

## Erda Planning Commission Minutes

8/27/2024 – 7:00 pm

### Erda City Office-Fire Station

1. Roll Call
  - a. Russ Brimley, Kathleen Mallis, Michael Jensen, Nancy Martin, Chase Bawden,
  - b. Jennifer Poole- City Recorder, Rachelle Custer- City Planner
  - c. Absent and Excused- Mark Gull
2. Pledge and Prayer
  - a. Chase led the pledge of allegiance
  - b. Kathleen led the prayer
3. Approve Minutes from 8-13-24
  - a. Kathleen motioned to approve, Nancy seconded the motion
  - b. Voting was unanimous to approve the meeting minutes from 8-13-24
  - c. **Meeting minutes from 8-13-24 APPROVED**
4. Public Comment (3 minute limit per comment)
  - a. Bryan- We live on Country Lane our neighbor Bill Christley has asked us about inquiring if we would mind an approval of home business. Not understanding the parameters around that we'd like the clarification and direction around that. He'll be doing construction waste disposal. He would potentially have up to 15 dumpsters stored on his back lot. There would be a truck needed to come and go to pick up and drop off the dumpsters. We aren't saying yes or no, we just wanted to know more about that.
  - b. Russ moved to close public comment, Nancy seconded the motion
  - c. **PUBLIC COMMENT CLOSED**
5. Low-Impact Business and Home Occupation definitions and uses
  - a. Rachelle- This is a proposal to repeal the low-impact business use and change the home occupation definition. Read the definition. Before you are the redlines and the change on the table of uses from conditional to permitted in all areas.

- b. Nancy- So this will be permitted through all of the residential areas?
- c. Rachelle-Yes, we have a lot of home occupations in Erda City.
- d. Russ-This is pointing out that this has to be done in a structure or an ADU and it can't have more than 2 employees in the residence.
- e. Nancy- Who polices this?
- f. Rachelle-Our code enforcement.
- g. Nancy- So this doesn't go before any councils?
- h. Rachelle- It will go before Me, Jenn, Fire Department, Building Official. It has to be signed off on.
- i. Kathleen- Would somebody remind me of class 3?
- j. Russ- School bus or small fedex truck.
- k. Michael moved to open public hearing, Russ seconded the motion

**a. Open Public Hearing**

- b. Brook- Where do you find the definitions of the home based business.
- c. Jennifer- It's found on the city website under code and maps under the land use code.
- d. Brook- What if my business isn't listed or is found under there?
- e. Michael- Ask the question, see if we can work with you.
- f. Rachelle- A good example of a home based business is Cody here, he is a mobile mechanic. He keeps his truck on his premises but goes and works out in public.
- g. Kathleen moved to close public hearing, Michael seconded the motion

**h. Close Public Hearing**

- i. Nancy motioned to give positive recommendation to the City Council on what is written, and to update the definition,

**j. ROLL CALL: Kathleen-Yes, Nancy-Yes, Michael-Yes, Russ-Yes, Chase-Yes**

**k. Low-Impact and Home base Definitions and Use Table Updated are a POSITIVE recommendation to the City Council PASSED 5-0**

**6. Allowable driveways regulations**

- a. Rachelle- This is to try and mitigate the only 2 allowable driveways on these larger lots. Rachelle read the new definition.
- b. Nancy- Could you reiterate if this was only in subdivisions? Is there a guideline that if there is a ditch, I know where I live everyone has to have culverts. Is that one of the reasons we are trying to put this for the larger lots?
- c. Rachelle- Yes that is why on those larger lots that 35 ft is the maximum.
- d. Nancy- That is one of the things you see on collector roads they don't have any type of water control.
- e. Russ moved to open the public hearing, Michael seconded the motion to open the public hearing

**a. Open Public Hearing**

- b. Brian- Our property has a 300 ft frontage. If I understand it correctly I would get to have 3 driveways up to 35 ft each?

- c. Rachelle-Yes. There are other regulations like driveways have to be so far apart, and so far from your neighbors and such.
- d. Cody- I live on Erda way- if you put a new driveway in do you have to get a permit?
- e. Rachelle-Yes, that is applied through erda.gov
- f. Russ moved to close the public hearing, nancy seconded the motion
- g. Close Public Hearing**
- h. Michael- If you didn't hear our discussion last week, what was first proposed and what is proposed now is quite different. Those on this board saw that we needed something different and feel good about where this is now. Brian's comment about 2 just 2. We saw that, that on those larger lots there is often a need for more than 2. We saw that those on those larger lots, especially farmers, needed more options.
- i. Michael motioned to send a positive recommendation to the City Council to adopt 6-7 access requirements as written, Chase seconded the motion
- j. ROLL CALL: Kathleen-Yes, Nancy-Yes, Mike-Yes, Chase-Yes, Russ-Yes**
- k. Updates to 6-7 in City Code POSITIVELY recommended to the City Council PASSED 5-0**

#### 7. Comments from Commissioners

- a. Russ- Glad we got these done. They make a lot of sense and make things easier. I appreciate that and all the work that went in on this.
- b. Michael- Some of you may be aware that we have been working for some time on a PC Zone or a planned community zone. It's a tool for planned community purposes. If you are interested in knowing more about it please attend our meetings and ask us about it. We have put in a lot of thought in this and taken what the community has said and added to this. I would hope that the community would talk to us about this. I hear a lot of people say they want open space but if it's all 1 acre lots there is no open space. A lot of this stems from a large property on the north of the highway and this is where it's planned for.
- c. Nancy- I would like to add to that coming into this valley 4 years ago. There were so many referendums and such against PC zones. We have changed this so drastically that it is no longer like that County PC zone. We've lowered the density allowed, and many other things. This is not the same thing. We have listened to the public, we are trying to make Erda a well planned city. We can have the lower density where needed, but still keep the rural feel of Erda.

8. Adjournment

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

WORK MEETING ITEMS

1-Erda PC Zone North

- a. Rachelle- I sent to John the verbage and the 4000 acre minimum the max density of 3 units per acre and the PC North.
- b. Russ- Once we get that from John we can really go through this.
- c. Nancy-So what if an applicant comes in and says 1000 acres and wants this?
- d. Rachelle- You can decide if you want to make it something different.

Pursuant to the Americans with Disabilities Act, Individuals needing special accommodations should contact Mark Gull @ 801-707-4355

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 8th day of October, 2024.

**ERDA**

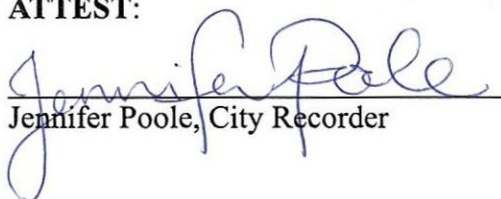


Russell Brimley, Planning Commission Chair

MARK GULL

VICE CHAIR

**ATTEST:**



Jennifer Poole, City Recorder