

Minutes

Elwood Town Planning Commission

Tuesday, Aug 6, 2024

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, Aug 6, 2024.

The following members were present constituting a quorum: Quinn Hamson, Curtis Crouch, Phil Shimek, Britton Hayden(via zoom).

OTHERS PRESENT: Genneva Blanchard, Zach Higley, Devere E. Hansen, Zack Pali, Keenan & Marnee Nelson, Brian Davis, Ron Jacques, Brenda Jacques, Brandon Green(Zoning Administrator), Lynn Hardy(Town Council Rep), Steve Woerner(Public Works), Karolina Munns(Planning Commission Secretary).

Welcome

Commissioner Hamson conducted the meeting. The meeting started at 7:05 pm. Commissioner Crouch offered a prayer and Commissioner Shimek led with the pledge.

Minutes

- July 2, 2024 - Commissioner Shimek made a motion to accept minutes with corrections, Commissioner Crouch seconded, all in favor, motion passed.

Town Council Update - Lynn Hardy

- Lynn Hardy attended in Scott Goodliffe's place and did not have notes from the last Town Council meeting. Fukui Subdivision was approved, Sunset Vista was approved with changes from what conditions the planning commission had.

Zoning Administrator Update - Brandon Green

- Commercial inquiries-South by old Heinz building; also adjacent to RV Trailer Sales, Volvo Semi Service.

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.

Public Hearing

- General Plan Updates and Maps
- Brandon Green commented that Jones & Associates needs to look at maps and make sure they match with the General Plan Updates, and that there are no duplications. Commissioner Crouch motioned to open the public hearing, Commissioner Shimek seconded, all in favor, motion passed. Brandon Green added, there are 13 maps in the old General Plan, and they need to be reviewed/updated to General Plan Updates. So comments can be taken but no action will be taken. Brian Davis commented on the two islands of Neighborhood Commercial on the Land Use Map are a bad idea because there won't be that much commercial traffic there. Commissioner Shimek asked and Zack Pali commented that those were put in for service stations and convenience stores. Commissioner Hayden also commented and Neighborhood Commercial was defined. Commissioner Shimek motioned to close the public hearing, Commissioner Crouch seconded, all in favor, motion passed.
- Rezone Application (R) Residential and part (Commercial) to (RD2) - Bronson Property 10100 N 5200 W Parcels 05-077-0092 & a portion of 05-077-0116
- Commissioner Crouch motioned to open the public hearing, Commissioner Shimek seconded, all in favor, motion passed. Brandon Green gave information on past improvement plans, and Zack Higley's current plan. The challenge is the narrow lot, and getting homes on either side of the road. Also, there is a detention pond planned at the front of the lot on the commercial property. Jones and Associates feels that the plan meets the ordinance. There are 12 lots on 6.72 acres. Chryl Haramoto asked for clarification on the location of the property and the specifics of the plan as 1.1 acres - commercial and 5.62 acres - residential. Commissioner Shimek motioned to close the public hearing on the rezone, Commissioner Crouch seconded the motion, all in favor.

Commission Business

- Action Item A: Recommend to Town Council - General Plan Updates and Maps. Commissioner Shimek motioned to table the action item, Commissioner Crouch seconded it, all in favor motion passed.
- Action Item B: Recommend to Town Council - Rezone Application (R) Residential and part (Commercial) to (RD2) - Bronson Property 10100 N 5200 W Parcels 05-077-0092 &

a portion of 05-077-0116. Discussion from Geneva Blanchard, as clarification; The property commercial line we are open to leaving it as 150 ft commercial. At site plan we can reconfigure lot sizes; with half acre lots and the narrowness of the lot it gave long narrow lots. They have planned a road that will connect to future planned subdivisions. The plan is utilizing affordability and good setbacks but clean meeting the town requirements. Commissioner Shimek commented about the multi-zone along Hwy 13 is hard and was approved pre 2015, and wondered if the developer would consider rezoning to all RD2. The developer is interested in turning it all RD2, so the openness to put lots in the best configuration. Commissioner Crouch asked about the detention basin to retain all the water of the subdivision, and pipe under the Hwy to the canal, and they have had discussions with UDOT. Also this detention basin can hold water from future lots along the road. Brandon Green commented that the commercial zoning is difficult for commercial buildings also to have required detention ponds. This developer is open to building a detention basin that can serve future commercial lots along the highway. Commissioner Hamson clarified to the planning commission that lot 12 cannot be rezoned to half commercial half residential; so all of lot 12 would have to be one or the other, which then makes a weird angled piece. As clarification to the commission, Commissioner Hamson with Commissioner Hayden inquired if the roughly third acre lots matched with the RD2 zoning, which is 2 lots per acre, this includes the roads in the acres. The new road 10200 North, will be a shared access to the property to the north. The commission looked at the curve in the road and the angled lot at approximately 5,000 square feet. The developer suggested that if the town allowed for all residential, the pond could go in that angled lot and then the lot 12 can be to the highway. Commissioner Crouch motioned to amend application to rezone to all to RD2 with detention pond to the angled lot, Commissioner Shimek seconded, all in favor, motion passed.

