numbers. Love's doesn't have enough traffic to warrant signal.
- Mike Pace-Lifestyle. We live here because of the lifestyle. There is a better location that could still benefit Elwood.
- Brian Davis-Zoning. From Brigham City. Be careful with putting industrial so visible to Elwood Town. May have some industrial come that is less desirable.
- Lorraine Selman-Traffic. Is Elwood going to improve the frontage road?
Answer-Commissioner Shimek, we as Planning Commission is an advisory board, to the town council. We are not the answer. Town Council is the place to go, for final answer. The public hearing purpose is to hear from the public and that is what we are doing tonight.
- Christine Lauman-General Plan. Ownership of land and own the votes together. Listen and hear the people.
- Commissioner Shimek moved to close the public hearing and Commissioner Nelson seconded it, all in favor. Motion passed.
- Sam Sanders-Ambrose Property Group closed by thanking everyone for coming and caring about the community. Love's is a great business and he hopes we will recommend the rezone.

Commission Business

- Action Item A: Recommendation to Town Council on rezone from C-2 to Industrial/Manufacturing for Prospective at UT-13 and I-84/15 9175 N 5200 W – rezone. Commissioner Hamson motioned to table this action item to gather more information, Commissioner Nelson seconded it. Three in favor. Commissioner Shimek and Commissioner Crouch against. A majority is to table it. Discussion by commission of: is this structure what we want people to see at the face of Elwood? Is this the location we want it to be? Commissioner Call took the suggestion to go to a 5 minute break. Commissioner Nelson had to leave.
- Action Item B: Cody Veibel/Darin Hawkes – Powerline Subdivision SafePro Storage Units Powerline Road – Concept, Preliminary & Final Plan approval. Darin Hawkes is present. Concept is already approved. Preliminary plan is up for tonight. Commissioner Hamson motioned to approved preliminary plan based on town engineer comments, Commissioner Shimek seconded the motion, all in favor, motion passed.

Work Meeting

- Discussion Item A: Brian Anderson Subdivision – with town engineer concept approval. Commissioner Call tabled due to time constraints. Shane said he is not interested in developing right now. He wants to make sure it is not industrial zoned.
- Discussion Item B: General Plan Map – Elwood Zoning Map. Commissioner Call tabled due to time constraints.
- Discussion Item B: Amendment to Elwood Ordinance Chapter 10.10 Zoning Districts. Amy Hugie addressed with discussion Item C.
- Discussion Item C: Consideration of Master Planned Community District. See possible Elwood Zoning Ordinance Title 10 Chapter 10.15 Master Planned Community District. Amy Hugie asked the commission to review for the next meeting where we can have more full discussion. You can email questions. There are two parts and we must have both parts.
- Commissioner Crouch motioned to table all discussion items until next meeting, Commissioner Shimek seconded, all in favor, motion passed.

Adjourn Meeting

Commissioner Shimek motioned to adjourn the meeting at 9:07 pm, Commissioner Crouch seconded, all in favor, motion passed.