

Minutes

Elwood Town Planning Commission

Tuesday, June 3, 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, June 3, 2025.

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

OTHERS PRESENT: Scott Goodliffe(Town Council Rep), Brandon Green (City Planner), Karolina Munns(Planning Commission Secretary), Zack Pali, Ronnie Johnson, Brady Roberts, Arthur Joel Bingham, Claire Bingham.

Welcome

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

Minutes

- May 6, 2025 & May 20, 2025 - Commissioner Hayden motioned to accept the minutes, Commissioner Crouch seconded the motion, all in favor, motion passed.

Town Council Update

- Scott Goodliffe reported that the Town Council acted on all recommendations in their May meeting.

Zoning Administrator Update

- Brandon Green. He doesn't have anything to report. Brandon hasn't had any communication on the MPC Zone from Todd Godfrey.

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.

Commission Business

- Action Item A: Recommendation to Town Council - Final Commercial Site Plan and Master Development Agreement - Aardvark RV Park - Art Bingham 5295 West 9600 North. Brandon Green reported that the plat is updated with all the city engineer comments, and they did move the approach 20 feet. The commissioners asked defining questions about future considerations with possible expansion, and phases of expansion as far as how to maintain the undeveloped portion (weed control). Commissioner Hamson inquired about the MDA agreement and Brandon Green said that nothing has changed on it since the last time it was in front of the planning commission. Commissioner Hayden recommended Final Commercial Site Plan and Master Development Agreement to Town Council, Commissioner Crouch seconded the motion, all in favor, motion passed.
- Action Item B: Recommendation to Town Council - Preliminary Commercial Site Plan, Mountain West Truck Center Powerline Rd. Mr. Hughes stated that the property is C-2 zone and there is no need to change the zoning, it meets the general plan, it meets engineering standards except they plan to ask Town Council to agree to defer the gutter/sidewalk. Commissioner Hall presented the potential problem of truckers taking a route through neighborhoods to leave. The developer stated he would do what he could to encourage truckers to exit to the highway/freeway route to maintain safety for all. Commissioner Hayden motioned to recommend to Town Council preliminary commercial site plan, and to act on a variance request for Mountain West Truck Center, Commissioner Crouch seconded it, all in favor, motion passed.

Work Meeting

- Discussion Item A: Discussion with Brady Roberts, Commercial Site Plan roofing business at 10020 North 5200 West. Brady Roberts explained that his parent's place is located north of Matlock Repair on the state highway. It is an existing building 30x70 with water and sewer. It was a wood working shop and he wants to bring in a roofing business. The location is valuable as exposure for his business, and the building will be used for office and limited storage for this roofing business, install and labor for residential and commercial. Brady is inquiring about coming for a conditional use permit to add living space to the commercial building. The current zone is C-1 and under the schedule of uses there can be an accessory living space within the Professional Office. There was discussion about a fence surrounding the commercial property. This may need to be a rezone from C to C-1, and this can run alongside the Conditional Use Permit with timing requirements for rezone.

- Discussion Item B: Discussion of the town re-zone initiative. The commission discussed how to present to the Town Council.
- Discussion Item C: Discussion of RD-2 & RD-1 zone ordinance and lot size calculation. Commissioners discussed with Brandon Green the setup of determining lot size and open space. If the code eliminates roadways and such then the open space/lot size comparison gets tighter. Price per lot is determined by density realistically. Gross density vs Net density. General plan is written as gross density. The discussion on this will continue next time. Brandon Green suggested there is a balance between wider roads and tax dollars.
- Discussion Item D: Discussion of setback requirements. Discussion was requested from some recent issues that have come up. Brandon Green suggested standard setbacks, and stated that Elwood already is not standard on many things(standard 20-25ft front setbacks, 5 ft side yard setbacks).

Adjourn Meeting

Commissioner Crouch motioned to adjourn the meeting at 9:00 pm, and Commissioner Hall seconded, all in favor, motion passed.