

Elwood Town Planning Commission

January 20, 2026 Meeting Minutes

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, January 20, 2026.

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

OTHERS PRESENT: David Riemer, Kathleen Braverman, Bradley Braverman, Phil Shimek(Town Council Rep), Kelli Shimek, Zack Pali, Karolina Munns(Planning Commission Secretary), Talsan Schulzke(Zoning Administrator)

PUBLIC COMMENT

Chair Britton Hayden opened the public comment period, reading the standard notice that residents would be allotted three minutes to express concerns or ask questions about issues not on the agenda, with no action to be taken on any issues presented. No public comments were offered, and the public comment period was closed.

COMMISSION BUSINESS

Action Item A: Conditional Use Permit Approval, For the Love of Paws, Elwood Crossing Subdivision Suite 105-106, address, David Riemer

Chair Britton Hayden opened discussion on the conditional use permit for a dog daycare, boarding, and grooming business at Elwood Crossing Subdivision. Mr. David Riemer and Mr. Bradley Braverman, co-owners of the proposed business, explained their plans to lease the two first level suites to operate entirely indoors with no exterior dog runs or activities. The business would initially focus on daycare and grooming services before expanding to include overnight boarding.

Zoning Administrator, Talsan Schulzke reviewed the application and noted that while the building shell exists, it would require further interior development. He recommended the application be tabled for additional review since the concept plan provided was insufficient and the site would need development review to ensure compliance with all conditions for a commercial kennel.

The Commission discussed waste disposal methods, noise concerns, and requirements for animal facilities. It was clarified that all activities would remain inside the building, and solid waste would be stored inside until garbage collection day.

Motion to table the conditional use permit for For the Love of Paws until the next meeting to allow for proper development review was made by Commissioner Quinn, seconded by Commissioner Crouch. The motion passed unanimously.

WORK MEETING

Discussion Item A: Discussion and review of draft of citywide rezone

Zoning Administrator Talsan Schulzke presented a draft citywide zoning map based on previous GIS analysis work. The Commission identified discrepancies between RD-1 and RD-2 zone designations versus R-120 and R-140 zones, discussing whether these should be considered separate zoning categories or overlays.

The Commission explored how these designations affect density, lot size flexibility, and open space preservation. They considered whether to maintain all four residential zone types or restructure them, noting that RD zones allow for variable lot sizes while maintaining overall density requirements.

The Commission agreed to continue discussing this issue at the next meeting after gathering more information about potential overlay approaches and Talsan Schulzke stated he would consult with legal counsel about the legality of using overlay zones for this purpose. Commissioner Hamson emphasized the importance of creating a simple, clear zoning structure that provides flexibility while maintaining community character.

Discussion Item B: Discussion and review of Elwood Town Ordinance Title III Administration, Chapter 30 Organizations, Planning Commission 30.05(B)

The Commission reviewed a proposal to change meeting submission requirements from 48 hours to at least one week prior to meetings. Chair Hayden noted that the current 48-hour deadline creates challenges for staff and commissioners in properly reviewing applications.

The Commission discussed extending the timeline to either one or two weeks prior to meetings, with some members noting that a two-week timeframe would better align with meeting frequency and provide adequate review time. They decided to revisit this issue at the next meeting after researching state requirements for submission timelines. Chair Hayden agreed to draft several options for the revised language for review at the next meeting, and Talsan volunteered to research the state law timelines for subdivisions.

The commission also briefly discussed the meeting minutes process with the new note-taking software, confirming that minutes should be a summary of the meeting rather than a verbatim transcript.

Motion: A motion to adjourn at 9:16 PM was made by Commissioner Hamson and seconded by Commissioner Crouch. The motion passed unanimously.