

Elwood Town Council Meeting July 8, 2025

The Elwood Town Council met at the Elwood Town Hall, 5235 West 8800 North, Elwood, Utah, at 7:00, July 8, 2025. The following members were present consisting of a quorum.

Keenan Nelson	Mayor	Scott Goodliffe	Councilmember
Lynn Hardy	Councilmember	Mike Pace	Councilmember

Staff present at this meeting

Gina Marble	Town Clerk
Steve Woerner	Public Works

Others present at this meeting

Devere Hansen	Zack Pali	Lynae Winkler	Thayne Trevene	Brian Davis
Quinn Hamson	Jan Sorensen	Stuart Murray	Britton Hayden	

WELCOME

ADMINISTRATION

Councilmember Lay not present
Councilmember Goodliffe gave the prayer
Pledge of allegiances

Mayor Nelson welcomed everyone to the meeting.

Minutes for the June 10, 2025 town council meetings were presented for approval.

*Councilmember Pace made a motion to approve the minutes for June 8, 2025.
Councilmember Hardy seconded the motion. The voting was unanimous in favor of the motion.*

Item#1 Concept plan review and rezone approval-Elwood Center Subdivision-Heritage-Garth presented the concept plan and rezone to the council. Garth stated he was been working on this project for awhile. Cottonwood Meadows will have mixed uses, commercial, residential including town homes and patio homes. We are not proposing any apartments in this project, we don't do apartments.

Councilmember Hardy asked about parking, Garth stated it will have room for parking some units will even have 3 car garages. Mayor Nelson stated he was concerned about the mixed uses. Garth explained its flex space like a strip mail; we could have business on the bottom and residential above. Mayor Nelson asked if they were going to do this project all at once. Garth said no it will be done over a 10 to 15 year project. Mayor Hardy stated the property that you are going to donate for a new town hall, he thinks it

would be better in a different spot. Garth stated we could work together on that, the pieces of the concept can be moved around.

Garth Stated regarding the rezone, Elwood doesn't have the infrastructure for this development, we want to help with that. Mayor Nelson feels the rezone should be done. Garth stated this development will have 350 units of residential some lost 10,000 for single patio homes, and some lots are smaller. We will work with UDOT to help with the intersection on 9600 north, we know that's a big problem. Garth asked to rezone and do the rezone and work on the agreement and move forward with a concept plan. We need to work a lot with the town and planning commission to get it right. Mayor Nelson stated he was in favor of the rezone.

Councilmember Goodliffe stated he thinks the MPC is a good tool, the MPC zone is the development agreement that's the first step, this is in the ordinance it's our law and we need to follow it. We should be looking at the agreement first. Garth agreed we need to do it by ordinance. We need to do the rezone first then move into the agreement and concept plan. Garth stated this development does meet the general plan when we applied. Councilmember Goodliffe stated there is an agreement attached but its blank. Garth stated he had asked the planning commission and we couldn't get any answers I got zero direction from them.

Councilmember Goodliffe stated the scope is the same, it's the same footprint that was presented on May, and it's the same. The rezone application has only one parcel number on it, its for 30 acres. That's all the application is asking for, and one parcel belongs to Rupp trucking. I talked to Blain Rupp yesterday and no one has talked to him about this project. Garth stated he talked to Blain Rupp a few times and he wants to be part of the project. His property will have commercial on it. Councilmember Goodliffe stated the green space requires more space. Mayor Nelson called Blain Rupp and Blain stated Garth has not talked to him about the project but said he would be okay with the MPC, he told Garth to call him. Councilmember Hardy stated he was okay with the plan but don't have an agreement.

Garth stated he would fix the application and come back to the council. Mayor Nelson and Councilmember Hardy thinks it's a great plan. Councilmember Pace thanked Garth for everything. Councilmember Goodliffe stated there are a few thinks I don't like. I don't like residents above the business and who is going to take care of the open space and I worry about people safety right there. Garth stated there is a bigger buffer there I don't think that's an issue.

Councilmember Pace made a motion to table the concept plan and rezone to next month's meeting Councilmember Hardy seconded the motion. Councilmember Goodliffe Nay.

- Item#2 Ordinance 2025-001 repeal and replace title VIII traffic code (no –street-parking)- Mayor Nelson stated a lot of vehicle are parking on the right-away; it's been a problem for awhile. Councilmember Goodliffe stated the planning commission has been working on this for several months. Councilmember Pace asked how are we

going to enforce the ordinance. Councilmember Hardy stated we write a letter and let them know.

Councilmember Hardy made a motion to adopt Ordinance 2025-001 Elwood Town traffic code. Councilmember Pace seconded the motion. The voting was unanimous in favor of the motion.

Item#3 Elwood Town Election agreement with Box Elder County- Gina stated Elwood will have an election this year. We will contract with the county they will be doing our election for us.

Councilmember Pace made a motion to adopt election agreement with Box Elder County for the town elections Councilmember Goodliffe seconded the motion. The voting was unanimous in favor of the motion.

Item#4 Planning Commission report-Quinn Hamson reported they approved the DNCRE Rental center concept plan and we tabled the Mike Udy phase 2 subdivision.

Item#5 Sheriff's report-not present.

WATER

Steve reported we are going ahead with the secondary water plan, the bid documents are going to be done soon.

SEWER

Steve reported Brad from Aqua went as far as he can, he is looking for grants but with our numbers it will require the sewer bill to be \$105.00 per person to qualify for any grants or apply for them.

PARKS AND RECREATION

Mayor Nelson stated the 4th of July was a great success we served over 200 for breakfast and lunch. Mayor Nelson thanked the 4th of July committee. Mayor Nelson thanked Steve Woerner for all the work he has done at the park, it looks great.

ROADS

Councilmember Goodliffe reported he hasn't heard anything about the bridge projects,

EMERGENCY PREPAREDNESS

Councilmember Hardy nothing to report.

OTHER

Councilmember Pace made a motion to adjourn, Councilmember Goodliffe seconded the motion, and the remaining council agreed. The meeting was adjourned at 8:51p.m.

The undersigned duly acting and appointed clerk for Elwood Town Corporation hereby certifies that the foregoing is a true and correct copy of the Town Council meeting minutes held on the 8th day of July 2025. Dated this the 11th day of Aug 2025.

Gina R Marble, Elwood Town Clerk