

## Elwood Town Council Meeting Oct 8, 2024

The Elwood Town Council met at the Elwood Town Hall, 5235 West 8800 North, Elwood, Utah, at 7:00, Sept 10, 2024. The following members were present consisting of a quorum.

Keenan Nelson	Mayor	Mark Lay	Councilmember
Mike Pace	Councilmember	Lynn Hardy	Councilmember

Staff present at this meeting

Gina Marble	Recorder/Clerk
Steve Woerner	Public Works

Others present at this meeting

Devere Hansen	Brandon Green	Garth Day	Phil Shimek
Kelli Shimek	Curtis Crouch	Shannon Johnson	Nancy Johnson

**WELCOME**

**ADMINISTRATION**

Councilmember Goodliffe was absent  
Pledge of allegiance.  
Mayor Nelson Prayer

Mayor Nelson welcomed everyone to the meeting.

Minutes for the Sept 10, 2024 town council meetings were presented for approval.

*Councilmember Pace made a motion to approve the minutes for Sept 10, 2024.  
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 Development-Brandon Green presented to the council. The rezone and concept went before the planning commission a week ago tonight. They were concerned about how it was posted and the ordinance. The planning commission denied the application for the rezone. After it being denied it was decided to bring it up to the council for the review for the MPC zone community. The MCP will have single family, town homes, commercial and open space. This is the concept plan that is being presented, we recently did an MPC similar and had the public hearing. It was smaller and we passed it. We followed the same process with this MPC request as the last one we did. This is just the first step of the process, the beginning of the project. If the Town has concerns, they will be addressed along the way.

Councilmember Pace asked with the land use authority-does that still apply to this?  
Brandon Green stated no that is just in subdivisions. This will come between planning commission and the town council.

Phil stated that the concept plan review-the planning commission has not done that, things should have been done. MPC zone after that we need to follow the ordinance. On the application they listed one parcel of land and there are 5 or 6 parcels of land. The city engineer review is 3 days in advance and the concept must be done, as of right now we are not following the ordinance.

Councilmember Hardy asked Brandon Green for his opinion regarding Phil's issues. Brandon stated that this is different from what I'm used to. The rezone needs to be first, there needs to be a zone planned for. In my opinion it's very confusing. I think that's why we have the issues. We did the same thing with Jeff Spenst we realized the ordinance had issues and we worked though it with the developer.

Garth Day Heritage representative stated that this project has been in the works for along time 4 to 5 years since 2018, we have been working with the town. About a year ago we bought the top property to add to the project. Rupps owns a piece of land but they are partnering with us. The concept for us is we have one shot at this, we can make something great for Elwood. We want to do it right, we are not building any apartments. We would like the opportunity to work through the MPC. It fits the general plan now and we realize the town is getting ready to pass the new general plan. This is a process to work through it, the commission didn't want nothing to do with it. I recommend not voting and let's table it and I would work with the planning commission. It's going to take a long time to build out.

Councilmember Lay apologized for what happened last week. I'm concerned with traffic for the project. Brandon stated that UDOT owns the road, we can meet with UDOT to see what we can do.

Mayor Nelson stated that there was a miscommunication on apartments can we get a definition out so it helps people understand. Garth stated that Condo is owned and has hoa, Townhomes you own it, and apartments are only renters. We will not have apartments in the MPC. We don't do apartments.

Garth stated we need to have this development under the old general plan not the one you are going to be passing. The old plan works with the density of the property. That's why we need to keep the time stamp on project. Councilmember Hardy stated this will help Elwood get grants with the low-income housing, change is hard for the community. Councilmember Pace asked Garth there will be town homes, not condos for apartments. Garth stated right no condos or apartments will be in this project.

Councilmember Pace asked Brandon what's the best motion is to make to work though this. Brandon suggested to table it and have Garth work with the staff, planning commission and the town council. Garth stated that with the planning commission nothing possible will come from them, he feels like it's personal at this point.

*Councilmember Lay made a motion to table the concept and rezone have them come back to town council with a plan. Councilmember Pace seconded the motion. The voting was unanimous in favor of the motion.*

Item#2 Elwood Town General Plan-Mayor Nelson stated that we have been working on the general plan for years, the planning commission recommended it to town council.

*Councilmember Hardy made a motion to adopt the Elwood Town General Plan. Councilmember Lay seconded the motion. The voting was unanimous in favor of the motion.*

Item#3 Subdivision Ordinance 150- the council discuss the ordinance, Councilmember Hardy asked about development activity section 150.060 section D the nuisance, we already have a nuisance ordinance we should remove that, the council agreed.

*Councilmember Lay made a motion to adopt Ordinance 2024-001 with the removal of D in section 150.060. Councilmember Pace seconded the motion. The voting was unanimous in favor of the motion.*

Item#4 Planning Commission-nothing to report.

Item#5 Sheriff's Department Report- Officer Kennedy was not present.

## **WATER**

Steve had nothing to report

## **SEWER**

Steve had nothing to report.

## **PARKS AND RECREATION**

Steve reported we need a new mower, I priced a bobcat at Valley Implement. For a commercial mower it will be around \$8400.00. the council asked for it to be on the next months agenda.

## **ROADS**

Steve reported that he met with UDOT and Steve Hunsaker regarding the bridge project, everything looks good and bids will go out in March of next year. We are still moving forward.

**EMERGENCY PREPAREDNESS**

Councilmember Hardy nothing to report.

*Councilmember Hardy made a motion to close the regular town council meeting. Councilmember Lay seconded the motion. The voting was unanimous in favor of the motion.*

*Councilmember Lay made a motion to open the executive session. Councilmember Hardy seconded the motion. The voting was unanimous in favor of the motion.*

*Councilmember Hardy made a motion to close the executive session. Councilmember Pace seconded the motion. The voting was unanimous in favor of the motion.*

*Councilmember Hardy made a motion to open the regular town council meeting. Councilmember Lay seconded the motion. The voting was unanimous in favor of the motion.*

**OTHER**

*Councilmember Hardy made a motion to adjourn, Councilmember Lay seconded the motion, and the remaining council agreed. The meeting was adjourned at 9:24p.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 8<sup>th</sup> day of Oct 2024. Dated this the 12th day of Nov 2024.

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Gina R Marble, Elwood Town Clerk