



Elwood Town

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PLANNING COMMISSION

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PUBLIC HEARING NOTICE

Based on the recommendation from the Elwood Town Council to review the Zoning Map and Zoning Ordinance—a motion made and carried at the May 12, 2026, Elwood Town Council Meeting—and in accordance with Utah Code §10-20-205, notice is hereby given to the public that the Elwood Town Planning Commission will hold a Public Hearing to consider an amendment to the Zoning Ordinance and Zoning Map, and to hear public comment on the proposed action. Details are as follows:

Elwood Planning Commission Public Hearing	
Date	July 21, 2026
Time	6:00 p.m.
Location	Elwood Town Hall 5235 West 8800 North Elwood, Utah

This is a comprehensive amendment and will rezone properties throughout the entire Town of Elwood; therefore, if you are receiving this notice by mail, it is because your property has been identified as land that will be impacted by the proposed zoning amendment. Please continue reading this notice in its entirety for important information about the amendment process and timelines.

Because the proposed amendment makes significant changes to the Zoning Map, including the addition of new zones within the Residential and Commercial districts, members of the public are encouraged to review the proposed changes, especially the ones impacting your property. All pertinent information, including links to web maps and associated documents, can be found in the next section of this notice.

Information & Materials

In order to get the best possible outcome from this rezoning effort, the Planning Commission encourages public participation and engagement, which starts with reviewing the materials associated with the proposed action. Therefore, in accordance with Utah Code §10-20-205(5)(a)-(b), the following materials and resources are provided to each owner of private real property that is located entirely or partially within the Town of Elwood (i.e. the city boundary); and, in accordance with Elwood Municipal Code §155.039 and §155.040, to each owner of private real property that is entirely or partially within 300 feet of the city limits (measured outward from the boundary line).

Note: All materials can be accessed on the town website at www.elwoodtown.gov/rezone-2026

- Interactive web maps of the current and proposed zoning in Elwood



(Paper copies of these maps are available at Town Hall during regular business hours)

- Published PDF version of the “Elwood Zoning Map - Proposed Amended”
https://elwoodtown.gov/documents/415/Elwood_Zoning_Map_-_Proposed_Amended_-_2026-06-08.pdf
(Printed copies of this map are available at Town Hall during regular business hours)
- Summary of changes to the Zoning Ordinance and applicable regulations if adopted
https://elwoodtown.gov/documents/415/Summary_of_Changes_and_Proposed_Amendments_to_Elwood_Zoning_Ordinance_2026-06-04.pdf
(Printed copies of this packet are available at Town Hall during regular business hours)
- Online form to submit a Written Objection to the inclusion of one’s property in the rezone
<https://forms.gle/rDAvWZ5nWQazvSWC9>
(Printed copies of this form are available at Town Hall during regular business hours)

Background

The recommendation to review the Zoning Map and Ordinance comes as a result of the Town Council’s commitment to follow the Town General Plan, “Envisioning Elwood,” which was adopted in October of 2024 and serves as guiding document for planning the future of Elwood. As a product of the community’s feedback and vision for the town, the General Plan remains a living document that is “subject to necessary revisions and updates...including the City’s zoning ordinance, subdivision ordinance, capital improvement plan, funding, and annual resource and budgeting decision [which all] must be consistent with the General Plan” (from the Introduction to the Elwood General Plan).

Although the General Plan plays a major role in the rezoning initiative, another driving factor is the current lack of appropriate zoning designations. Elwood, for example, is an agricultural community, but currently less than 100 acres of land is actually zoned Agricultural. Additionally, the development standards associated with the current zoning designations do not give the Planning Commission or the Town Council the tools needed to guide Elwood’s growth in line with the General Plan. Therefore, a great deal of discussion and effort has gone into revising the Zoning Map and Zoning Ordinance to ensure the vision of Elwood’s residents is captured through appropriate planning and development.

Open Houses

With the Public Hearing noticed, the Planning Commission invites Elwood residents and other interested members of the public to attend one of the Open Houses being hosted at Elwood Town Hall, where an overview of the rezoning process will be presented and attendees will be given an opportunity to ask general questions about the rezoning effort. For property-specific questions, a breakout session will follow, giving attendees a chance to speak with Commissioners, Council members, and the Zoning Administrator in small groups or one-on-one discussions.

