

Erda Planning Commission Minutes

6/13/ 2023 – 7:00 pm

Erda City Office-Fire Station

Call to Order 7:00 PM

1. Roll Call

- a. Jerry Hansen, Kathleen Mallis, Cory Warnick, Diane Sagers, Clyde Christensen, Russ Brimley, Mark Gull
- b. Jennifer Poole- City Recorder, Rachelle Custer- City Planner

2. Pledge and Prayer

- a. Clyde led the pledge of allegiance
- b. Russ led the prayer

3. Approve Minutes from 5-23-23

- a. Cory moved to approve the meeting minutes from 5-23-23, Russ seconded the motion
- b. Voting was unanimous to approve the meeting minutes from 5-23-23.

4. Administrative Items – No public input

- a. None

5. Legislative Items – Public input

- a. Rezone Request (REZ 02-2023) Parcel IDs: 01-411-0-0002 Property Address: approximately 5300 North SR 36. The request is to rezone 2 acres from A-20 to CG.
 - a. Rachelle Custer- Ms. Adams is requesting to rezone 2 acres at 5382 N Hwy 36 from A-20 to CG. The property is currently nonconforming. There are currently two buildings in the back of the property that have businesses being operated out of them. The desire is to be able to subdivide off lots for the businesses. There is currently a home on the property which will stay with one of the business lots as a nonconforming use in the CG zoning district. The CG zoning district does not allow for residential uses. The house will be a nonconforming use and therefore will not be allowed to expand. The home can be reconstructed on the existing footprint if

destroyed by a natural disaster. I recommend you review the materials and make your recommendation to the city council. I recommend that you have the owners sign something that states they understand that the home becomes a non-conforming use where no more additions or expansions may be made.

- b. Clyde- What are the businesses?
- c. Rachelle- A sign company and the fabrication company.
- d. Robert Adams- We do run the sign company but that is mostly wholesale and no clients come onto our property. But we do want to expand the business and eventually do want to offer this to clients and retail to the city.
- e. Russ-So to break it down there is a house in the front, a driveway on the side, the sign business would run out of that 1500 ft shop on the side.
- f. Robert- So we would need to have a subdivision of the lot where they want to build another shop.
- g. Russ-So they can't build anymore homes on this correct?
- h. Rachelle- Yes no more homes would be allowed on this property.
- i. Kathleen-Where is this in relation to other property?
- j. Robert- It's about 2 doors down from Adobe Rock on Hwy 36.

i. Open Public Hearing

- a. Diane opened the public hearing
- b. No Comment was made

ii. Close Public Hearing

- a. Cory moved to close the public hearing, Diane seconded the motion
- b. Voting was unanimous to close the public hearing

c. Public Hearing Closed

- d. Diane- So what is the road access, it's coming from the back?
- e. Mark-How much area is there now? On the south side of the shop?
- f. Tyler- I think about 20'ish feet from the rear fence line at the narrowest point.
- g. Russ- So who puts in the road?
- h. Rachelle- The developer.
- i. Cory- Moved to give a favorable recommendation to the city council on the rezone request 02-2023 with the condition that the owner submit a letter acknowledging the home will become a non-conforming use. Mark Seconded the motion

j. Kathleen- Yes, Jerry-Yes, Diane-Yes, Cory-Yes, Clyde-Yes, Russ-Yes, Mark-Yes

k. Rezone Recommendation Favorable passed 7-0

6. Comments from Commissioners

- a. Cory- We were talking that Kathleen and Diane's term is up at the end of the month. I also saw that there were 2 this year, 4 next year, then a zero and then a 1. I sent an email requesting that we move 2 of those 4 to the following year so it's 2 every year, except for the 1.
- b. Rachelle- Is that set by state statute? I think when they are set up it goes with election cycles. We can look into seeing if we can adjust that.
- c. Clyde-So when does mine term expire?
- d. Cory- You took over for Jim and Matt and took over their term, it ends on 6/30/2024.
- e. Mark- Did we decide what nights we were going to meet for the summer.?
- f. Diane-So we will have 3 people missing at our next meeting, should we cancel the next meeting? Is there anything pressing that we can't move?
- g. Rachelle- I have a few things on the sunset and majestic acres subdivisions. But they won't be ready for this next meeting.
- h. Diane- I suggest we cancel our next meeting. Let's take a vote on this.
- i. Voting unanimous to cancel the last meeting of the month.
- j. Kathleen- Do I need to let Terry know if I want to stay or not?
- k. Cory-Yes can you call Terry soon and let him know of your decision so they can get it on their agenda.

7. Adjournment

- a. Cory moved to adjourn the meeting, Mark seconded the motion.
- b. Voting unanimous to adjourn the meeting
- c. Meeting adjourned

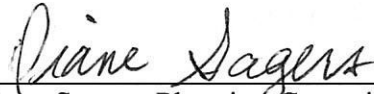
Pursuant to the Americans with Disabilities Act, Individuals needing special accommodations should contact Jerry Hansen @ 435-830-1244

Note: these minutes represent a summary of the meeting and are not intended to be verbatim.

Prepared by: Jennifer Poole, Erda City Recorder

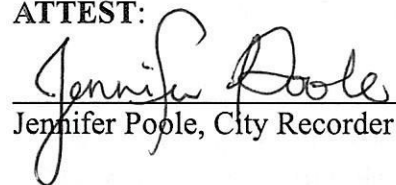
PASSED AND APPROVED by the Planning Commission this 8th day of August, 2023.

ERDA



Diane Sagers, Planning Commission Chair

ATTEST:



Jennifer Poole, City Recorder