

Minutes

Elwood Town Planning Commission Work Meeting

Tuesday January 18, 2022

The Board of the Planning Commission of Elwood Town met at the Elwood Town Hall at 7:00 pm, on Tuesday, January 18, 2022.

Present: William Call, Curtis Crouch, Phil Shimek, Quinn Hamson

Others Present: Shane Taggart, Scott Goodliffe, Scott Goodliffe, Marc Allred, Micah Capener, Karolina Munns

Work Meeting

- Shane Taggart, the new Zoning Administrator, introduced himself. He is from Layton and works for Jones & Associates (since 2015). He is a civil engineer and graduated from the University of Utah in 2010 with a Bachelor's of Science degree. He is also a zoning administrator for Marriott-Slaterville and Washington Terrace.
- Discussion Item A: Title 10 Elwood Zoning Ordinance 10.143 Commercial Districts. Shane handed out a worksheet for 10.09 Schedule of Uses with some added businesses that were commonly seen in other communities' schedules of uses. He added the C-3 designation and put businesses with light industrial in that category. The commission looked over the list and ultimately wanted to not rush through it but wanted a couple weeks to decide. Marc Allred and Micah Capener entered the discussion with various comments. Marc shared that he has had multiple businesses interested but the zoning has been a problem for the businesses. Micah commented on how the zoning the Elwood has is very vague and hard to interpret, Marc agreed. Micah added comments on how Tremonton has all their Main street property set as permitted because they want to attract business and want to make it easy for businesses to come to Tremonton. The commission explained that they wanted to take a more individual approach when looking at business coming to Elwood and make sure that it would not be beneficial to all neighbors. Elwood commissioners prefer to view each business to make sure conditions are set to help all involved. The commission also commented on rezones, stating that they prefer to know what business is coming in in order to rezone to that individual business rather than do a mass rezone at this point. The commission is actively working on the 10.09 Schedule of Uses in order to provide a zone for a business such as the Lewis Cabinets that was in at the last meeting.

- Discussion Item B: General Plan Map. The commissioners opened the discussion with Shane Taggart on the General Plan Map and how it was previously all listed as residential with no agricultural zones. The previous zoning administrators helped the commissioners set some areas to differentiate Residential areas based on sewer or no sewer, commercial and industrial areas. There were some areas updated on correct zoning tonight. All commissioners changed this on their individual maps. The question the commissioners had for Shane was what his thoughts were on it and the ultimate question of does the Planning Commission do some mass rezoning or allow that to happen as needed(directed by individuals requesting a rezone with application).

Meeting was adjourned at 8:22 pm.