- Action Item C: Recommend to Town Council - Subdivision Amendment, Keenan and Marnee Nelson Subdivision 3 lot with lot line adjustment 10185 N 4400 W. Keenan and Marnee Nelson commented on a lot line adjustment to their personal home property and adding 3 lot lines. Commissioner Shimek asked if there are available taps, and Steve Woerner commented that Higley lots and Nelson lots all taps are used up. Brandon Green commented that a discussion on smaller lot subdivision ordinance needs to be had with the commission, but Jones and Associates is good with this plan. Commissioner Shimek motioned to recommend to town council lot line adjustment with 3 lots subdivision, Commissioner Crouch seconded, all in favor, motion passed.
- Action Item D: Recommend to Town Council - Final Approval - The Estates at Riverview Subdivision Phase 1, 5600 West. Brandon Green updated the commissioner with some updated plan. There are 9 lots with the existing home. The developer is proposing to add curb and gutter. The owner of lot 3 does not want to remove trees to add curb and gutter so there will be a gap in curb and gutter. All lots meet the R1-20

zoning requirements. There are 4 lots that are restricted and will front the new roads coming into the subdivision off of 5600 west. The detention and storm water with future phases is planning to get water across 5600 west and into the Malad River. Jones & Associates feels that all the plan meets the ordinance and recommend it. Commissioner Hamson questioned the secondary water requirement. Garth Day stated that their intention is always to put in secondary water systems. Also, the current land owner wants to preserve his ditch access. The east/west is on his property and collects his tail water. The ditch that goes along 5600 West, Sierra Homes will be piping and provides water to his yard. Piping south by Allred's property to Lloyds property. Commissioner Crouch asked about future phase water drainage, and storm water can be handled for now. They plan to drain to the Malad through a culvert. Commissioner Shimek moved to recommend to town council, with the condition of adding secondary water dry lines as required by ordinance, Commissioner Crouch seconded, all in favor, motion passed.

- Action Item E: Recommend to Town Council - Preliminary Approval - Country Lane Estates Phase 2 Subdivision 5210 W 10100 N. Brandon Green commented that Mike Udy is the developer. Higley with Bronson Property will tie into the road. The engineer has reviewed, and wanted to make the commission aware that in Phase 1 there are two lots(2-3) that are now nonconforming because of the setback if the houses are where they are shown with the 66 foot road. The detention is moved to the north by lift station. The staff make a recommendation to approve the plan. Commissioner Hamson asked if there needs to be a hammerhead on 5020 W if the Higley does not develop. Brandon said they can make that note, for fire, but Steve Woerner said the road isn't long enough to require. Commissioner Shimek asked about ditches and ownership. Steve Woerner said there is a cement ditch east of the property, and it is required to be fenced. Brandon Green said he will look at the location of the ditch. There is an ordinance that relates to ditch treatment. Lynn Hardy, Town Council Rep, commented about the need to allow easement for maintenance. Brandon Green will make a note to check the ditch location per property. Brandon Green commented that the developer will need to provide a letter from the ditch company stating particulars and requirements. Commissioner Crouch commented about the tile drain north, and Steve Woerner commented that it is required to pipe that. The drainage district is required to sign on mylar. The detention pond is right over the old ditch so it will go south and connect in go west to the canal. Commissioner Shimek moved to recommend to town council with conditions questioned are answered and addressed on hammerhead needed, ditch safety/management of current ditch, and the detention pond has good drainageway, Commissioner Crouch seconded, all in favor, motion passes.

Work Meeting

- Discussion Item C: Ordinance Revision - Final Draft Subdivision Ordinance Chapter 150. The Commission is ready for a clean copy to take action on for the September meeting and asked Brandon Green to prepare a clean copy for review.
- Discussion Item A: Ordinance Drafting - Traffic Code (on-street Parking Regulations).
- Discussion Item B: Ordinance Drafting - Parking of commercial vehicles in residential areas.
- Brandon Green, invited a discussion and further ordinance work if needed about requiring curb, gutter and sidewalk on minor subdivisions as well. Commissioner Hamson said that the Commission will work on that in the future.

Adjourn Meeting

Commissioner Shimek motioned to adjourn the meeting at 9:20 pm, and Commissioner Crouch seconded, all in favor, motion passed.