

Erda Planning Commission Minutes

4/23/2024 – 7:00 pm

Erda City Office-Fire Station

Call to Order

1. Roll Call

- a. Planning Commissioners-Russell Brimley, Mark Gull, Kathleen Mallis, Diane Sagers, Nancy Martin, Michael Jensen
- b. Excused Absence - Cory Warnick
- c. City Recorder- Jennifer Poole, City Planner - Rachelle Custer

2. Pledge and Prayer

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

3. Approve Minutes from 3-12-24

- a. Diane moved to approve the meeting minutes from 3-12-24, Mark seconded the motion
- b. Voting was unanimous to approve the meeting minutes
- c. Meeting minutes from 3-12-24 Approved**

4. Public Comment (3 minute limit per comment)

- a. Nancy motioned to close public comment, Kathy seconded the motion
- b. Voting was unanimous to close public comment
- c. Public Comment Closed**

5. Administration of Oath of Office to Michael Jensen as new Planning Commission Member

- a. City Recorder Jennifer Poole administered the Oath of Office to Michael Jensen

6. Discussion on Amending Erda City Code 4-5-2 Appointment to the Planning Commission

- a. Clyde- It's come to the attention that four positions will come up in June and we would like to stagger this better.
- b. Nancy- When you are having all of the terms end in June and the City Council is in January why do we have it in June?

- c. Russ- So if our district gets a new councilman do they appoint a new commissioner?
 - d. Craig- You will serve out your full term.
 - e. Nancy-But why end in June?
 - f. Craig- You can change it to December if you'd like.
 - g. Diane- I don't like the removal of the "at large" positions. Each district can have their own person with their own bias, but the "at large" has to be by all of the council.
 - h. Russ- So let's go by number. Number 1 do we want to change our time for when our term ends or do we want to change when we elect our Chair and Vice-Chair?
 - i. Mark- I think if we keep it in June then it would give a "new councilman" time to get used to their position and to see how things are going before they would potentially have to appoint a commissioner. I am not sold on this, I am just giving a view of why it might be good to offset the timing.
 - j. Michael- There is no guarantee that a council change will coincide with then a Councilman is appointed.
 - k. Clyde- When I got voted into the City Council, I know it took me a minute to get Nancy appointed. But it wasn't overly stressful for me.
 - l. Russ- So do we feel it is best to keep term endings in June?
 - m. Commissioners agree that keeping it in June is best.
 - n. Rachelle- So do you want to keep elections in January?
 - o. **Commissioners agree to keeping the Chair and vice-chair elections in January.**
 - p. Russ- Item 2 How to better stagger the time of appointment of commissioners.
 - q. Rachelle- I would stagger to move one at large to 2025 and move the other to 2026.
 - r. Russ- So it would move 2 to 2024, 2 to 2025, 1 at 2026 at 2 at 2027.
 - s. **Commissioners agree to the staggering of the two at large positions to move one to 2025 and the other to 2026**
 - t. Craig- I am also getting from this that keeping those two at large positions is important.
 - u. Russ- I feel that Cory and Jerry added a lot to this commission and having more input helped a lot.
 - v. Rachelle- Did you want to add term limits to how many terms you can serve? Or how many times you can serve as chair.
 - w. Mark- I don't think at this point we want to add that.
7. Discussion on creating a six mile overlay district versus a PC zoning district
- a. Rachelle- We currently have an application for a six mile text amendment for a zoning district. This would be a six mile overlay that would be an overlay district. Or there would be an option to create our own Erda PC zoning district.
 - b. Nancy- I thought these properties were already in a development agreement with Grantsville?

