

Minutes

Elwood Town Planning Commission

Tuesday, August 2, 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, August 2, 2022.

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

OTHERS PRESENT: Mark Lay, Samuel Heiner, Karolina Munns, Britton Hayden, Kelli Shimek, Robert Reeder

Welcome

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

Minutes

- July 5, 2022, & July 19, 2022- Commissioner Hamson made a motion to accept minutes with corrections, Commissioner Shimek seconded, all in favor, motion passed.

Town Council Update - Mark Lay

- Elwood Town and Love's have not come to agreement on the Love's Tire Warehouse and Retreat.

Zoning Administrator Update – Samuel Heiner

- There is a two building site that needs to be at the next meeting for site plan approval. Next the zoning map has a sensitive land overlay and he is writing up language to put in the General Plan (steep grades, wetlands, etc) Questions on concept subdivision Henry Thompson and Tommy Newman lot division. Samuel commented that Henry Thompson was approved for the concept, and Shane Taggart has given a preliminary application which has not been submitted yet. Samuel commented that Tommy Newman has not

come back with either realignment or annexation of property so that all property is within town boundaries and not split between county and town.

Public Hearing

Commissioner Hamson motioned to open the public hearing, Commissioner Shimek seconded it, all in favor, motion passed.

- Elwood Title 10 Zoning Ordinance Chapter 10.15 Master Planned Community District, Commissioner Shimek tabled due to lack of advertising by mistake, Commissioner Hamson seconded, all in favor, motion tabled. Public hearing in two weeks.
- Elwood Zoning Map - General Plan Map. Public comment from Britton Hayden, about adding the C-3 zone. He noticed that the tire retread potential land is not C-3 zone, why? The Planning Commission has left that land as C-2, and if retread wanted to come back and addressed the town's concerns then the town could consider changes to make it possible. The C-3 zones on the map identify where the town wants to see the development. The 10-09 Schedule of Uses Ordinance shows all the zones and permitted and conditional uses. Britton remembers higher density affordable housing closer to boundary of Tremonton, north and west on 10400 north. Answer is that there is no current sewer available for that area of Elwood so it is not feasible at this time. Affordable housing is in the process of being worked on with language being added to the General Plan.

No more comments. Commissioner Hamson moved to close the public hearing, and Commission Shimek seconded it, all in favor, motion passed.

Commission Business

- Action Item A: Recommend Elwood Title 10 Zoning Ordinance Chapter 10.15 Master Planned Community District to Town Council. Commissioner Shimek motioned to table this item, Commissioner Hamson seconded it, all in favor, motion passed.
- Action Item B: Recommend Elwood Zoning Map - General Plan Map. Commissioner Hamson motioned to recommend to town council with one change on the legend from flood plan to sensitive lands, Commissioner Shimek seconded, all in favor, motion passed.
- Action Item C: Conditional Use Permit - 9880 N 5200 W. Owner pulled the application so no action was taken by the planning commission.
- Action Item D: Conditional Use Permit - Hart's Chevron (rebranding Texaco) 5175 W 9600 N. Robert Reeder with Lytle Signs/Parkland Distributing/Rinehart Petroleum addressed the planning commission. They will also rebrand the diesel canopy. They are

not changing the size of any signs. Just take down and put up. They will paint the poles in the process. There was a question brought about the signs at Texaco being in compliance. At the time of Maverick getting signage, the planning commission did update the town ordinance so that the heights of signage is in compliance with. The square footage is 139.75 sq ft which should be compliant with our current ordinance, however, Chevron is just replacing what was already there so they don't have to address any compliance issues, because existing and 'grandfathered' in. Commissioner Hamson motioned to approve the C.U.P. for sign rebranding, Commissioner Shimek, seconded, all in favor, motion passed.

Work Meeting

- Discussion Item A: Discussion of General Plan Grant - items to accomplish - Scott Goodliffe. The grant is awarded. We asked for the grant list and requested that the planning commission would work on it. Scott Goodliffe, emailed a list, a wish list for further discussion to develop the General Plan further. Samuel Heiner reviewed with the planning commission, roads, town main street location(downtown). Samuel Heiner, Jones & Associates, and a member in his office, Emily, suggested that we all review a video by Utah League of Cities & Towns. The video was produced to train general plan development. Sam will provide a link to the video. Shane suggested that public works standards be added, as well as Arterial/Collector Road descriptions and setbacks. Samuel summarized additional items via email: 1. Update any items in the Public Works Construction Standards and Specifications that relates to the General Plan update. 2. Review and update any of the town code that is referenced or relates to code that is in the General Plan to maintain a cohesiveness between the plan and the town code. Commissioner Call mentioned having a theme and color language in the general plan for the downtown area. Samuel asked that we take one aspect of the general plan at a time to work on it. Transportation is an important first aspect to look into. A first step is for commissioners to review the current general plan, then decide is that what we still want? Samuel will gather information on transportation and bring it to the next meeting,(not August 16, he will be gone to a wedding), he will email information that we can start on at the next meeting.
- Discussion Item B: Discussion of language in General Plan for affordable housing, Samuel Heiner. The other topic is affordable housing. We will continue to incorporate that with the general plan update. This is looking at how much affordable housing to allow. We want to support the right amount of affordable housing, and where to allow affordable housing development. Census data collection determines average income per household. Then a percentage of average income is affordable housing income level. Then a determination is made for what current housing is already in the affordable

housing classification. Karolina's nephew works for a non-profit that does AH development and they would be willing to present a generic discussion on the ins and outs of affordable housing. Britton recommended that we do our part to educate the community on affordable housing, and development. Teach about code. The planning commission could find some good educational tools and determine if it would be a good help to the community.

- The commission has assignments to watch the video, and to review the general plan.
- Samuel will email information on the video and transportation details to review at next meeting

Adjourn Meeting

Commissioner Hamson motioned to adjourn the meeting at 8:08 pm, and Commissioner Shimek seconded, all in favor, motion passed.