

MINUTES
ELWOOD TOWN PLANNING COMMISSION
Tuesday August 3, 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 August 3, 2021.

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

OTHERS PRESENT: Mark Lay, Lacy Richards, Steve Anderson, Scott Goodliffe, Jeff Spent, DeVere Hansen

Welcome

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

Minutes

- June 29, 2021- Commissioner Nelson made a motion to accept minutes, Commissioner Crouch seconded, all in favor, motion passed.
- July 20, 2021 - .Commissioner Shimeck motioned to accept minutes, Commissioner Nelson seconded, all in favor, motion passed.

Town Council Update – Mark Lay

- Mark Lay on vacation. No update

Zoning Administrator Update – Steve Anderson and Lacy Richards

- A couple businesses are inquiring in Elwood
- Maverick inquired about needing a conditional use permit for the DQ restaurant and Steve Anderson said no.

Commissioner Business

- Action Item A: Mary Lamont Elwood Mini Storage Expansion Concept Plan. Commission Nelson motioned to table this item with no one in attendance for this item. Commissioner Crouch seconded the motion, all in favor, motion passed.

- Action Item B: Jeff Spenst Subdivision Preliminary Plan. Phil Williams, Engineer, came to the pulpit representing Jeff Spenst to discuss the plan.
 - Town requires a detention pond. This is definite. Phil Williams was inquiring if a retention pond would be allowed to retain the water for the 8 lots, and will check with Jim Flint, Town Engineer.
 - Dry lines will be added.
 - CCR will state to homeowners to follow town zoning requirements.
 - Back of the lot cannot have vehicle access. Can have a man gate, but no bigger.
 - Commissioners questioned the two streets onto 10400 North and how close to each other they were. Assignment-Lacy will call Chris Wight to clarify why 2 streets and why streets are so close together.
 - Double Frontage issue on Spenst Subdivision (August 4th email from Lacy Richards) “Good morning! After the discussion at our planning commission meeting last night about the double frontage situation with the Spenst Subdivision phase 1, I spoke with Chris Wight this morning to clarify the requirements. He agrees that the project would be better for both the town and the developer without the two roads which access 10400 right next to each other. He confirmed that one access at this point in the project is not an issue with fire requirements.
 - I've also spoken with Phil Williams, who will take the information back to Jeff Spenst so they can work out a better alternative for the roads in this project. Thank you all for your valuable input to the discussion last night!”
 - Commissioner Crouch motioned to accept the Spenst Subdivision Phase 1 Preliminary Plan with Hansen Engineering notes to be addressed on the Final Plan. Commissioner Shimek seconded the motion, all in favor, motion passed.
 - Notes Hansen Engineering attached.
 - Action Item C: Mike Udy Country Lane Estates Phase 2 Subdivision Concept & Preliminary Plan. Commissioner Nelson motioned to table action item with no one representing this subdivision present. Commissioner Crouch seconded the motion, all in favor, motion passed.

Work Meeting

- Discussion Item A: Two water ordinance changes coming. 2017-001 Exaction. Craig Smith, Water Attorney, hired by the town to amend based on the study, etc. 11.10.070 Water Systems Title 12 deals with culinary and secondary water and will be ready by August 17. Planning Commission will look at it at that date and gather questions for Craig Smith.
- Discussion Item B: Commercial zoning in context with the zoning map, general map and the schedule of uses. Lacy proposed that we split the commercial in 2 zones: south of

freeway and north of the freeway. The Planning Commission asked Lacy to make suggestions for 10.09 schedule of uses then the commissioners with ask questions from the suggestions.

- Discussion Item C: Schedule the General Plan Map Open House, tentatively, September 7th 5-6:30 pm, and Schedule the open house September 21, 2021. The Planning Commission doesn't want the water open house on top of the general map open house, so is going to wait for the general plan open house until the water open house and public hearing is complete.

Adjourn Meeting

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