

Minutes

Elwood Town Planning Commission Work Meeting

Tuesday, June 18, 2024

The Board of the Planning Commission of Elwood Town met at the Elwood Town Hall at 7:00 pm, on Tuesday, June 18, 2024.

Planning Commission Present: Quinn Hamson, Phil Shimek, Britton Hayden, Kevin Hall

Town Council Present: Mayor Keenan Nelson, Lynn Hardy, Scott Goodliffe, Mike Pace, Mark Lay(absent)

Others Present: Gina Marble(Town Clerk), Karolina Munns(Planning Commission Secretary), Mark Reese, Jordan Mathes, Kelli Shimek, Rue Rassmussen, Norman Fukui, Wesley Fukui.

Commissioner Hamson conducted the meeting, by welcoming everyone to the meeting.

Work Meeting - Town Council and Planning Commission

Mark Reese, Bear River Health Department - Sewer System. Mark introduced Jordan Mathes to talk to Elwood Town about onsite and wastewater. Septic system equals onsite wastewater. Mark's job is to assess if wastewater would work in a certain environment. When a permit is given an owner assumes all operation, maintenance and ongoing needs of an onsite wastewater system. Mark is looking at the value of the soil to treat the effluent before it hits the groundwater that is then used for drinking water and other purposes. The health department has state and county ordinances and some local board and health standards to look at. We are working with this marriage of water and environment. The Elwood area has heavy/clay soil. It slows down the flow. Mark Pace had a question of the perk test and doing it in the fall to get a better test. Mark Reese stated that the 'perk test' is one of 6-8 things that are looked at. The perk test is not a major predictor. Mayor Keenan Nelson questioned about tile drains and Mark Reese said that they do consider them when they know about them. Gina Marble, Town Clerk, supplied Mark with a current tile drain map, and stated she has emailed them to him also. Lynn Hardy asked questions about when sump pumps are pumping out of basements and onto the ground and are these tested ever? A question of how many permits have been rejected in Elwood because of the failed tests due to the heavy soil. All these tests have some limitations. Also need to look at Land Use and density. Land Use needs to be taken into account when a replacement site, called plan B for an onsite treatment area, and owners cannot be building a shop/building in those areas. Jordan Mathes explained a "cautionary tale" of Roosevelt City to show why it is important to look at different factors such as density. 5.1.2 onsite wastewater standard, which is less than a year old, does account for all phases in a development with Bear River Health Department. Standards help development to be safe and sustainable to a community. Box Elder County is

working on a density study so that the health department can be evidence based. This will consider appropriate levels in each municipality. The foundation of public health is what separates an industrial community from a third world community. The Bear River Health Department is willing to communicate with the water quality board to help Elwood find some solutions and means to their sewer system. Some suggestions they stated are to extend trunk lines; have policies in place when talking to the water quality board. The town has made attempts to present to the board for help to finish the sewer throughout the city. Development needs to drive sewer coming to the other side of the freeway stated by Steve Woerner and Gina Marble. One fact was stated that a rate study with rural area states that water needs to be at \$123 per tap, and Elwood just doubled it to \$55. So we need to double again to meet the rate study with rural area standards to qualify. Elwood doubled sewer rates also from \$47 to \$88.83. Some questions for the Bear River Health Department of at what point will marginal standards be denied for a permit? There are tiers to qualify for different sewer systems.

Mark and Jordan ended their presentation and the Town Council members exited the meeting. The Planning Commission continued their meeting.

Public Comments

- “Resident(s) attending this meeting will be allotted 3(three) minutes to express a concern or ask a question about any issue that is **NOT ON THE AGENDA. No action can or will be taken** on any issue(s) presented.” stated by Commissioner Hamson.
 - No comment

Commission Business

- Action Item A: Recommend to Town Council - N & E Fukui Minor Subdivision Final Approval, 6470 W 8000 N(corrected address). Norman Fukui addressed the commission to break off one lot from their farm for his grandson, Wesley to build a home. Commissioners looked at the plat and no questions. Commissioner Shimek motioned to recommend to town council with corrected plat lines as suggested by city planner, Commissioner Hayden seconded it, motion passed.
- Action Item B: Recommend to Town Council - General Plan Update and Maps. Commissioner Hayden said that the attorney has not returned his review of the General Plan and Maps and would like to table this action item. Commissioner Shimek does not want to wait any longer, because it has waited and waited. With discussion by all commissioners a motion was made by Commissioner Shimek to recommend to town council General Plan Update and Maps pending corrections by the attorney, Commissioner Hall seconded, Yes by Commissioner Shimek and Commissioner Hall, naye by Commissioner Hayden, (Commissioner Hamson can't vote because there are four commissioners), motion passed. Commissioner Hayden will contact the attorney.

Work Meeting

- Discussion from the presentation from the Bear River Health Department.
- Discussion Item A: Discussion on ditches and development, the town council discussed it, the ditch company presidents commented at town council, and the mayor asked that we look into updating ordinances to give specifics for the ditch company to approve/sign that their requirements have been met. There are several signatures that are on the mylar, and the suggestion is to add a ditch company as a signer on the mylar, or other processes for approval. Commissioner Hamson asked the commissioners to look into it and the commission will work on it in a future ordinance work.
- Discussion Item B: Ordinance Review - Final Draft Schedule of Uses 155.126. The commissioners want to make changes to the kennels for dogs and cats, but don't want these definitions to stop progressing this to public hearing. The ordinance is ready for public hearing, June 4, 2024.
- Discussion Item C: Ordinance Drafting - On-street Parking Regulations - Transportation Code, Commissioner Shimek commented that enforcement is already covered and doesn't need to be listed again. Also some questions on fine structure from Commissioner Shimek. This was given as homework, in order to work more in the future meetings.
- Discussion Item D: Ordinance Drafting - Parking of commercial vehicles in residential areas, tabled
- The meeting was adjourned at 9:05 pm.