

Minutes

Elwood Town Planning Commission

Tuesday, October 15, 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, October 15, 2024.

The following members were present constituting a quorum: Curtis Crouch, Britton Hayden, Phil Shimek.

OTHERS PRESENT: Brandon Green(Zoning Administrator), Mark Lay(Town Council Rep), Karolina Munns(Planning Commission Secretary), Michael Betournay, Thomas Nielsen.

Welcome

Commissioner Crouch conducted the meeting. The meeting started at 7:00 pm.

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.

Work Meeting

- The next meeting will be on election day and there was discussion about whether to hold a meeting or not. Brandon Green said that the Higley development(Bronson property) is ready for Preliminary approval and wants to move to Town Council in November so a meeting should be held to handle that action item. There are possibly a few other discussion items of potential developments.
- Discussion Item A: Ordinance Draft, Final Traffic Code (on-street parking regulations). The commission discussed the ordinance Commissioner Crouch asked, if the town has the ability to set speed? Brandon Green said all but 25 mph zones and not on state Hwy 13. There was discussion on adding a yellow flashing light at the overpass powered by solar. Brandon Green says we can ask UDOT. Commissioner Hayden spoke on 7.05.04.3 trailer, boats, campers have 72 hours to park. He wants/likes the ability to get a permit. Also, 7.05.04.5 midnight to noon is appropriate. The commissioners discussed

that the Traffic code is ready for a public hearing with the changes, and it can be a first December meeting public hearing.

- Discussion Item B: Ordinance Draft - Commercial vehicles in Residential Zones. Discussions were made in definitions to replace tractor-trailer with semi-truck and semi-trailer to not confuse. It was discussed to use the size of the lot to allow parking of commercial vehicles; 3/4 acre lot. Must be owner-operator, meaning owner of the property that is parking on. Must be 10 foot side lot-or 20 feet away from structure. Require hard surfaces so not tracking out on roads. A permit with renewal time every 2 yrs that is non-transferable was discussed. Exit forward motion only was agreed upon. The need to add truck noise to nuisance ordinance was suggested, and allowing 15 minutes idling to warm up the vehicle before driving.
- Discussion Item C: Ordinance Revision - Elwood Town Ordinance Chapter 155.460-478 Master Planned Community Zone current process versus changes to process. Brandon Green said that he reviewed many MPC ordinances and after 365 days a rezone reverts back in the event of no activity. There is an exception to that, in a form based code. Under a form based code, it is set up for a bigger city. Brandon doesn't like how it is written, and he thinks a part of it needs to be rewritten, just the process we follow. The rezone and the concept of the rezone and the preliminary need to come together. To provide a concept, the developer needs to know the zoning first. Concept shows what they are envisioning. Then the town can discuss density, and state what the town wants. The density can be worked out in the master development agreement. A person can come and ask for a rezone and doesn't have to state density. Commissioner Crouch commented that the same concept plan was presented at this public hearing as was presented a few years ago with the PID. He is not coming with any changes to density. Also the same comments from town residents were made a couple years ago as were made with this current rezone public hearing. Brandon Green says that he is not held to the new General Plan. Commissioner stated that he is not conforming to the old General Plan either. Brandon asked for clarification of how he is not conforming. Commissioner Shimek said that the old General Plan with mixed family residents(page 13 key descriptions) maxes out densities at eight units per acre, not 12. Brandon says that we have adopted the MPC Zone so we have to allow townhouses. To allow development to occur, then infrastructure will come. Can't expect the developer to upgrade the town. He is only required to put in what the development requires. Commissioner Crouch stated that doing a rezone without any definition is giving them reign to do anything they want. He wants more control by the city over what is on there. Commissioner Shimek thinks there needs to be more involvement before they ask for a rezone. Brandon has talked to Heritage Land Development and Jay Stocking. He does want to work with the town. Elwood is in between Tremonton and Brigham City where there is pressure to develop. Let's plan rather than fight. Commissioner Shimek stated that the planning commission

at the last meeting was stating that the application was not complete and ordinance was not followed. Brandon Green said that he didn't like that it was taken to town council, they could have been worked through in the planning commission. Brandon asked if the town wants a rezone to be a separate process or want it to be tied to a concept plan and then followed by a master development agreement. Commissioner Hayden wants the density divorced from the concept plan. If we do a rezone and it is not married to density then we and the public can look at it in the way Brandon is discussing tonight. When we see a concept, then we lock into more things than we need to consider at a rezone. Then the process can be that the developer comes to the next two or three work meetings to discuss density and come together with the General Plan. He said we need to honor MPC zone requirements since we have it in our code. The idea is that in a MPC zone the configuration can be moved around. The MPC zone is to allow for smaller lots. Commissioner Shimek wants MPC, General Plan and survey defined to the developer. Survey came from the current residents and was a solid representation of the town. Brandon Green was thinking that the survey was not a true representation, but commissioners explained it. Brandon Green brought up the fact that the young adult population needs a place they can afford and it is not for larger lots. Traffic on 9600 North is overloaded Traffic is a problem in development. We need to make sure our master growth and transportation plan is addressing traffic. , and needs to be able to collect impact fees to get improvement for infrastructure. It is a cycle. We are too rich as a population to qualify for grants. Commissioner Hayden commented on the need to block corporate ownership of housing in future planning. Brandon Green's goal is to see infrastructure change along with the growth. This development proposed will double the population of Elwood which is tremendous growth. Development will be over not two years but rather ten years.

- Discussion Item D: Feedback concerning MPC Zone and the General Plan. addressed in the above discussion.

Adjourn Meeting

Commissioner Crouch adjourned the meeting at 9:37 pm.