



Elwood Town

5235 West 8800 North

Elwood, Utah 84337

Tel. (435) 257-5518

Fax (435) 257-5519

www.elwoodtown.gov

PLANNING COMMISSION

BRITTON HAYDEN (CHAIR)

QUINN HAMSON

ISAAC WALKER

ERIKA BYWATER

KEENAN HARAMOTO

KAROLINA MUNNS (SECRETARY)

PC@ELWOODTOWN.COM

PUBLIC HEARING NOTICE

As part of the pending Zoning Ordinance Amendment currently under review, and in accordance with Utah Code §10-20-205, notice is hereby given that the Elwood Planning Commission will hold a **Public Hearing on September 1, 2026, at 7:00 p.m. at Elwood Town Hall, located at 5235 West 8800 North, Elwood, Utah**, to consider an additional amendment to the Zoning Map, and to hear public comment on the proposed action.

This amendment covers 27 parcels that were incorrectly zoned due to administrative oversights and land ownership changes (including property line adjustments), which were not identified in time for the July 21, 2026, public hearing on the comprehensive, citywide amendment. The table below lists the properties being rezoned.

Parcel No.	Location	Owner Name	Current Zoning	Proposed Zoning*
05-030-0094	4285 W 9600 N	POUND WESLEY FRANKLIN TTEE	Residential	A
05-030-0095	4265 W 9600 N	PERRY BRIAN K TTEE ETAL	Residential	A
05-087-0076	9245 N POWER LINE RD	PROBITY LLC	Commercial	A
05-087-0077	9199 N 5200 W	LLC LAND LLC	Commercial	A
05-088-0073	9533 N 4800 W	ELWOOD TOWN	Residential	A
05-088-0080	9208 N 5200 W	PACIFICORP DBA	Commercial	A
05-088-0081	9250 N 5200 W	PACIFICORP DBA	Commercial	A
05-088-0098	5070 W POWER LINE RD	JLF PROPERTIES LLC	Commercial	A
05-088-0099	5110 W POWER LINE RD	CCT HOLDINGS LLC	Commercial	A
05-090-0073	5585 W 8800 N	KJE GREEN ACRES LLC	Residential	A
05-090-0075	5549 W 8800 N	KJE GREEN ACRES LLC	Residential	A
05-195-0018	9645 N 4400 W	FRANCOM INVESTMENTS LLC	Residential	A
05-198-0012	5260 W 9600 N	HUNSAKER GARY L ETUX	Commercial	R-1-20
05-198-0013	5320 W 9600 N	HUNSAKER SHELTON S	Commercial	R-1-20
05-203-0017	9090 N 5200 W	CRONEY SHAWN PETERSEN ETAL	Residential	R-1-20
05-203-0023	9130 N 5200 W	KASPEREK KATHIE MCGUIRE TTEE	Residential	R-1-20
05-203-0028	4700 W POWER LINE RD	PACIFICORP DBA	Commercial	A
05-203-0029	4750 W POWER LINE RD	PACIFICORP DBA	Commercial	A
05-203-0030	4600 W POWER LINE RD	TOWN OF ELWOOD	Commercial	A
05-203-0042	9035 N POWER LINE RD	HOWELL TRE LLC	Regional Commercial C-2	C-2
05-205-0013	9015 N RIVER RD	THOMPSON MICHAEL	Residential	R-1-40
05-205-0026	4705 W 9050 N	TURLEY PORTER TTEE ETAL	Residential	R-1-40
05-205-0031	4731 W 9050 N	SAVAGE RICKY S ETUX	Residential	R-1-40
05-205-0039	4757 W 9050 N	COLE DOUGLAS J ETUX	Residential	R-1-40
05-205-0046	4622 W 9120 N	TREVENEN THAYNE JT	Residential	R-1-40
05-250-0001	9425 N POWER LINE RD	SEFFKER HARRY	Commercial	C-1
05-250-0005	9495 N POWER LINE RD	M&D ALLRED DEVELOPMENT INC	Commercial	C-3

* Proposed Zoning Codes are as follows: A = Agricultural, C-1 = Neighborhood Commercial, C-2 = Community Commercial, C-3 = Heavy Commercial/Light Industrial, R-1-20 = Single-Family Residential Half-Acre, R-1-40 = Single-Family Residential Full-Acre.

This notice is being mailed to the property owners listed in the previous table and to the owners of properties within 300 feet of the listed parcels. Owners of private real property being affected by these changes have certain rights as part of the public hearing process, including the opportunity to vocally address the Planning Commission at the public hearing on September 1, 2026, and the right to object in writing to the inclusion of their property in this rezone action, meaning the listed parcels included in this 2nd Zoning Map Amendment.

Written objections must be received no later than September 11, 2026

This deadline complies with the requisite 10-day period after the day of the first public hearing for the proposed amendment, as defined in Utah Code §10-20-205(5)(b)(v). Each written objection received by the September 11, 2026, deadline will be provided to the Elwood Town Council as part of the public hearing record. To ensure proper tracking and documentation, all written objections must be submitted to the Elwood Planning Commission through the “Elwood Town Rezone Written Objections” form, which is linked below by QR code and URL.

**ELWOOD TOWN REZONE
WRITTEN OBJECTIONS**



<https://forms.gle/rDAvWZ5nWQazvSWC9>

(Paper copies of this form are available at Town Hall during regular business hours)

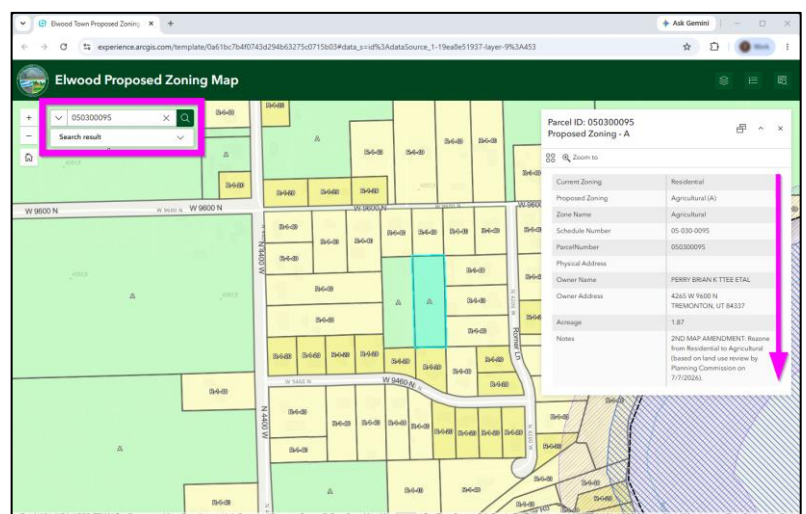
To view a map of the listed properties, use the web map linked below (by QR code and URL) and its Search tool to find a property by Parcel Number, Location, or Name. Click or tap a parcel on the map to show a pop-up with its attribute information, including a “Notes” field with details regarding this 2nd Zoning Map Amendment.

Proposed Elwood Zoning Map
(new amended zones)

<https://experience.arcgis.com/template/0a61bc7b4f0743d294b63275c0715b03>



*(Paper copies of this map are available at
Town Hall during regular business hours)*



More information and resources related to the Proposed Zoning Ordinance Amendment (June 2026) and this 2nd Zoning Map Amendment (August 2026) can be found online at www.elwoodtown.gov/rezone-2026.