

Minutes

Elwood Town Planning Commission

Tuesday, May 20, 2025

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, May 20, 2025.

The following members were present constituting a quorum: Quinn Hamson, Curtis Crouch, Phil Shimek, Britton Hayden(via Zoom), and Kevin Hall.

OTHERS PRESENT: Karolina Munns(Planning Commission Secretary)

Welcome

Commissioner Hamson conducted the meeting. The meeting started at 7:00 pm.

Public Comments

- “Resident(s) attending this meeting will be allotted 3(three) minutes to express a concern or ask a question about any issue that is **NOT ON THE AGENDA**. No action can or will be taken on any issue(s) presented.” stated by Commissioner Hamson.
- Resident(s) are welcome to submit written comments to the Elwood Town Planning Commission via email kmunns@elwoodtown.com. No comments.

Work Meeting

- Discussion Item A: Discussion on the town re-zone initiative. Commissioners discussed the process to follow town re-zone. Commissioners reviewed the attorney, Todd Godfrey’s recommendations, how to initiate it by the map or by volunteer. Karolina Munns read the steps listed on the application. The application stated the requirement to publicly notice neighbors within 300 square feet of the parcel. Commissioner Hamson stated that the first step is to meet with the Town Council to discuss the process and ask for their support. Commissioner Hamson will visit as an agenda item on June 10, 2025. Commissioner Hayden suggested putting together a document for the councilman to review at the meeting. Commissioner Hayden inquired if the town will use the updated Land Use Map as a starting point to the rezone, and commissioners were in support of the Land Use Map use. Commissioners discussed ways to help the public understand the goals and objectives of the initiative. Commissioner Shimek reviewed the General Plan inclusion in the discussion with the Town Council and city-wide. The commissioners

looked at the city-wide zoning analysis that Jones Chartered completed. Commissioner Hayden related a current annexation that Tremonton was doing and the resident upset by seemingly unknowing what the city was doing. Commissioner Hayden advocated for using multiple methods of communication and personal contact in Elwood's rezone initiative.

- Discussion Item B: Discussion of RD-2 zone ordinance and lot size calculation. Commissioner Hamson reviewed the confusion in the language of the RD-1 and RD-2 ordinances when the ordinance was used in a recent development. The confusion rested on whether roadways are included in the density calculation. A particular development developed a roadway on the edge of the parcel so only one side of the road is being developed. The goal is to preserve open space, and the way this development worked it did not accomplish this. The goal is to have a proportionate open space to lots. Commissioner Hayden asked what can qualify as open space, and it was stated that there was or should be a definition. A suggestion discussed was the density calculation should be total acreage less roadway including right of way. Commissioner Hayden added that whatever is done in density calculation for RD-1 and RD-2 should also be done in the Master Planned Community Development Zone.
- The Commissioners listed their availability in summer meetings and also the topics that need to be addressed in the future.

Adjourn Meeting

The meeting adjourned at 8:40pm.