

Minutes

Elwood Town Planning Commission Work Meeting

Tuesday May 18, 2021

The Board of the Planning Commission of Elwood Town met at the Elwood Town Hall at 7:00 pm, on Tuesday, May 18, 2021.

Present: William Call, Curtis Crouch, Quinn Hamson

Others Present: Lacy Richards, Steve Anderson, John Weidman, David Whitaker, JD Whitaker

● PUBLIC HEARING

- o Commissioner Crouch moved to open the public hearing, Commissioner Hamson seconded the motion, all in favor, motion passed.
- o David Whitaker-7900 N 5200 W(SR13). Zoning Amendment-rezone to Agricultural. The Planning Commission held a public hearing with some discussion by neighbor to the property, John Weidman. John wanted to make sure that his entrance to the property he farms, his drain ditch and the culvert that goes under the road there would not be harmed or disturbed as he wants to continue to use that road. David Whitaker explained the plan of a possible buyer, Jace Hill, Veterinarian, wanting to open a large animal(horse) reproductive clinic on the property. This plan includes leaving most of the property as pasture with 2-3 barns/buildings, plus one home. David agreed that any entrance/turn lane etc would be subject to UDOT approval, and both David and Steve Anderson stated that the drainage and water systems that are currently in place would be preserved as to not inhibit neighbors. John Weidman was accepting to this explanation. There was no more discussion, Commissioner Crouch moved to close the Public Hearing, Commissioner Hamson seconded the motion, all in favor.

● COMMISSION BUSINESS

- o Action Item A -Commissioner Hamson made a motion to approve the Zoning Amendment for the David Whitaker Property at 7900 N 5200W(SR13) and to recommend to the Town Council. Commissioner Crouch seconded the motion, all in favor, motion passed.

- **WORK MEETING**

- o Discussion Item A - Density Ordinance RD-1 and RD-2. Lacy spoke to the commission about the new documents explaining RD-1 and RD-2. Commissioners reviewed the documents and discussed the need to add ‘variances for odd shaped lots may be granted by the Planning Commission to both the side setback and rear setback. Discussion on who cares for open spaces was had, and conclusions were that this will not usually happen in RD-1 or RD-2 subdivisions, but if it was to happen a HOA would care for it, or a developer may deed it to the town which would then have development agreement or a PRUD associated that would specify. These situations are negotiating tools that the commission may see or may use in the future to work with developers. The commissioners were in favor of moving forward to a public hearing on these ordinances as soon as possible. Gina was in her office and the commission made contact with her and she immediately posted it on the front window of the Town Hall, on the Elwood Town website and said she would work to get it posted in the paper and let Karolina know if that was possible for the June 1st Planning Commission meeting.
- o Discussion Item B - General Plan Zone Map. The commissioners moved to the map and color coded what the future plan for Elwood Zoning would look like. They added R1 and R2 zones based on sewer availability, and also used the current lot sizes as a guide. A picture was taken of the plan and Lacy will work on formatting the map to the new recommendations of the planning commission.
- o Meeting adjourned at 8:43 pm