The goal of the Open Houses is to have a productive exchange of information prior to the Public Hearing, and in the same spirit that guided the development of the General Plan, gather public input to assist the Planning Commission in its effort to balance individual ideals with collective standards. Flyers and social media advertising will also be used to help get the word out for these events.

TO BE HELD AT ELWOOD TOWN HALL	
1st Open House	2nd Open House
June 24, 2026 7:00 p.m.	June 30, 2026 7:00 p.m.

Public Hearing Format

A few weeks after the Open Houses, the Public Hearing will take place on July 21, 2026, and this will be an opportunity for members of the public to briefly address the Planning Commission with their comments regarding the proposed amendment to the Elwood Zoning Ordinance and accompanying Zoning Map. It is important to remember that the Public Hearing format does not include a question-and-answer period; therefore, those persons addressing the Planning Commission during the public comment period should not ask questions of the Commissioners nor expect responses from them.

Individuals wishing to address the Planning Commission regarding this matter will each be given a maximum of 3 minutes to make their statements, which should be concise, on topic, and respectful. Public comment may include expressions of support for the proposed amendment, general opposition to the same, or specific objections made by owners of real property who do not want their property included in the proposed amendment (property-specific objections should be made by the owner of record for the property in question). All public comment will be made part of the record for the hearing and will be given fair and equal consideration by the Planning Commission in its deliberations.

Following the public comment period, and depending on the amount of public comment received, the Planning Commission may choose to deliberate on the matter and consider their tentative recommendation to the Town Council, taking into account the public comment received to that point. However, to allow the Planning Commission adequate time to consider all formal public comment, and because of the 10-day period following the first public hearing in which owners of private real property may submit objections in writing (see details in the section below), the Commission may choose to continue the hearing at a later date, which must be noticed at least 24 hours in advance; however, the continuation of the hearing to a later date does not re-open the public comment period.

Instead, the continued public hearing will include Planning Commission deliberations on all formal public comment received. The continued public hearing will be held sometime after July 31, 2026, to ensure all properly submitted written objections are included in the public hearing record. After the Commission has considered and discussed all comments that were part of the public hearing record, they will vote on their collective recommendation for the proposed zoning amendments, the result of which, together with the public hearing record, will be forwarded to the Town Council for its consideration. This continued public hearing will remain open to the public, but attendees may not address the Planning Commission on the subject during said meeting.

Submitting Written Objections

Owners of private real property that has been identified as part of the area being rezoned have certain rights as part of the public hearing process. In addition to the opportunity to verbally address the Planning Commission at the public hearing, property owners whose land is affected by the proposed amendment may submit a written objection to the inclusion of their property in the rezone action.

Written objections must be received no later than July 31, 2026

This deadline complies with the requisite 10-day period after the day of the first public hearing, as defined in Utah Code §10-20-205(5)(b)(v). Each written objection received by the July 31, 2026, deadline will be provided to the Elwood Town Council as part of the public hearing record. To ensure proper tracking and documentation, all written objections must be submitted to the Elwood Planning Commission through the “Elwood Town Rezone Written Objections” form, which can be accessed using the QR code or link below.



<https://forms.gle/rDAvWZ5nWQazvSWC9>

(Paper copies of this form are available at Town Hall during regular business hours)

Frequently Asked Questions (FAQ)

The Planning Commission has considered the most common questions they anticipate property owners will have, and they have prepared the following answers to address them.

Why is Elwood rezoning properties?

The town's current zoning map does not accurately reflect how properties are actually being used or the vision established in the General Plan adopted two years ago. Many properties are zoned residential but have been used for agricultural purposes for many years. This rezoning effort will:

- Match zoning designations to actual, long-term land use
- Implement the General Plan that residents helped develop through extensive public input
- Create a clear, accurate zoning map that reflects Elwood's character and development goals
- Ensure fair and consistent application of land use regulations

Will I lose the right to continue using my property the way I currently use it?

