

**MINUTES**  
**ELWOOD TOWN PLANNING COMMISSION**  
**Tuesday January 5, 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 January 5, 2021.

The following members were present constituting a quorum:

William Call, Curtis Crouch, Quinn Hamson, Dakota Nelson, Phil Shimek

OTHERS PRESENT:

Steve Anderson, Lacy Richards, Amy Hugie, Keenan Nelson, Gina Marble, Lori Woerner, Steve Woerner, Garth Day

### **Welcome**

Meeting started at 7 pm. Commissioner Nelson opened with the pledge and Commissioner Crouch offered a prayer.

### **Minutes**

- December 1, 2020- Commissioner Hamson made a motion to accept minutes, Commissioner Crouch seconded, all in favor, motion passed.
- December 15, 2020 - .Commissioner Hamson motioned to accept minutes, Commissioner Crouch seconded, all in favor, motion passed.

### **Town Council Update – Mayor Nelson**

- Town Council meeting yesterday. Audit review passed. Sewer expansion review. Decided to hold back and let growth determine where the sewer growth would be. Third Utah council, Gina and \_\_\_\_ serve

### **Zoning Administrator Update –**

- Introduce Steve Anderson and Lacy Richards as new City Planner and Assistant. Each commissioner introduced themselves.

### **Public Hearing**

- Ordinance sections repealed and placed: Title 11.13 Definitions. Commissioner Nelson moved to open the public hearing, commissioner Shimek seconded, all in favor. Commissioner Call asked for discussion, and there was none. Commissioner Nelson

motioned to close public hearing and Commissioner Hamson seconded, all in favor. Commissioner Crouch made a motion to recommend to town council, Commissioner Nelson seconded, all in favor.

## **Commissioner Business**

- Brian Anderson annexation; no one showed
- Garth Day - Concept Plan-Cottonwood Landing Phase 1-Coburn Property. 6 half acre lots with back of the property undefined at this point. Steve Woerner wants to know what is going on in the back property to decide what is needed for the sewer planning. Commissioner Hamson moved to accept the concept plan for Cottonwood Landing Phase 1 with the Chris Wight email bullet points, Commissioner Nelson seconded, all in favor. Chris Wight email dated December 17, 2020 is below:

Today we are in receipt of different version of an overly-simplified concept plan for the development which you forwarded to us after discovering that we had not previously received a different formal concept plan furnished to by Garth Day, in behalf of Sierra Homes, to the Town Planner, Gil Miller. The form of this concept plan falls short of the requirements specified in Chapter 11.02 of the subdivision ordinance, however, we understand that some concessions are being made in processing this concept plan due to extraordinary circumstances associated with its original submittal.

Our original site specific comments for the previous concept plan generally remain valid for development of this property, especially the requirement that the occupied finish floor of dwellings must be equal to or higher than the elevation of the highest existing roadway pavement elevation opposite each lot. In addition, we recommend the following supplemental comments relative to the proposed 6-lot subdivision which includes a reservation for a possible future public road to the remainder parcel area.

1. Shared sewer laterals, one 6-inch pipe to the common corner of two lots, should be incorporated to reduce the extent of open-trench excavation through the pavement. This requirement was implemented for the Elwood Farms Subdivision on the west side of 4800 West opposite this property. The sewer lateral construction should conform to the recommended requirements in the previous 7-30-20 review comments.
2. A berm or irrigation tail-water interceptor ditch is recommended just east of the rear property lines of the proposed lots to prevent irrigation flooding of the lots from irrigation of the remainder farm property. The ditch or berm should direct the tail-water to the south to the existing tail-water ditch along the south side of the subject property.
3. A roadside drainage ditch should be provided between the east side of 4800 West and the front of the lots to collect surface runoff from road and from the lots and carry the water south to the tail-water ditch referenced above. Pipe culverts with flared end-sections of the size

specified by the Town Engineer should be provided at the driveway of each lot to preserve the path of the surface runoff along the east side of 4800 West to the south.

5. Since an overall development plan of the subject property is not being provided at this time for this subdivision application, approval of any future development phases on the remainder property east of this proposed subdivision will need to be conditional on full compliance with the requirements specified in Chapters 11.02 and 11.10 relative to solutions for adequate access points, road system design, geotechnical investigation, storm drainage and retention, secondary water or irrigation water to each lot, culinary water system and sewer system design facility design, etc.

Please advise should there be any questions regarding our recommendations.

D. Chris Wight - Review Coordinator For Town Engineer  
HANSEN AND ASSOCIATES, INC.

### **Adjourn Meeting**

Commissioner Nelson motioned to adjourn the meeting at 7:20 pm, Commissioner Hamson seconded, all in favor, motion passed.