

Erda Planning Commission Minutes

5/14/2024 – 7:00 pm

Erda City Office-Fire Station

Call to Order

1. Roll Call

- a. Planning Commissioners: Cory Warnick, Michael Jensen, Russell Brimley, Diane Sagers, Mark Gull, Nancy Martin
- b. Jennifer Poole-City Recorder
- c. Kathleen Mallis-Absent and Excused

2. Pledge and Prayer

- a. Mike Led the pledge of allegiance
- b. Cory Led the prayer

3. Approve Minutes from 4-23-24

- a. Nancy motioned to approve the meeting minutes, Diane seconded
- b. Voting was unanimous
- c. **Meeting minutes from 4-23-24 approved**

4. Public Comment (3 minute limit per comment)

- a. Russ moved to close, cory seconded
- b. Voting was unanimous to close public comment
- c. **Public Comment Closed**

5. Comments from Commissioners

- a. Michael- What is our sign policy? There are many signs in places throughout Erda that I don't feel fit the city code.

6. Adjournment

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

WORK SESSION

1. Discussion on and adjustments to Erda PC Zone

- a. Russ- We were asked to look at a PC zone and mark it up or leave it as it is. I think we can make this better.
- b. Cory- Who asked us to do this?
- c. Jennifer- There was an applicant who asked us to look into this, it was Six Mile Ranch.
- d. Craig-Six Mile has a lawsuit against the existence of Erda City as well as the lawsuit to annex into Grantsville. Six Mile is willing to drop all lawsuits and funding of other lawsuits if they can get the same entitlement with Erda City as they do with Grantsville.
- e. Michael- Is there a way to have a smaller version of a PC zone? This is for 150 acres and above, what if we had a smaller idea for someone who has 50 acres.
- f. Cory- I hear open space, and I think distance between driveways, but Michael says it looks more like farm land, trails, larger lots, usable parks.
- g. Mark- I also want to know who owns and maintains that space? That's a big issue to have to consider. Having a walkable community is important. But you have to establish not just the way it is but who is the owner of that.
- h. Cory- I think we need to change the name, because when we hear PC zone it gets their hackles up. I think we would be better off with a different name.
- i. Cory- Craig what entitlements do they have?
- j. Craig- Their total entitlement is 3 units per acre, 25% open space, as well as some industrial and commercial space.
- k. Michael- So there is roughly 6000 acres and that number comes down to 18,000 homes.
- l. Mark- In my mind we are taking out single and multi-family designations. But in my mind that goes against the purpose of this. I am just a little worried about the math of it all.
- m. Michael - Can we designate minimum percentages of required types of areas within the PC zone? Such as 10% neighborhood areas and 5% town centers ect. As well as add perhaps another area like a rural neighborhood?
- n. Russ- Mike can you work on that with the numbers?
- o. Cory- 31-7 the approval process, it says on CSP that's when we look at major roadways ect. If you look at 31-9 paragraph 2, it says that we can only deny on very narrow parameters. I would like to take out that whole paragraph or adjust it.

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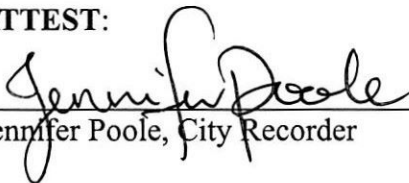
Note: these minutes represent a summary of the meeting and are not intended to be verbatim.

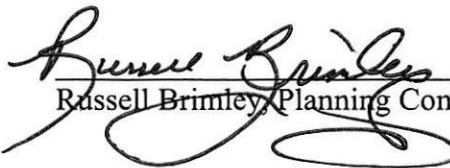
Prepared by: Jennifer Poole, Erda City Recorder

PASSED AND APPROVED by the Planning Commission this 28th day of May, 2024.

ERDA

ATTEST:


Jennifer Poole, City Recorder


Russell Brimley, Planning Commission Chair