

Erda Planning Commission Minutes

8/13/2024 – 7:00 pm

Erda City Office-Fire Station

Call to Order

1. Roll Call

- a. Kathleen Mallis, Michael Jensen, Nancy Martin, Mark Gull, Chase Bawden
Russell Brimley
- b. Jennifer Poole- City Recorder, Rachelle Custer- City Planner

2. Pledge and Prayer

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

3. Approve Minutes from 7-16-24

- a. Mark moved to approve the minutes from 7-16-24, Michael seconded the motion
- b. Voting was unanimous to approve the meeting minutes
- c. **Meeting minutes approved from 7-16-24**

4. Public Comment (3 minute limit per comment)

- a. Russ moved to close public comment, Mark seconded the motion

5. Discussion on creating a six mile overlay district versus a PC zoning district

- a. Rachelle- You heard a lot from the public a lot about the PC zoning district. The application before you can either be an overlay district, or we can work towards doing the PC Zone. Both will do
- b. Russ- The PC Zone will give us more control over the end product correct?
- c. Rachelle- Yes it does, it will come before you multiple times.
- d. Mark- But just because it comes before us we still might not be able to have much influence as long as they fit within the PC Zone district guidelines.
- e. Michael- I am open to listening to what an overlay might accomplish and if it allows us to still have good planning.
- f. Mark- I also think you can write a PC Zone so that it only fits a very limited area in Erda. Then maybe we can get it to work in our favor that way. The only negative I see is maybe in the future a different commission might

change the limitations. I am favorable to listen to both sides and see if we can get it to work with what we are looking for.

- g. Russ- If I remember correctly it was just giant circles for a large general area and generally what it would allow in those areas.
- h. Kathleen- Is there an opportunity to address that overlay in regards as to how they develop it?
- i. Rachelle- They are both zoning actions, we just need to know which direction to move going forward.
- j. Mark- In the PC zone it's organized in percentage of land uses within the area. Does the Planning Commission get any input on where those areas are? VS in an overlay zone what's the process of approval?
- k. Rachelle- The overlay
- l. Chase- So with the PC Zone as long as people fit the requirements set out they can come out and ask for it? But with the overlay it's a one time deal right?
- m. Rachelle- Yes that's correct.
- n. Russ- I'm leaning towards the PC Zone. It really does give us more input on what goes there.
- o. Mark- As I read through this, I'm okay with having a PC zone, it gives an avenue for more input. But I really want to put verbiage in here that would allow us to limit where this goes.
- p. Rachelle- What acreage would you want on there?
- q. Nancy- I think at least 500 acres or more.
- r. Michael- My biggest concern with a blanket 1 acre Erda. How do you then keep any open space? How do you encourage trails, commercial and various uses? I don't see it happening. We are going to end up with pockets until we sell out, but I don't see that happening.
- s. Rachelle- If you keep everything 1 and 5 acres, then you will keep taxing Tooele, Stansbury, and Grantsville parks and areas for your soccer fields, baseballs, and kids activities.
- t. Michael- I just want more usable space where we can have trails and parks.
- u. Rachelle- PUDs are also an option for those smaller areas. Where you don't change the density of the underlying area but you allow them to cluster those homes so you can have those open spaces. I think we send the message to the public that we are trying to plan smartly and to preserve the rural areas where it makes sense.
- v. Mark- I want to have a good foundation for Erda that we can grow into. That's why I've given my time to this.
- w. Rachelle- We can do a General Plan Amendment saying that this is only allowed north of HWY 138.
- x. Chase- Is a planned community the only vehicle to require developers to provide amenities like parks and trails?
- y. Rachelle- PC Zones, overlays, PUDs are all options.
- z. Kathleen- I've got two thoughts. We are talking about amenities and developments. I'm thinking about the development along Chocrane.

Those are one acre lots, it's very nice, it's very rural and people are happy there. There is great value in those 1 acre lots. I don't know, how many people use trails and go through those communities? You see what is going in on 1000 North, and I don't really want to have those types of developments in Erda. Those developments that are just 1 acre are very lovely.

- aa. Craig Smith on behalf of the applicant- We don't care which direction you choose to go with this. We will be happy with whatever you do. Don't think you're going to stop everyone from asking for a change. You can certainly make this something you can do long term in Erda.
- bb. Kathleen- There were flyers going around about this.
- cc. Michael- I would make a suggestion to continue with the PC zone and dial this in for 4k acres or larger. That the density stays at 3 units an acre, and we can get a vote on this.
- dd. Nancy- The thing I don't like is the 6,000 sq ft lots. Can we up that to 7,000? I want to have those 1 acre lots and let people have animals. Those were some of the things that people talked about.
- ee. Rachelle- We can put a lot minimums that would be allowed.
- ff. Michael- I am proposing 4,000 acres or larger and move this forward and get this done. Then come back and do more for a different area. We can call this PC North.
- gg. Russ- I think we are going in the direction of a North PC Zone.
- hh. Commission Agrees

6. Erda Planned Community Zone

- a. Rachelle- Are there any other items you'd like to have changes added to this?
- b. Michael- We are clear on not to exceed 3 lots per acre, and it must be 4000 acres or larger.
- c. Commissioners agree

7. Comments from Commissioners

- a. None Made

8. Adjournment

- a. Mark moved to adjourned the meeting, Russ 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 Russell Brimley at either rbrimley@erda.gov or 801-326-9498

WORK SESSION:

1-Low-Impact Business/Home Occupation Discussion

- a. Rachelle- 6 months ago the council agreed to repeal the low-impact business because it was allowing some things that don't belong in residential areas. I understand what the intent is. We are trying to find out why some businesses would need a conditional use? My suggestion is to get rid of the low-impact business and to change the home based business and add some of the elements of low impact to the home based business.
- b. Kathleen- I see the need for this. It makes things easier for you and simplifies the process.
- c. Mark- I saw we put this on the agenda for a vote.
- d. Nancy- Can we add the off street parking to that.

2-Driveway Access Code Discussion

- a. Rachelle- right now for residential lots they are allowed no more than 2 driveways. My proposal is to allow an additional driveway per 150 ft of road frontage. As well as making roads on 5 acre lots able to go up to 40 ft.
- b. Russ- So 1 acre or larger can have 3 driveways, and 5 acres can have 3 driveways and an extra per 150 ft of frontage.
- c. Rachelle- We are just going to make sure they take care of swells and such.
- d. Jennifer- Did you want this on the agenda for a vote and public hearing next time?
- e. Commissioners agree.

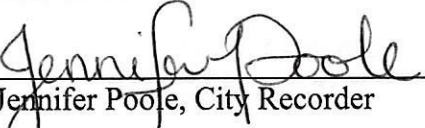
Note: these minutes represent a summary of the meeting and are not intended to be verbatim.

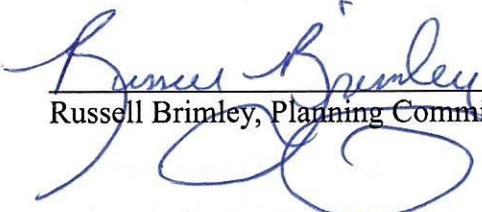
Prepared by: Jennifer Poole, Erda City Recorder

PASSED AND APPROVED by the Planning Commission this 27th day of August, 2024.

ERDA

ATTEST:


Jennifer Poole, City Recorder


Russell Brimley, Planning Commission Chair