

Erda Planning Commission Minutes

8/22/2023 – 7:00 pm

Erda City Office-Fire Station

Call to Order

1. Roll Call

- a. Kathleen Mallis, Clyde Christensen, Russ Brimley, Diane Sagers, Mark Gull, Cory Warnick
- b. Jennifer Poole-City Recorder, Rachelle Custer- City Planner
- c. Not in attendance- Jerry Hansen -excused

2. Pledge and Prayer

- a. Clyde led the pledge
- b. Cory led the prayer

3. Approve Minutes from 8-08-23

- a. Cory moved to approve the minutes, Clyde seconded
- b. Voting unanimous to approve the meeting minutes
- c. **Meeting minutes from 8-08-23 approved**

4. Public Comment

- a. None

5. Legislative Items – Public input

- a. Discussion on Possible Copper Cove (Erda Estates/Tealby Village) Development Agreement
- b. Derald Anderson-This is an informal discussion right now. We don't have any applications before the city yet. We want to share some ideas with you. We have a few options before us that we wanted to discuss. We have 3 options 1- Submit an updated concept plan for Erda Estates and Tealby Village. It would be an updated concept plan under Chapter 9 of Tooele County. Advantages-more commercial for Erda City, and matches the General Plan better. Disadvantages- It's still under Tooele County Chapter 9 it has some issues, only 2-3 months for approval timelines or we would need to drop back to the original concept plan. Option 2- Create a Development Agreement for Erda Estates and Tealby Village and combine

them together. Advantages: Additional Commercial that would be located in a better location- In this updated Copper Cove we would take the ground between Thompsons Smokehouse and Excelsior and make that commercial and move the residential to a different location. Matches General Plan, it also gets rid of Chapter 9.

- c. Rachell- With Tooele County and Shoshone Village we learned that we can't do zoning by development agreement.
- d. Derald- I've been working with the attorneys and they think they can work this out. By going through the development approval process that's in that state statute. Development agreements have to go through the same process as an ordinance agreement and that would satisfy the zoning issue. But I think the attorneys are working on this issue. To continue- Disadvantage we have only 2-3 months to pull something off. Option 3 is the originally approved concept plan. Advantage: no additional approvals needed. Disadvantages- Still under chap 9, less commercial, and higher density is by Cochrane. The two updated plans follow your general plan better. The intersection of Erda Way and Hwy 36 is probably the most important intersection in our City. With the development agreement we can save this corner for commercial development. This is the approved Chapter 9 concept plan and I think we can do better than this. This plan was driven by the Temple going in in Erda that didn't happen. Also if we don't change this it won't fit with the General Plan.
- e. Rachelle- So how many homes does he want? If he sold 20 acres that should decrease the amount of housing units that he has left.
- f. Derald- I can't speak for Joe on this but that's his issue to resolve.
- g. Mark- What is the PID that you're talking about?
- h. Derald- It's a special district creation to fund Public Infrastructure. On July 13th, 2023 the City Council approved the creation of 4 Public Infrastructure Districts. But if you want to be included in the PID you have to have a development agreement with the City.
- i. Clyde- So if I understand your saying that none of this money goes to the developer it all goes to fund the public infrastructure.
- j. Derald- Yes the developer can't keep any of it. A PID is a way to have the new growth be paid by the new growth. Here is the updated Concept Plan for Chapter 9. We've eliminated all high density residential, and turned them into single family lots. They are smaller lots, but there would be no town homes and all single family lots. There are always tradeoffs with the decisions that we make.
- k. Cory- Who would take care of that buffer spot?