- c. Craig-To back up they have some entitlements with Grantsville City. But a while back it was asked what would it take to get Six Mile to stay in Erda. I took this to Six Mile and they stated that they would consider staying if they got the same entitlements from Erda City.
- d. Kathleen- What are the entitlements that they have been given?
- e. Craig- They have a development agreement with Grantsville.
- f. Michael- The vast majority of this north of the highway, is that correct?
- g. Craig- Yes
- h. Michael- If we lose all of that to Grantsville then we have no say in what will happen there. I can't fathom that area not benefitting the whole of Erda. But in the long term I see the net tax benefit to Erda is significant. Why wouldn't we want that? It will be a whole lot more work.
- i. Russ-I've talked about this a couple of times how do we get them to stay? You've told me in the past there would be a big amount of money that would have to be paid to Grantsville.
- j. Craig- There is no money to be paid to Grantsville. As for the annexation everything has been done except for the signature of the Lt. Governor.
- k. Kathleen- What are we doing here tonight? Are we just discussing? I would love to understand the different lawsuits. Isn't one of them the disincorporation of Erda City?
- l. Craig- If six mile can get these entitlements they are willing to drop their suit against the City. The question tonight is would the planning commission rather see a six mile overlay zone specific to them, or would you rather see a PC zone? Six Mile would be happy either way. We want to know which would you rather see?
- m. Michael- You say if you have a Planned Community Zone but say we don't plan to use it. But if it's in the city code how can someone come and ask for it and we just tell them no?
- n. Rachelle- You follow your general plan, and current zoning.
- o. Michael-So if it doesn't fit the general plan we don't have to approve it.
- p. Rachelle- Correct.
- q. Mark-I know that this doesn't look like what our "Erda" looks like, but it would be a big loss for the City if we don't do what we can to keep it.
- r. Nancy- If you look at where this is and it fits what is on the city's general plan, the only thing you'd get flack from is the lots on the residential. I don't think anyone would complain about the industrial and commercial. If you were going to have an issue it would be the lot size.
- s. Diane- When Stansbury came in, it was planned and it was going to double the size of this valley, and then the economy tanked. And it hasn't gone according to that plan. So what is planned and what actually happens can be very different.
- t. Michael- If you look on page 2, 31-2 land use districts- The PC zone shall establish "inventive and efficient land uses" This is an opportunity to do something unique. Working with developers rather than against developers.

- u. Rachelle- I would recommend that any development agreement you have require low income housing. It's much harder to retrofit it in.
- v. Michael- We can take this PC zone and massage it into something that works for Erda and fit's this six mile plan.
- w. Rachelle- So you are going to get the same development on this property it's just what method you want it to be.
- x. Mark- I think that creating a PC zone is a good project to take on as this commission.
- y. Nancy- What is the timeframe on this?
- z. Craig- The application has already been made and will be updated tonight based on what you decide.
- aa. Nancy- Do we have any type of jurisdiction over those PODs?
- bb. Rachelle- Yes, they will bring you a CSP and you can have input in those PODS.
- cc. Russ- unofficial poll who would like to work on a PC zone?
- dd. All Commissioners agree to work on the PC zone text amendment.**

8. Comments from Commissioners

- a. None made

9. Adjournment

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

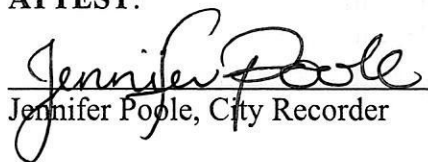
Note: these minutes represent a summary of the meeting and are not intended to be verbatim.

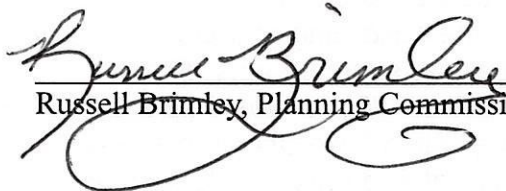
Prepared by: Jennifer Poole, Erda City Recorder

PASSED AND APPROVED by the Planning Commission this 14th day of May, 2024.

ERDA

ATTEST:


Jennifer Poole, City Recorder


Russell Brimley, Planning Commission Chair