

Erda Planning Commission Minutes

1/11/2024 – 7:00 pm

Erda City Office-Fire Station

1. Roll Call
 - a. Mark Gull, Diane Sagers, Cory Warnick, Kathleen Mallis
 - b. Jennifer Poole-City Recorder, Rachelle Custer-City Planner (Via Zoom)
2. Pledge and Prayer
 - a. Cory led the pledge of allegiance
 - b. Diane led the prayer
3. Approve Minutes from 12-12-23
 - a. Kathleen- I have a few changes I want made. Please just make sure it says that I will not be here from time to time but will attend via zoom as needed.
 - b. Cory moved to approve the meeting minutes as amended, Mark seconded the motion
 - c. Voting was unanimous to approve the amended meeting minutes
 - d. **Meeting Minutes from 12-12-23 APPROVED**
4. Public Comment (3 minute limit per comment)
 - a. None made
5. Legislative Items – Public input
 - a. Six Mile Ranch rezone 01-434-0-0005 (130.28 acres) from A-20 (Agricultural) to CG (Commercial General)
 - b. Rachelle- They are requesting a rezone, the proposed usages for this zone can be found in the Land Use Code. It is located along the Mid Valley highway and Pole Canyon Rd. On the general plan this is part of a potential de-annexed area, but as part of Erda's general plan it is planned to be commercial in this area.
 - c. Mark- I am curious about the status of the lawsuit? It is likely to become annexed into Grantsville?
 - d. Craig Smith- on behalf of Six Mile Ranch- The lawsuit this property will most likely be annexed into Grantsville City. We don't know how long this

lawsuit will stall. With this being unknown we wanted to start the process now. It won't go to Grantsville anytime soon. The original lawsuit was dismissed but they have filed an appeal and we are waiting for a court date. We don't know what might be built there at this time.

- e. Kathleen- What if any, are there benefits to the City of Erda?
- f. Craig- If anything builds there it will increase tax value to the city. Direct benefits to the city, I'm not sure yet. That A-20 parcel the city collects 2-3 dollars a year on it. So anything would improve what the city would get out of it.
- g. Mark- What would be the benefit to the City as they are leaving anyway? If you can get the same benefit from Erda City why are they leaving?
- h. Craig- They have a massive development agreement with Grantsville City that they wouldn't want to back out on.
- i. Rachelle- One item is one of the benefits of zoning this commercial now, is to help secure commercial along major transportation routes.
- j. Mark- Any other council discussion?
- k. Cory moved to open public hearing, Mark seconded the motion
- l. Voting was unanimous to open the public hearing

i. Open Public Hearing

- a. Nancy Martin- Is there a possibility that if all of this is done and they are able to start these developments would they consider staying in Erda City?
- b. Derald- I struggle with the comments tonight. We reap what we sow. When Erda became a City they took all of the responsibility of doing the rezones. Erda city is the only authority to be able to rezone it. You keep asking them if they can stay in Erda City. Maybe Erda should take a look at how you treat land owners and all that has occurred in the last 3 years. If you were the Blazards wouldn't you be nervous about this?
- c. Mark moved to close the Public Hearing, Diane seconded the motion
- d. Voting was unanimous to close public hearing

ii. Close Public Hearing

- a. Craig- I don't know if it even could be done at this point. Could either side potentially drop the lawsuit, not likely. You can really only judge the merit of the application on the application and not the applicant.

- b. Cory-I know this does fit our general plan, does this also fit the development agreement they have with Grantsville?
- c. Craig-Yes
- d. Kathleen- I agree with Craig that it is not the applicant we look at but the application. If it fits it fits.
- e. Cory- I also agree with Derald. We need to look at the merits of the application. Even if it goes to Grantsville. I don't see any reason why we wouldn't pass this.
- f. Mark- This fits our general plan and all of the items I've mentioned in our past meetings. Any other comments?
- g. Cory moved to recommend to the city council that they approve the six mile ranch rezone, Kathleen seconded the motion
- h. ROLL CALL: Diane-Yes, Mark-Yes, Cory-Yes, Kathleen-Yes**
- i. Recommendation to the City Council to approve the rezone PASSED 4-0**

6. Comments from Commissioners

- a. None

7. Adjournment

- a. Mark moved to adjourn the meeting, Cory seconded the motion
- b. Voting was 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

WORK SESSION

- a. Home Based Business Definition and restrictions for RR-5 zoning.
- b. Rachelle-I've sent you a list of items that the City Council has asked to add these conditions for your review as well as more.
- c. Cory-I think we should also go back to the Public Hearing and what the people had issues with. One was the hours of operation.
- d. Russ- Noise, size, hours, impact, smells. With this collector section that really limits the impact of those. I feel that would help address a lot of those concerns.

- e. Diane- The collector road items are important. We need to try and preserve our roads.
- f. Cory-The purpose is to mitigate the effect on neighbors.
- g. Russ-We could have it be behind a screened fence
- h. Rachelle- Any outside items must be behind a screened view obstructing fence.
- i. Rachelle- We can add that any business that operates a vehicle over 26,000lbs must have direct access to a collector road.
- j. Cory- How do we limit quantity? How do we prevent someone from having 30 trucks on their property?
- k. Rachelle- That is a good consideration.
- l. Diane- I want to see this be simple and straightforward so everyone can understand this.
- m. Russ- I think we have a really good list here.
- n. Rachelle-We need all of your training hours for 2023 and the duties and powers trainings
- o. Cory- A lot of times we get these agendas the day before but some of these are weighty and I want more time.
- p. Jenn- I can make it a priority
- q. Mark moved to adjourn, cory seconded the motion
- r. Voting unanimous to adjourn the work meeting
- s. **Work meeting adjourned.**

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 23rd day of January, 2024.

ERDA

ATTEST:


Jennifer Poole, City Recorder


Russ Brimley, Planning Commission Chair