

MINUTES

ELWOOD TOWN PLANNING COMMISSION

Tuesday April 5, 2022

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 April 5, 2022.

The following members were present constituting a quorum: William Call, Phil Shimek, Dakota Nelson, Curtis Crouch

OTHERS PRESENT: Matt Tingey, Lynn Hardy, Kelli Shimek, DeVere Hansen, Lynae Winkler, Lorna Petersen, Carl Petersen, Scott Goodliffe, Wade Sandall, Todd Jensen, Marc Allred, Amy, Gina, Dan Kmiciek via zoom

Welcome

Meeting started at 7 pm. Commissioner Shimek offered a prayer and Commissioner Nelson led with the pledge.

Minutes

- March 1, 2022 - Commissioner Shimek made a motion to accept minutes, Commissioner Nelson seconded, all in favor, motion passed.
- March 15, 2022 - Commissioner Nelson motioned to accept minutes, Commissioner Crouch seconded, all in favor, motion passed.

Town Council Update - Scott Goodliffe

- March 8th meeting adopted a 40 year water plan, and water ordinance was adopted, 11.10.1, adopted Schedule of Uses 10.09, Commercial Districts 10.13. Report on bridge 8000 N-delivered/installed April 11-12. Purchase new pickup-public works-depreciated down. Replaced a water pump in one of the wells as recommended in the 40 year water plan. 4th of July celebration was canceled due to lack of organizational participation. Commercial to mow cemetery.

Zoning Administrator Update –

- No report. Administrator out of town.

Commission Business

- Action Item A: Todd Jensen/Marc Allred – Lewis Cabinets Lot 5 Elwood Crossing 9495 N Powerline Road – Conditional Use Permit C-2 zone. The Commission decides on

conditions. CNC machinist and a couple saws, dust contained inside. Shift 6 am to 3 am two shifts, also administrative/accounting/sales offices there, around 20 employees. Storage material all inside. Parking lot will be paved, prior approval Chris Wight. Possible complication on asphalt backlog, done before business wanting to occupy. Marc Allred will do curb and gutter next project, then wants the asphalt company to come to this lot next. June 1st occupancy is wanted by business. Sign only wanted on the building. Contractor only. Semis drop off materials and then box trucks transporting product. \$3 million in revenue likely to increase in future years. Commissioner Crouch motioned to approve the conditional use permit with the condition that 10% front landscape and asphalt parking lot will be complete by August 1st, 2022, Commissioner Shimek seconded the motion, all in favor, motion passed.

- Action Item B: Matt Tingey – Quik Link 5035 W Powerline Rd (corner of C&R Trailer) – Conditional Use Permit. Install a tower 75 foot tall to rebroadcast out to office and homes. County announcement for fiber will only be for residential, and not aware of timeline. This tower will take about 3 months to complete. 8x8 box/shed to put equipment in heated/air conditioned. Has Syringa fiber already contacted the town about fiber install? County to run fiber from Corinne to Snowville, underground and starting soon. They have a large grant \$5 million. Rebroadcast to C&R Trailer, Valley Implement, Jess Daniels, Lewis Cabinets, 3 mile radius to keep clean service. Then have an option to jump to Beehive Fiber when it gets here. Looking at \$150-\$200 hook up for residential, but main purpose is for business, \$55 monthly fee. The other towers are up on hills and too far away. Amy suggested conditions of town engineer to approve plans, fence the tower, for safety purpose. Matt said that tower can't be climbed, it has guards to prevent climbing(lack), shed locked up. No beekon is not required on a tower at 75 feet tall. Commissioner Shimek made a motion to approve a conditional use permit with the condition that the zoning administrator/town engineer approves the plan, Commissioner Crouch seconded it, all in favor, motion passed.
- Action Item C: Cody Veibel/Darin Hawkes Safepro Storage Units Preliminary Use Site Plan. Commissioner Shimek motioned to table this item, due to no attendance and plans still in the works, Commissioner Nelson seconded the motion, all in favor, motion passed.

Work Meeting

- Discussion Item A: Dan Kmiecik Ambrose Property Group – Prospective Project at UT-13 and I-84/15 9175 N 5200 W – possible rezone. The client is under a non disclosure agreement with the company. Company was founded in 1964 and based in the midwest; a family owned company; 32,000 employees across 41 states. In a couple weeks we should be able to tell us who the client is. South of I-15 on 5200 West, west side of powerline rd. South of Valley Implement. 20.5 acres. Talking with Shane.

Currently zoned C-2. packet shows the proposed location on map. Requesting rezone to industrial/manufacturing because use is warehouse distribution and tire retreading. Development of 200,000 sq ft warehouse as per site plan, projected a start of construction this year and completion in 2023. Anticipation of 65 new local jobs, with good benefits, providing economic development.

- Question page 6 - intended use - is it in manufacture of tires or only retreading. 30% of building is for retreading, entirely internal to building. No smoke stacks on the building, no pollutants that leave the facility. We can show you other operations of the company once we can disclose the name. Very clean operation. Not smog and smoke stacks. Ambrose has done a few facilities and its a nice warehouse. The other percentage of the building is storage racks, etc. No new tire, retreading only.
- Distribution? 8-12 semis a day. Employee traffic around 60.
- Would the jobs created be local or brought in? Local jobs; hire in communities. Payscale? Can't release that at this time.
- What other benefits for the community? - Elwood is unique in that it is located between Boise and Salt Lake City. Access to the interstate, and growth in town currently, we thought the town would be supportive of this facility to spur growth. Client brings a very reputable name to your town; seen as a very good company; operation in your town is positive.
- Will there be any outside storage? - all internal storage
- Any retail sale? - just distribution
- Revenue or Taxes? - haven't run that figure yet with your town yet, but is significant
- Is the client seeking anything from the town? - not yet. As we work through, could be utilities, tax incentives, no sewer. We are seeking rezone at this point, and this is the first thing seeking
- Is sewer required for this facility? - Right now we are planning a septic field. Steve, public works, no sewer. Not feasible to bring sanitary to this location.
- Do they use a lot of water in the operation? - He can pull up an exact number of water use.
- Be helpful at the next meeting, talk about other economic development that has come to other communities in relation to this kind of development. The next presentation in May.
- Concern to change to industrial in this area of the town - Additional information to be forwarded, component is industrial because of our schedule of uses, but warehouse is self-contained, 10 semis per day, 60 employees, not going to function as a usual facility of a true industrial facility with hundreds of trucks coming in. Operating in an 8 to 5 window. No overnight shifts.

- Discussion Item ?: Amy had one item. MDA talk from when Steve Anderson and Lacey were with the town. Amy sent an example from Willard's which was approved March 30, 2022. Amy has worked with and changed some items on the ordinance. The attorney of Willard, first crack at it, compiled from Smithfield, Herriman, couple places in Weber County. Not what Willard passed. A good starting place to have a conversation. Especially looking by Texaco and new development and buffering between residential and commercial. – up against I-15. Master Planning Community Zone to give agreement, open space, parks, trail systems. Have smaller lots and have open spaces. Take a look. Discussion at May meeting. Amy's suggestion.
- Discussion Item B: Mary Lamont – Elwood Storage Buildings & Office Building Project 9724 N 5200 W. Not in attendance. They are working on the review comments. Good that they are working on the suggestions.

Adjourn Meeting

Commissioner Crouch motioned to adjourn the meeting at 8:10 pm, Commissioner Shimek seconded, all in favor, motion passed.