

**MINUTES**  
**ELWOOD TOWN PLANNING COMMISSION**  
**Tuesday, July 5, 2022**

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 5, 2022.

The following members were present constituting a quorum: William Call, Phil Shimek, Dakota Nelson, Curtis Crouch, Quinn Hamson

OTHERS PRESENT: Darin Hawkes, Amy Hugie, Samuel Heiner, Scott Goodliffe, Karolina Munns.

**Welcome**

The meeting started at 7 pm. Commissioner Shimek offered a prayer and Commissioner Crouch led with the pledge.

**Minutes**

- June 7, 2022, & June 21, 2022- Commissioner Nelson made a motion to accept minutes with corrections, Commissioner Shimek seconded, all in favor, motion passed.

**Town Council Update - Scott Goodliffe**

- Town Council members had a phone meeting with Love's for the Warehouse/Retread Business. Elwood is negotiating with Love's and we haven't heard back from them.

**Zoning Administrator Update – Shane Taggart**

- Update on Mary Lamont – Elwood Mini-Storage Phase 2. First, the town engineer is requiring the entry over bridge to be paved. Second, the town engineer is requiring a master meter on the waterline. The town has given a building permit and will hold occupancy until these conditions are met.

**Commission Business**

- Action Item A: Cody Veibel/Darin Hawkes – Powerline Subdivision SafePro Storage Units Powerline Road – Final Plan Approval. Darin Hawkes was present and no questions were brought up. Commissioner Hamson motioned to recommend Powerline Subdivision SafePro Storage Units for final approval, Commissioner Shimek seconded the motion, all in favor, motion passed.

## **Work Meeting**

- Discussion Item A: Discussion with Amy Hugie, Elwood Zoning Ordinance Title 10 Chapter 10.15 Master Planned Community District edits/changes. Amy and the commissioners worked through questions from the June 21st meeting, and discussions helped as the ordinance wording was finalized. Amy will make changes for more review on July 19th.
- Discussion Item B: Discussion with Sam Heiner, Elwood Zoning Ordinance Title 10 Chapter 10.13 Commerical District- discussion was held in conjunction with the Zoning map and lot size was added back in to define zones. Commissioners asked if the correct square footage was 40,000 or 43,000, and suggest that actual acre square footage be used of 43.560. This ordinance is ready for public hearing and requested for a July 19th public hearing.
- Discussion Item C: Discussion with Sam Heiner, General Plan Map – Elwood Zoning Map, address Town Council requests. Discussion continued on the map and a question of if the two pieces in Elwood are annexed in because Sam didn't show it that way. Karolina/Sam will clarify with Gina. Commissioners worked on adding C-3 zone and expanding that on the map and adding another area for C-3 by an industrial/manufacturing zone. Discussion on a downtown area and whether we were ready to add that in or not was had and some said that we would work on that in the future. Samuel Heiner talked of the language that would be part of the General Plan that defines certain aspects of architecture or landscaping or other that is unique to the downtown area. Commissioners asked Sam to add RD-1 and RD-2 to the map legend because they are in connection with the older zones R1-20 and R1-40. Sam will make changes on the map and we will continue discussion in 2 weeks.

## **Adjourn Meeting**

Commissioner Call said that he would be absent on July 19th. Commissioner Hamson will be absent on August 16th, and Commissioner Crouch will be absent on August 2nd. Commissioner Hamson motioned to adjourn the meeting at 9:10 pm, and Commissioner Shimek, seconded, all in favor, motion passed.