



ERDA CITY
2163 W Erda Way – Erda, UT
(435)243-5577

Community Structure Plan

Public Body: Erda City Planning Commission

Meeting Date: February 22, 2024

Parcel IDs: 01-422-0-0009, 01-422-0-0014, 01-401-0-0002, portion of 01-401-0-0001

Current Zone: PC

Property Address: approx. 3600 N Hwy 36

Request: PC zone Community Structure Plan (CSP)

Planning Commission Motion: Approve

Applicant Name: Joe Colosimo

Action: Motion

PROJECT DESCRIPTION

Oquirrh Point has been zoned as a PC zoning district. The next step after zoning is a Community Structure Plan which is required for each phase of the project. The requirements of the CSP are listed below in the Planning Analysis. The required items per Tooele County land use code Chapter 31 which is the vesting approval for the Oquirrh Point development have been addressed in the submitted community structure plan. The phase addressed in this CSP contains 168.74 acres to include open space, village, town center and neighborhood uses. This phase anticipates 888 units. Attached is the approved master development agreement and the two approved amendments.

SITE & VICINITY DESCRIPTION



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The subject property is located on the east side of Hwy 36 at approximately 3600 North and will be accessed off of Erda Way and 33rd Parkway (to be constructed with project). The property is surrounded by CG and RR-5 zoning districts.

LAND USE CONSIDERATIONS (PC Zone)

Per Tooele County land use code Chapter 31 each PC zoning districts creates its own uses, setbacks, etc. In the attached CSP and MDA the approved density, uses and development standards are addressed.

GENERAL PLAN CONSIDERATIONS

The proposed use is consistent with the Erda City General Plan.

ISSUES OF CONCERN/PROPOSED MITIGATION

PC zoning district requires that the project be connected to a water and waste water system. Currently there is not any water or waste water services to this property. The owner has created a public infrastructure district to fund the infrastructure to this property. Attached is a letter from Stansbury Park Improvement District stating that they are able to provide services to this property.

NEIGHBORHOOD RESPONSE

Any comments that are received prior to the planning commission meeting on February 13, will be forwarded to the planning commission for review and summarized at the meeting.

PLANNING STAFF ANALYSIS

31-9. Community structure plan (CSP).

Following approval of the P-C Zone Plan, a Community Structure Plan (CSP), together with a development agreement that codifies that plan, shall be submitted to the Director for review and approval by the planning commission. The CSP shall contain a contiguous area within the P-C Zone that includes one or more of the following land use districts: neighborhood, village, town center, business, research, technology, educational campus, and open space.

A CSP shall show the following:

- (a) Name of planned community;
- (b) Names, addresses, and phone numbers of applicant and property owners;
- (c) CSP location, legal/boundary description, acreage, scale, and north arrow;
- (d) Proposed land use districts (neighborhoods, villages, business and research parks, and/or town centers) boundaries, and acreage; a table showing the number of dwelling units, open space acreage, and acreage of the various non-residential land uses;
- (e) A master circulation system plan, including a street network (which may include areas for off street parking, as appropriate), pedestrian circulation, bicycle and trail system plans (including possible equestrian trails), identification of street alignments and right-of-way widths, illustrative cross sections which accommodate and specify vehicular, pedestrian, and bicycle use in the right-of-way. Pedestrian and bicycle trail systems shall connect the land

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use districts, schools and open space areas and provide linkages to other trail systems in existing or future areas of the P-C Zone and adjacent facilities within the adjacent municipal jurisdictions of Tooele County. A traffic study may be a required component of the master circulation system plan, as deemed necessary by the County.

- (f) Existing and proposed waterways and water bodies, major utilities and easements, flood boundary, and flood control facilities;
 - (g) Adjacent parcels, their owners, and their uses;
 - (h) Topography and significant features on or adjacent to the property;
 - (i) Documentation of the ability to connect to an existing water system, or the creation of a new water system, as well as any associated water rights, shares, usage etc.
 - (j) Documentation of the ability to connect to an existing sewage system, or the creation of a new sewer system. Septic Systems are not allowed in the P-C Zone.
 - (k) Open space plan providing general description and locations of major open space;
 - (l) Standards that govern the design and maintenance of major public infrastructure improvements (including without limitation: sidewalks, parking requirements (including landscaping, and defining the required number of stalls based on land use districts) street lighting, paving, street furniture, etc.) and general building placement (setbacks), massing, and design criteria (CSP Design Standards); and
 - (m) Other information deemed necessary by the Director.
- (2) The Planning Commission shall have the discretion to disapprove a CSP only on the basis of:
- (a) the failure of the proposed CSP to include all of the elements required in this section;
 - (b) the failure of the proposed master circulation system identified in the CSP within and surrounding the P-C Zone to adequately serve the communities within the P-C Zone;
 - (c) the failure of the proposed major infrastructure identified in the CSP within and surrounding the P-C Zone to provide adequate service to the communities within the P-C Zone; or
 - (d) the inclusion of uses in the CSP not permitted or conditionally permitted under this Chapter.
- In approving a CSP, the planning commission may impose the following reasonable conditions of approval to mitigate reasonably anticipated detrimental impacts:
- (i) The proposed use and site development plan shall not present a serious traffic hazard due to poor site design or to anticipate traffic increases on the nearby road system which exceed the amounts called for under the county transportation master plan.
 - (ii) The proposed use and site development plan shall not pose a serious threat to the safety of persons who will work on, reside on, or visit the property nor pose a serious threat to the safety of residents or properties in the vicinity by failure to adequately address the following issues: fire safety, geologic hazards, soil or slope conditions, liquefaction potential, site grading/topography, storm drainage/flood control, high ground water, environmental health hazards, or wetlands.

PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Erda City Planning Commission makes a motion to recommend approval of the community structure plan as long as the planning commission finds that the provided CSP meets the requirements of Tooele County land use code Chapter 31 and has determined that the proposed project does not pose any serious threats or hazards.

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On February 13, 2024 Planning Commission made two motions on this item due to uncertainty in interpreting Chapter 31. The Planning Commission made a unanimous vote to recommend approval to the City Council. Planning Commission motion #2 was a unanimous vote to approve the CSP as presented.