

Minutes

Elwood Town Planning Commission

Tuesday, May 6, 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 6, 2025.

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

OTHERS PRESENT: Scott Goodliffe(Town Council Rep), Karolina Munns(Planning Commission Secretary),

Welcome

Commissioner Hamson conducted the meeting. The meeting started at 7:00 pm. Commissioner Hayden offered a prayer and Commissioner Hall led with the pledge.

Minutes

- March 4, 2025, March 25, 2025 & April 15, 2025 - Commissioner Shimek motioned to accept the minutes with corrections to April 15, 2025, Commissioner Hayden seconded the motion, all in favor, motion passed.

Town Council Update -

- Scott Goodliffe - Nothing new to report.

Zoning Administrator Update -

- No update. Brandon Green was not in attendance.

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 comment to the Elwood Town Planning Commission via email kmunns@elwoodtown.com.
- Resident Rue Rasmussen commented on the city current zoning. He recalled coming to a townhall open house event where we showed large maps that had the zoning all laid out.

Then he came to a recent meeting and it was said that the town is nearly all zoned 'R' residential. Rue asked, "What happened?" The commissioners did explain the difference between the Land Use Map that he referenced at the townhall meeting and the current zoning that was established in the past, saying that they are working to update the land to confirming zoning. Rue certainly wanted to see Agriculture on the map.

Public Hearing

- Commissioner Hall motioned to open the public hearing, Commissioner Crouch seconded the motion, all in favor, motion passed. The two ordinance changes were presented.
- Repeal and Replace Elwood Town Code Ordinance Title III Administration Chapter 30 Planning Commission
- Repeal Elwood Town Code Ordinance Title XV: Zoning Chapter 155.055(c) Land Use Authority
- No comments from the public on either ordinance. Commissioner Shimek motioned to close the public hearing, Commissioner Hall seconded the motion, all in favor, motion passed.

Commission Business

- Action Item A: Recommendation to Town Council - Repeal and Replace Elwood Town Code Ordinance Title III Administration Chapter 30 Planning Commission. Commissioner Hall made a motion to recommend to Town Council to repeal and replace the 'said' ordinance, Commissioner Crouch seconded it. Commissioner Hayden stated that he compared what the commissioners sent to Brandon Green and what Brandon Green returned, and he is in favor of the streamlined wording and changes that Brandon made. Commissioner Hamson asked for any more discussion with none, the vote was all in favor, motion passed.
- Action Item B: Recommendation to Town Council - Repeal Elwood Town Code Ordinance Title XV: Zoning Chapter 155.055(c) Land Use Authority. Commissioner Hamson explained that this repeal was to remove any duplication or conflicting information from the Chapter 30 ordinance in the previous action item. Commissioner Shimek motioned to recommend to town council to repeal the 'said' 155.055(c) section of the ordinance, Commissioner Hayden seconded the motion. No further discussion. The vote was unanimous, motion passed.
- Action Item C: Recommendation to Town Council - Preliminary Commercial Site Plan, Mountain West Truck Center Powerline Rd. The owner pulled the application earlier in the day, Commissioner Hall motioned to table the action item, Commissioner Crouch seconded, all in favor, motion passed.

- Action Item D: Recommendation to Town Council - Final Commercial Site Plan, Mountain West Truck Center Powerline Rd. The owner pulled the application earlier in the day, Commissioner Hall motioned to table the action item, Commissioner Crouch seconded, all in favor, motion passed.

Work Meeting

- Discussion Item A: Discussion of Conditional Use Permit for family food production facility 6495 W 8000 N. - Ruben Van Tassel. The commissioners inquired with Ruben VanTassell, about his venture. Ruben said that it was his intent to produce dairy products - cheese, yogurt, butter - all small batch (300 gallon batch is the largest), in the shop/building with milk that he produces with cows in Honeyville. He wants to supplement his income with this operation. He will meet federal and state regulations and inspections in order to run this operation with a certified commercial kitchen. Ruben plans to sale at the store front and also distribute to surrounding areas. Commissioner Hamson presented the staff memo provided by Brandon Green at Jones & Associates and discussed it. The commissioners inquired about the 155.395 Home Occupation ordinance application in this case. Commissioner Hamson said that he would talk to Brandon Green about the possibility to go home occupation rather than commercial use. In which case the applicant could request a conditional use permit. Ruben discussed his progress through the years and the frustration with the changes of current, that are now preventing what he thought would work in 2020 as he worked with the town planner and building inspector.

Adjourn Meeting

Commissioner Shimek motioned to adjourn the meeting at 8:38pm, and Commissioner Crouch seconded, all in favor, motion passed.