

Erda Planning Commission Minutes

9/26/2023 – 7:00 pm

Erda City Office-Fire Station

Call to Order 7:00PM

1. Roll Call

- a. Clyde Christensen, Cory Warnick, Diane Sagers, Jerry Hansen, Russ Brimley
- b. Jennifer Poole-City Recorder, Rachelle Custer - City Planner (via zoom)
- c. Kathleen Mallis and Mark Gull are absent and excused

2. Pledge and Prayer

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

3. Approve Minutes from 9/12/23

- a. Russ moved to approve the meeting minutes from 9-12-23, Clyde seconded the motion
- b. Voting unanimous to approve the meeting minutes from 9-12-23
- c. **Meeting minutes from 9-12-23 Approved**

4. Public Comment

- a. Cory moved to close, Clyde seconded the motion
- b. Voting was unanimous to close public comment
- c. **Public Comment Closed**

5. Comments from Commissioners

- a. None

6. Adjournment

- a. Diane moved to adjourn the meeting, Clyde seconded the motion
- b. Voting was unanimous to adjourn the meeting.
- c. **Meeting adjourned.**

WORK SESSION

1. Title 16 Subdivision Code Amendments

- a. Rachelle- These changes are part of Senate bill 174. We have to come into compliance with this by the end of the year. We would like the Planning Commission to be the administrative land use authority. There are now only 2 different types of subdivisions. We will have standard and minor. Minor is a 4 lot maximum. Anything above that will be a standard. We also had in there that phases of construction can go up to 45 lots.
- b. Diane- On page 4 I am not sure how condominiums fit with our current zoning. Does this really apply?
- c. Rachelle- State code requires that you have a condominium code.
- d. Cory- If a public hearing is no longer allowed will the public ever have a chance to comment on these subdivisions? I think if I had the chance I would prefer the option to have the public hearing and feel not heard then not have the option to speak up about it at all.
- e. Jerry- In chap 7-6 it's titled open space networks configuration. I just want to understand what it's saying.
- f. Rachelle- This only applies for the conservation subdivision.
- g. Russ- I think we should keep public hearings, people need the ability to come and speak how they feel about these issues. I also appreciate the things they say.
- h. The Planning Commission would like to have public hearings as part of the subdivision code.

2. Copper Cove Development

- a. Diane- They are willing to do fewer lots and expand the ones on the south side.
- b. Jerry- What about space between the subdivision on the north side and the businesses and the high school? Just thinking.
- c. Clyde- This just doesn't fit our rural environment at all. I'd like our whole area to be a 1 acre minimum.
- d. Cory - I'm still struggling with moving those lots. That's a lot of homes in a small area. I'm not 100% sold that this is a better option.
- e. Jerry- Are we willing to give up commercial space in the area we've designated commercial to be just to have bigger lots? It's just what we are looking at for the future of the city.

- f. Diane- To me what we drew up with him looks reasonable. But bottom line we need rules for PUDs in place for the future.
- g. Cory- What if we went ahead and just approved Erda Estates as is? What would they do with Tealby Village? Would they just do commercial anyway?
- h. Diane- I think they would go ahead with those residential lots. Commercial may make more money but it takes longer to get it.
- i. Jerry- I agree with Diane that we might need to have a PUD in place. I like and dislike the concept but we should have the structure in place.
- j. Diane moved to adjourn the meeting, Jerry seconded the motion
- k. Voting was unanimous to close the work meeting.
- l. Work meeting closed.**

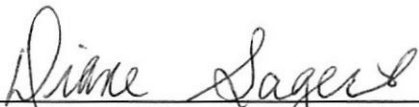
Pursuant to the Americans with Disabilities Act, Individuals needing special accommodations should contact Jerry Hansen @ 435-830-1244

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 10th day of October, 2023.

ERDA



Diane Sagers, Planning Commission Chair

ATTEST:



Jennifer Poole, City Recorder