No. Utah law protects existing lawful uses, even if your property is rezoned to a different designation. This is called a “**legal nonconforming use.**” For example:

- If you have a house on property being rezoned to Agricultural, you can continue living there
- If you operate a lawful business on property being rezoned, that business can continue operating

- If you're farming property currently zoned Residential, rezoning it to Agricultural actually makes your use conforming

Legal nonconforming uses are protected by Utah Code §10-20-1003(1)(a)&(b) and Elwood Town Code §155.08. These situations sometimes use the term “grandfathered” to denote the continuation of an existing legal use despite new zones or regulations.

My property is currently zoned Residential but I use it for farming. Why would it be rezoned to Agricultural?

The rezoning effort aims to match zoning designations with actual, demonstrated use. If you have been actively farming your property for an extended period, Agricultural zoning more accurately reflects that use. This approach:

- Creates an honest, accurate zoning map
- Applies consistent standards across all properties in town
- Supports the agricultural character identified in the General Plan
- May provide agricultural tax benefits

What if I want to develop my property residentially in the future?

If you own property that will be rezoned to Agricultural but you wish to develop it residentially in the future, you can submit a rezone application when you're ready to proceed with development. The town has an established rezone process that allows property owners to request zoning changes when they have specific development plans. While there is a fee for rezone applications, this ensures that zoning changes are considered thoughtfully and publicly, rather than maintaining speculative zoning designations across the entire town.

I own multiple parcels that I farm together. Will they all be zoned the same?

Yes. When multiple contiguous parcels under common ownership are operated as a single functional unit for farming, they will be zoned uniformly to reflect that unified agricultural use. This approach recognizes the operational reality of your property and consistently applies the “**zone to match actual use**” principle.

I have undeveloped lots that I haven't built on yet but might want to in the future. What happens to those?

Undeveloped lots that have been used for agricultural purposes (such as farming or grazing) will generally be designated as agricultural to match their current use. This is the strongest case for rezoning because no vested development rights have been established through building permits or

construction. If you decide to develop residentially in the future, you can apply for a rezone at that time with your specific development plans.

How does this affect my property value?

Zoning is one of many factors that can influence property value, but it's important to understand that:

- Zoning should reflect actual use and community planning goals, not speculative future possibilities
- Property values are determined by many factors including location, access, utilities, market conditions, and actual permitted uses
- Agricultural zoning can provide tax benefits through greenbelt assessment
- Nearly all farmland in Elwood is designated as “greenbelt,” which the County Assessor’s Office stated would have no change in tax value with the rezone
- The ability to request a rezone when you have specific development plans is preserved

The town is applying this principle consistently across all properties, ensuring fair treatment for all property owners.

Specific questions about property tax value impacts from zoning changes can be addressed with the Box Elder County Assessor’s Office (435-734-3389).

What is the connection to the General Plan?

Approximately two and a half years ago, Elwood Town adopted a General Plan through an extensive public participation process. The General Plan reflects the community's vision for Elwood's future growth and character. The current rezoning effort implements what residents already requested through that process. By aligning the zoning map with the General Plan, the town ensures that land use decisions are guided by the community's established priorities and goals.

Will this rezoning apply to everyone equally?

Yes. The town is committed to applying the “**zone to match actual use**” principle consistently across all properties, regardless of the existing zoning designation. This includes:

- Residential properties used for farming → Agricultural zoning
- Commercial properties used for farming → Agricultural zoning
- Properties with active residential or commercial uses → appropriate Residential or Commercial zoning

The principle is consistency with demonstrated, long-term actual use, not expansion of the most intensive zoning category.

What is the timeline for this rezoning?

The current anticipated timeline is:

- June 2026: Public Open House informational meetings
- July 2026: Public Hearing before the Planning Commission
- July 2026: Planning Commission deliberations and recommendation to Town Council
- August 2026: Town Council deliberations and adoption or rejection of zoning amendments

Specific dates that are not otherwise included in this notice (e.g. continuation of the public hearing meeting) will be confirmed and properly noticed according to Utah law.

How can I participate in this process?

This is a public legislative process with multiple opportunities for input:

- Attend the public Open House (dates provided herein).
- Address the Planning Commission directly by speaking on record at the public hearing (July 21, 2026, at 6:00 p.m. at Elwood Town Hall).
- Submit a written objection using the online form (“Elwood Town Rezone Comments & Feedback”) or fill out a paper version of the same form (available at Elwood Town Hall during regular business hours) and submit it to the Town Clerk.
- Contact Planning Commission members or Town Council members directly with questions or concerns.

