

Town Council Meeting

Meeting Minutes Sept 29, 2026 6:00 PM

The Elwood Town Council met at the Elwood Town Hall, 5235 West 8800 North, Elwood, Utah, at 6:00, September 29, 2026. The following members were present consisting of a quorum.

Scott Goodliffe	Mayor	Mark Lay	Councilmember
Brian Davis	Councilmember	Phil Shimek	Councilmember

Staff present at this meeting

Gina Marble	Town Clerk
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Others present at this meeting

Britton Hayden

1. Welcome

The meeting was called to order.

2. Administration - To Discuss the Town Rezone

The council, joined by the Planning Commission Chair Britton Hayden, conducted a detailed work session review of Version 3 of the proposed town rezone map. The discussion proceeded from the north end of town southward, addressing zoning classifications, owner identification; objections received, and recommended corrections.

Residential Classification Concerns

Several parcels in the north portion of town, associated with the Buchanan family, were identified as having residential homes situated on land currently mapped as Agricultural (Ag). These parcels were flagged as likely errors requiring correction to a residential designation, specifically R-1-20. The parcel associated with Scott Jensen (approximately 1.3 acres with an existing home) was similarly identified as an error — incorrectly mapped as Ag — and recommended for correction to R-1-40.

Municipal and Utility Properties

Town-owned properties including the sewer lift station, cemetery, parks, and town center were mapped as Ag due to the absence of a formal public works zone. It was noted that a dedicated public works zone may be worth creating in the future.

Commercial Objections and Resolutions

Several commercial property owners had submitted formal objections. Key outcomes included:

- Candi Larson requested her corner property remain commercial. The Planning Commission voted 3-1 to recommend conversion to residential, given the presence of an existing home.
- Fronk (Polaris Dealership) submitted a comprehensive 20-page justification, including a land valuation and a letter from his lender confirming the land serves as commercial collateral for operating loans. The Planning Commission approved retaining C-2 zoning. A subsequent request for C-3 was denied.

- Kasperek (C&R Trailer) sought to convert two residential lots adjacent to his commercial property to commercial use. The recommendation was to designate them residential for now, with an invitation to submit a formal rezone application when ready.
- Mary Lamont's properties were reviewed. The parcel with existing commercial activity (including a print shop and satellite TV warehouse) was granted C-3 zoning following a tiebreaker vote. The adjacent undeveloped parcel was designated C-2, with guidance to return for a rezone once specific development plans are established.
- John's Plumbing and a spray insulation company both requested C-3 zoning. Both were denied and retained at C-2, with the council noting that recent code amendments adding professional trades uses largely addressed their concerns.
- Ed Green submitted a subdivision application (incomplete but accepted) demonstrating development intent. His property was designated R-1-20.
- Valley Implement (Fred Tincture) initially objected, then withdrew the objection upon clarifying that the proposed zoning was acceptable.
- Garth Day / Micah Taylor properties — Multiple overlapping objections were received. Following review, five parcels were recommended for R-1-20 designation based on demonstrated long-term intent to develop, including prior subdivision application submissions and ongoing work with the town's engineering consultant.

C-3 Zoning Policy

The council affirmed a conservative approach to C-3 designations. Only two C-3 assignments were granted during this process, both requiring documented justification. Speculative C-3 requests were uniformly denied, with applicants directed to return with specific development proposals.

Error List

A working error list was compiled of parcels requiring correction prior to final adoption. The following were identified for addition:

- Two Buchanan residential parcels incorrectly mapped as Ag.
- Scott Jensen parcel (home on 1.3 acres) incorrectly mapped as Ag — recommend R-1-40.
- Holdaway parcel (0.5 acres surrounded by residential) incorrectly mapped as Ag — recommend residential.
- Craig Christianson parcel (Power Line Road) — historically treated as commercial via a town resolution in connection with Rocky Mountain Power; however, the Mylar was never finalized with the county. The council agreed to contact Mr. Christianson to determine whether the commercial designation should be formally restored, pending a review of the original town resolution and meeting minutes.
- WKD subdivision parcel on 8000 North — originally proposed as Ag but identified as a prior subdivision; recommended correction to residential.
- Keenan Nelson subdivision lots — water rights being transferred; designated residential consistent with accepted subdivision agreement.
- Fukui property on 8000 West — home nearly complete; recommended residential.

Britton Hayden noted that the council may make these corrections at the upcoming regular meeting without requiring an additional public hearing.

Summary

The planning commission received 32 written objections, many of which overlapped. The council expressed appreciation for the thoroughness of the planning commission's work.

3. Water

No discussion recorded.

4. Sewer

No discussion recorded.

5. Parks And Recreation Etc.

No discussion recorded.

6. Roads

No discussion recorded.

7. Emergency Preparedness

No discussion recorded.

8. Other

No discussion recorded.

Adjournment

Councilmember Davis made a motion to adjourn. Councilmember Lay seconded the motion and the remaining council members agreed. The meeting was adjourned at 8:37p.m.

The undersigned, duly acting and appointed clerk for Elwood Town Corporation, hereby certifies that the foregoing is a true and correct copy of the Town Council meeting minutes held on the 29th day of Sept 2026. Dated this the 13th day of October 2026.

Gina R Marble, Elwood Town Clerk