

Minutes

Elwood Town Planning Commission

Tuesday, September 2, 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, September 2, 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), Lynae Winkler, Aaron Whitaker, Caleb Stoker, via zoom call

Welcome

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

Minutes

- August 5, 2025 & August 19, 2025 - Commissioner Shimek motioned to accept the minutes with corrections, Commissioner Crouch seconded the motion, all in favor, motion passed.

Town Council Update - Scott Goodliffe

- Udy subdivision was approved. Heritage Land Development is coming back to the planning commission to work through their application.

Zoning Administrator Update -

- No update. No word from Brandon Green.

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.

- Lynae Winkler reported on the semis coming on her road continuously along the Malad River. In 16 days, semis have come 77 times. In July, 23 days, 139 times. Is there something we can do about this? Carrying flattened cars/metal. The drivers say that it was supposed to be temporary. When the semis pass they have to pull off in Lynae's driveway. The road is not made for this kind of weight, and she is worried about the road falling towards the river. She also stated that in attending the meetings, the MPC Zone subject, she wants the developer to carry the costs of infrastructure.
- Aaron Whitaker reported this road Lynae is talking of is a one lane road that had some asphalt put down on it. There are some curves with blind curves and could be dangerous. There are some cave ins of the road already. There is a business running there and it is not zoned for that. Years ago development did not consider the water and ran into problems. They do have a right to develop property, but do not have the right to cause future increased cost to current homeowners. They need to carry the burden the development creates by adding homes.

Commission Business

- Action Item A: Commercial Site Plan - Caleb Stoker, Elwood Crossing Lot 8, Powerline Road 5400 West. Caleb Stoker joined via zoom call and he received approval for rear gravel lot. Commissioner Hayden motioned to approve the commercial site plan pending landscape approval by town engineer, Commissioner Hall seconded, all in favor and motion passed.
- Action Item B: Recommendation to Town Council - Announcement and Open House for Citywide Re-zone Initiative. Commissioners amended the announcement prepared by Commissioner Hamson. Commissioner Shimek recommended to town council the announcement and Open House for Citywide Re-zone Initiative, Commissioner Crouch seconded the motion, all in favor, motion passed.

Work Meeting

- Discussion Item A: Review upcoming Open House. For September 23, 2025, printed applications, foam Zoning map, pamphlet for Elwood Rezoning Process Flow, need a computer that can print here at the town hall, print the conforming parcel sheet. Commissioner Hayden will make a pdf fillable form to complete the application, and a question if the town accepts a digital signature?, and water bottles .
- Discussion Item B: Review upcoming ordinance work. Drainage map is over one hundred years old, need to check with the drainage map when new developments come in, plan for drainage. Noise ordinance. MPC Zone update. RD1 & RD2 ordinance update. Completing a development to a certain percentage before opening another development, for the purpose of avoiding greater development costs.

Adjourn Meeting

Commissioner Hall motioned to adjourn the meeting at 8:14pm, and Commissioner Shimek seconded, all in favor, motion passed.