All owners of private real property in the affected areas will receive mailed notice of the public hearing, as required by law. You are encouraged to review all associated materials and ask questions about how it affects your property.

Do I need to consent to having my property rezoned?

No. Individual property owner consent is not required, because **“only a legislative body may amend a zoning district”** after review by a planning commission. Zoning is a governmental function that municipalities exercise to promote public health, safety, and welfare. However, property owners have important procedural rights including notice, the opportunity to be heard at public hearings, and the opportunity to submit written objections. Your input is valued and will be considered by both the Planning Commission and the Town Council.

What if I disagree with how my property is being zoned?

If you believe the proposed zoning for your property does not match its actual use or you have concerns about the designation:

- Contact a member of the Planning Commission or the Zoning Administrator to discuss the specific facts about your property
- Attend one of the Open House events to review the proposed zoning map and speak with town officials
- Attend the Public Hearing to present your position (state your case) during the public comment period
- Submit a written objection to the inclusion of your property in the rezoning action, stating your concern and providing any documentation of your property's actual use (use the online form or fill out a paper copy from Town Hall)

The Planning Commission and Town Council will consider all evidence and public input when making their decisions; however, it is important to note that only the last two items listed above (speaking on record at the Public Hearing and submitting a Written Objection) are considered formal public comment that become part of the official public hearing record. Other discussions and expressions of opposition to the proposed amendments are informal and will not be part of the official record.

Where can I see the proposed zoning map?

The proposed zoning map will be available for public review as follows:

- At Elwood Town Hall during regular business hours
- On the town website at www.elwoodtown.gov/rezone-2026
- The public Open House events

You may also contact the Planning Commission by emailing pc@elwoodtown.com to request information about the proposed zoning for your specific property.

Where can I find out what uses are permitted for my zone?

Permitted land uses in Elwood are listed in the Schedule of Uses, which is found in the town code, published online at: https://codelibrary.amlegal.com/codes/elwoodut/latest/elwood_ut/0-0-0-7945. If you plan on using the existing Schedule of Uses as a reference, please note that RD-1 is being renamed RAD-40 and RD-2 is being renamed RAD-20 in Elwood Code as part of the overall rezone effort. The Proposed Amended Schedule of Uses table, which includes the updated zone codes, is available online at https://elwoodtown.gov/documents/415/Summary_of_Changes_and_Proposed_Amendments_to_Elwood_Zoning_Ordinance_2026-06-04.pdf

What are aggregate density residential zones?

As part of this rezoning effort, the town is renaming and clarifying some residential zoning districts. The new zoning designations in the Residential District are named as follows:

- Single-Family Residential Half-Acre (R-1-20)
- Single-Family Residential Full-Acre (R-1-40)
- Residential Half-Acre Aggregate Density (RAD-20)
- Residential Full-Acre Aggregate Density (RAD-40)

Aggregate density zones allow flexibility in lot sizes within a development, as long as the overall density meets the requirement for that zone (for example, mixing some half-acre and some larger lots while maintaining the applicable average density). Existing subdivisions using this approach, such as the Clearview Subdivision, will be properly designated with the aggregate density zone.

Still have questions or concerns? Contact us...

Elwood Town Hall

5235 West 8800 North

Elwood, Utah 84337

Phone: 435-257-5518

Email: pc@elwoodtown.com

Website: www.elwoodtown.gov

Note: This FAQ is for general informational purposes only. For specific questions about your property, please contact the Planning Commission or Zoning Administrator. All zoning decisions will be made in accordance with local and state laws, following all required public processes.

Key Dates

Please keep these important dates in mind as you review the proposed zoning amendments.

Public Open House (1st session)	Wednesday, June 24, 2026 (7:00 P.M.)
Public Open House (2nd session)	Tuesday, June 30, 2026 (7:00 P.M.)
Public Hearing (Planning Commission)	Tuesday, July 21, 2026 (6:00 P.M.)
Deadline for Written Objections	Friday, July 31, 2026 (by midnight)