

City of Elwood Town
Planning Commission
March 3, 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 PM on Tuesday, March 3, 2026.

The following members were present constituting a quorum: Britton Hayden, Curtis Crouch, Isaac Walker

OTHERS PRESENT: Brian Davis(Town Council Rep), Karolina Munns(Planning Commission Secretary), Talsan Schulzke(Zoning Administrator) Jones & Associates, Zack Pali, Joan Whitaker, Rue Rasmussen.

WELCOME/PRAYER/PLEDGE

Commission Chair Hayden called the meeting to order and welcomed everyone in attendance. The meeting began with an invocation offered by Commissioner Crouch, followed by The Pledge of Allegiance led by Commissioner Walker.

MINUTES

Commission Chair Hayden provided time for commissioners to review the minutes from February 3 and February 17, 2026.

Motion: Commissioner Crouch moved to accept the minutes from February 3 and February 17, 2026. Commissioner Walker seconded the motion. Motion Passed unanimously.

TOWN COUNCIL UPDATE

Town Councilman Brian Davis provided updates from recent Town Council meetings. The canal company had requested town assistance with maintenance costs in exchange for ability to use their ditches during flooding years, which the Town Council approved in part. One council seat remains to be filled, expected to be filled the following week. Two new planning commission members were appointed.

Brian Davis announced road closures on 9600 crossing the Malad River and the north-south route from 8000 north to 8800 north for bridge work.

Contractors have six months to complete the work on multiple bridges, with requirements to keep at least one bridge open while working on others.

ZONING ADMINISTRATOR UPDATE

This item was bypassed as Zoning Administrator Talsan Schulzke was not present at the meeting start.

PUBLIC COMMENT

Joan Whitaker addressed concerns about a narrow road leading to family properties along the Malad River. He reported increasing semi-truck traffic (up to 20 per day) on a road originally designed as a farm track. The road is experiencing cracking and erosion issues near the river. Whitaker requested the town consider weight limit signage to transfer liability from Elwood to truck operators and suggested requiring trucks to use an alternative access route to Brian Anderson's property. He noted the Andersons have been widening the road entrance on 8000 North, apparently to accommodate larger vehicles.

Chair Hayden advised Whitaker to contact the town council regarding potential business operations and Steve Woerner regarding road concerns.

PUBLIC HEARING

Commission Chair Hayden called for a motion to open the public hearing on amending Elwood Town Ordinance Title III Administration, Chapter 30 Organizations, Planning Commission 30.05(B).

Motion: Commissioner Crouch moved to open the public hearing, Commissioner Walker seconded. Motion Passed unanimously.

Chair Hayden explained the proposed ordinance would extend the deadline for placing new items on planning commission agendas from 2 days to 13 days prior to meetings, with discretionary authority for the chair to reduce this to 6 days for simple items.

No public comments were received.

Motion: Commissioner Crouch moved to close the public hearing, Commissioner Walker seconded. Motion Passed unanimously.

COMMISSION BUSINESS

Action Item A: Recommend to Town Council - Amend Elwood Town Ordinance Title III Administration, Chapter 30 Organizations, Planning Commission 30.05(B)

Motion: Commissioner Crouch moved to recommend the Town Council amend Elwood Town Ordinance Title III Administration, Chapter 30 Organizations, Planning

Commission 30.05(B) with corrected font formatting. Commissioner Crouch seconded the motion. Motion passed unanimously.

The recommendation will be forwarded to the Town Council for inclusion in their next meeting agenda.

WORK MEETING

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

Zoning Administrator Schulzke presented the draft citywide rezone map, which reflects current land use rather than potential future development. The map shows most of the town rezoned to agricultural use, with residential designations only where homes currently exist.

The commission discussed several specific properties requiring corrections:

- The Spent property (MPC designation to remain as legacy zoning)
- Clearview development (should show as RD-2)
- The Estates at Riverview phases need verification of their official zoning status
- Heritage development areas still being farmed should remain agricultural until development begins
- Commercial properties along Highway 13 need review to ensure proper C-1, C-2, or C-3 designations

Commissioner Crouch raised concerns about infrastructure capacity and suggested density should decrease toward the rivers, with higher density near Highway 13. The commission agreed this approach aligns with the general plan's intent.

Zoning Administrator Schulzke recommended adopting the current-use zoning map to "stop the bleeding" of inappropriate development applications, then refining the future land use map and zoning codes as needed. This would require developers to formally request zone changes rather than building under the previous blanket residential zoning.

The commission discussed establishing clear criteria for approving future rezone requests, including requirements for active development plans rather than speculative zoning changes. Commissioner Crouch suggested using "for sale" signs as an indicator of serious development intent.

Discussion Item B: Discussion of RD-2 & RD-1 zone ordinance lot size calc.

The commission discussed whether to implement RD-1 and RD-2 zones as overlays (providing developer options) or as distinct zones (providing planning commission control). Schulzke explained RD-1 allows lots as small as 14,500 square feet, while both zones require sewer connections for lots under half-acre.

The commission determined that practical limitations (sewer availability) already restrict these higher-density zones to specific areas of town. They decided to proceed with cleaning up existing code references to RD-1, RD-2, and C-3 zones before making final decisions on overlay versus distinct zoning approaches.

Discussion Item C: Discussion of section 150 ordinances stating timely completion of developments

Commission Chair Hayden recommended skipping this item due to Commissioner Hamson's absence, as he had developed the materials for this discussion.

ADJOURN MEETING

The commission confirmed attendance for upcoming meetings, with potential scheduling of a public hearing for April 7, 2026, pending completion of the zoning map revisions.

Motion: Commissioner Walker moved to adjourn the meeting. Commissioner Crouch seconded. Motion Passed unanimously.

The meeting adjourned at 8:58 PM.