

# Minutes

## Elwood Town Planning Commission

Tuesday, July 1, 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, July 1, 2025.

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

OTHERS PRESENT: Scott Goodliffe(Town Council Rep), Karolina Munns(Planning Commission Secretary), Steve Woerner, DeVere Hansen, Mike Udy, Zack Pali, Lynae Winkler, Dee Nichols.

### Welcome

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

### Minutes

- June 3, 2025 & June 17, 2025 - Commissioner Hall motioned to accept the minutes, Commissioner Crouch seconded the motion, all in favor, motion passed.

### Town Council Update - Scott Goodliffe

- There was a public hearing on the budget: current and approved next fiscal year; RV park was given approval with conditions that they complete their construction 100%. Mountain West Trucking was given preliminary and final approval, with deferred completion of curb, gutter, sidewalk, etc til road work completes; Commissioner Hamson presented the rezone intuitive and the council offered their support and a budget to cover the rezone fees during this period; Movie in the Park was a success and the 4th celebration is coming up; and the bridge project is coming and the plan is to do all three at one time.

### Zoning Administrator Update -

- No updates.

## 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](mailto:kmunns@elwoodtown.com).
- DeVere Hansen commented that Brian Andersen is running five trucks and ruining 8000 North road. His company is SanQuist Trucking and he has been operating three or four months and carrying junk cars, metal, rebar, etc.

## Commission Business

- Action Item A: Recommendation to Town Council - Preliminary Commercial Site Plan DNCRE development - Dell Nichols, 9600 North 5200 West. Dell Nichols addressed the commission and introduced himself as a commercial developer with the intent to build a 2400 square foot retail building at this location. He has been working with administrative staff of Elwood, he wants to add tax revenue and dining options to Elwood. The only access to the property will be from 9600 North. There were questions about traffic flow and Steve Woerner spoke of DOT funding on the Hwy 13 intersection, to happen in about a year and a half. Commissioner Hall motioned to approve the Commercial Site Plan and Commissioner Hall seconded the motion, all in favor, motion passed.
- Action Item B: Recommendation to Town Council - Final Approval Country Lane Estates Subdivision Phase II, Mike Udy, 5120 W 10100 N. Mike Udy asked if the commission had any questions. The commission reviewed the documents provided and determined that the engineer was not complete in his review. Commissioner Shimek motioned to table final approval on Country Lane Estates Phase 2 due to the engineer not being finished with his review of the plat that was submitted on June 25, 2025 and the city engineer, Shane, was not able to provide his comments and approval in time for tonight's meeting, Commissioner Hall seconded it, all in favor, motion passed.

## Work Meeting

- Discussion Item A: Discussion of the town re-zone initiative. The commissioners discussed the plan and verified that waiving the rezone fee is part of the budget funding that the town council approved. Step 1 create a letter stating the ‘why’ and put it out in the utility bill, stating this is a one time offer. Step 2 approach people. We can force-but a personal approach is best. Outline the issue; come together; community plan The commissioners will hold an open house when they have a letter and flow chart of process identified. Commissioner Hayden was assigned to make a flowchart of process and Karolina will remind him to bring it to the July 15th work meeting.

- Discussion Item B: Discussion of RD-2 & RD-1 zone ordinance and lot size calculation. Discussion on defining open space and where it would go in the code.
- Discussion Item C: Discussion and review of the Elwood Town Code Title VIII Traffic Code(on-street parking) This item was recommended to Town Council in January or February but was not attended to because of the cancellation of the meeting due to public notice deletion. The commission requests that the Town Council put it on the agenda for their next meeting.

## **Adjourn Meeting**

Commissioner Hall motioned to adjourn the meeting at 8:58pm, and Commissioner Shimek seconded, all in favor, motion passed.