- l. Derald- Probably the HOA. In this new plan there is more commercial, no higher density or townhomes, and we have the buffer.
- m. Diane- How does this fit in the state mandate of affordable housing?
- n. Derald-We have some lots that will be the most affordable housing in northern Tooele County. Option 2 is a concept plan of Copper Cove. This image is NOT the plan for Copper Cove. We will have something before you in a few weeks. Under the development agreement we would take Joe's residential and put it under here and keep that corner as commercial. There would be 402 units in that acreage.
- o. Cory-I was talking with Mark and he thinks he likes the townhomes more than those cottage homes.
- p. Derald-The question is what do I do? Do I bring townhomes? Or do I bring all single family homes? It's also a question of what do people want to buy and what is being asked for? Also a lot of these decisions are based on water. So here are the 3 options that are available to us tonight. 1-Stay with original concept plan, 2-Go with an updated concept plan still under Chapter 9, 3- Do a development agreement combining Erda Estates and Tealby Village. I think Option 3 is the best Option and gives us the most advantages. There will be tradeoffs to everything we do.
- q. Diane- We are to assume that at least you and Joe would like to try and do the Development agreement.
- r. Derald- I think that's a good understanding.
- s. Diane- Rachelle, can you find out about zoning by agreement and let us know.
- t. Mark- I'll start-the engineer in me appreciates a look at organizing the land use a little better. I feel like the concept plans we've discussed here with the shifting around of adding the commercial I appreciate in trying to make that happen. I think there are a lot of questions on what we can do. I worry that the attorneys won't have it all worked out in the 2-3 month period. I think it leaves a bit to be desired in each plan. The buffer is wasted ground, I would like it to go to those lots. I see a 4 plex having less impact than the amount of cottage units. Also has that property been sold to excelsior? When I see open parcels I wonder how things will be developed. I would like to see if possible buffer zones can be added into the size of the lots. I love that we are coming to the table to try and make this better.
- u. Clyde-I agree with Mark on the buffer, I liked the 1 acre lots better. Without being able to see the actual plan I worry about the streets, I don't see any better inlets or roads to accommodate the increased density. I would

prefer larger lots. Are you going to develop this or are you going to sell this to a developer?

- v. Derald- Most likely we will sell this, we don't have the financials to develop this.
- w. Diane-When you sell this to a developer will there be an option to have more input in what the home looks like? I hate when you can't tell the houses apart.
- x. Cory- I think we covered it well, I don't like the buffer. I don't mind the townhomes next to Cochrane. My number one issue is density. That is my biggest concern.
- y. Diane- I realize for you to do this you'll have to make money. How do you break down the profit margin?
- z. Derald- There isn't a simple equation, it has to do with how much water do you have? What is the location? What will the people want to buy? What can they get approved by the city? I'm trying to balance all of the things.
- aa. Diane- Would there be a problem with running a road between the smaller and larger lots and putting up a fence. To give a little buffer there. Just a suggestion.
- bb. Cory- I've figured out what I think density means to me in my mind. It's the distance between driveways. I think in those smaller lots I could take my mountain bike and jump from driveway 1 to 3. That's just too small.
- cc. Derald-Just let me know if it's not realistic, I don't want to waste your time and my money.
- dd. Mark- We need to better understand the issue of the consequence of the sale of the lots to the school, what should have happened with that. We can't make those decisions without those issues being resolved.
- ee. Todd Cluff-As I understand it, Erda is trying to decide which option is best for Erda City.
- ff. Cory- I am totally happy with option 3 if they can't come up better plan

6. Comments from Commissioners

- a. None

7. Adjournment

- a. Russ motioned to adjourn the meeting, Kathleen seconded the motion.
- b. Voting was unanimous to adjourn the meeting
- c. **Meeting adjourned.**

Work Session

- a. Discussion of Commercial General: Use Table Amendments (Auto Dealership)
- b. Rachelle- The property that was just rezoned to Commercial General has a leasee "Cars Trucks and Credit". They have a few applications in but none have been approved yet. In our table of uses we don't have an automobile dealership option.
- c. Cory- I would like to just add dealership as an additional line and make it conditional.
- d. Rachelle- How would you like me to move forward with this?
- e. Diane- We want to make this work, having conditions is necessary and make it easier for the business.
- f. Cory- Make it a new line item with an approved item and state the specific conditions.

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

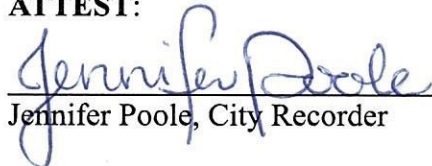
PASSED AND APPROVED by the Planning Commission this 12th day of September, 2023.

ERDA



Diane Sagers, Planning Commission Chair

ATTEST:



Jennifer Poole, City Recorder