

Erda Planning Commission Minutes

10/08/2024 – 7:00 pm

Erda City Office-Fire Station

Call to Order

1. Roll Call

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

2. Pledge and Prayer

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

3. Approve Minutes from 8-27-24

- a. Mike motioned to approve the meeting minutes from 8-27-24, Kathleen seconded the motion
- b. Voting was unanimous to approve meeting minutes
- c. **Meeting Minutes for 8-27-24 APPROVED**

4. Public Comment (3 minute limit per comment)

- a. No Comments Made

5. Administration of Oath of Office to Mike Higgins as new Planning Commission Member

- a. Mike Higgins is absent and will do swearing in the next meeting.

6. Consideration of Erda PC Zone

- a. Rachelle- This is from an application submitted by Six Mile Ranch to create a PC district. John and I have taken all of the public comments and recommendations from this body and added them into this. It does have the minimum of 4,000 acres, it does have the percentages of uses of the different areas. It does have the affordable housing. We've included that this is for the area North of the highway.

- b. Russ- This has the information about the HOA's and ways to maintain the Public Service areas?
- c. Rachelle- Yes
- d. Mike- As I read this I was looking for the language for stating that this was for North of Hwy 138. I would like the language to come sooner so it's much more apparent upfront.
- e. Kathleen- So what happens if someone comes in and wants to change this?
- f. Rachelle- We could amend this chapter or do a new chapter.
- g. Mark-Why were some of the changes on approvals made?
- h. Rachelle- We needed to be compliant with state code.
- i. Craig- May I speak on behalf of the applicant for a minute?
- j. Russ-Yes
- k. Craig- Anyone can come later and ask for a change later. This was very clearly done for Six Mile. With the change of 4000 acre limit that is roughly 25% of the private property in Erda. There is no one else who would possibly be able to use this. I suggest that to make this clear we could simply add in the name Six Mile PC Zone. Also in 31-3 about neighborhoods A and B my recommendation on this would be to eliminate the requirement that each section has to have at least 50% of each. I would change the language to neighborhood A shall account for no less than 50% of the neighborhood area and neighborhood B shall account for no more than 50% of neighborhood B. This would allow for more larger lots if the developer sees fit, and more flexibility.
- l. Mark- I think the changes here have addressed many of the issues from the community. The one question I do have is that do we have to update the General Plan if Six Mile does seek this rezone?
- m. Rachelle- That may happen at the application stage. The general plan amendment would happen prior to the rezone.
- n. Mark- This makes sense for our city. We've put the limits on what we can and we are doing what we can to better plan for our city.
- o. Mike- If I remember correctly that the ground around schools count as open space correct?
- p. Rachelle-Yes
- q. Russ- It also says in there that the grounds and streets and things are not the City's responsibility to maintain the ground and roads until such time the city is prepared and seeks to do so.
- r. Mark- Yes I believe so.
- s. Kathleen- I am a one acre person. However I appreciate the effort that has gone into developing this. Because this is very specific to Six Mile Ranch

I'm feeling better about it. I think I'm going to support it. Knowing that if anyone else comes in to develop Erda they would have to start over. And that makes me feel more comfortable. I do like the changes we made in regards to a planned community.

- t. Chase- I have a question about the open space. It says in two different areas open space versus productive open space. So in 31-3 last section 5 it says 10% usable but I think we wanted it upped to 15%. We also want 31-12 to also say that.
- u. Rachelle-In 31-12 it says a little different and it's a different meaning. I do think we need to change the language. I believe 31-3 refers to 31-12 for definitions and acceptable uses.
- v. Mike- To me the important thing is the bare minimum is 10% of the open space needs to be usable and open to the public. I would take out the verbiage of shall be 15%. It could be simple as a minimum of 25% open space with a minimum of 10% productive public open space.
- w. Russ- Any other questions or clarifications?
- x. Chase- So is this board open to the changes in the name of the chapter? Do we change it to PC-North or Six Mile PC?
- y. Mike- So I want to see it in the title if possible.
- z. Rachelle-So adding in the Purpose of the Zone we can add for those Properties North of Hwy 138/ Pole Canyon Rd.
- aa. Kathleen- I just don't think the road issues have been properly addressed. There haven't been studies and such done. Someone needs to do that.
- bb. Mike- I think this could be good to keep people here, and to help alleviate the bottle neck for people that go out of the valley. We can get good businesses.
- cc. Kathleen- If there is industrial out there that could be a good thing to keep those semi-trucks out there.
- dd. Mark- Motioned to recommend the PC Zone with the changes they made this evening for approval. Mike seconded the motion
- ee. ROLL CALL VOTE: Kathleen-Yes, Michael-Yes, Russ-Yes, Chase-Yes, Mark-Yes
- ff. Erda PC Zone sent to City Council with a positive recommendation for approval 5-0**

7. Comments from Commissioners

- a. Rachelle- So we are out of code to work on. What do you want to do next?
- b. Mark- What about the general plan?
- c. Rachelle-We can work on the airport, government, and water portions of the general plan.

- d. Mark- A transportation plan, a water plan as well as those other items.
- e. Craig- Two things, the airport overlay zone- I know that the Salt Lake airport would be happy to come and do a presentation for an overlay zone. As to Mike's comment. Six Mile has already put in their application and is waiting for this.

8. Adjournment

- a. Mark motioned to adjourn, Russ seconded the motion
- b. Voting was unanimous to adjourn the meeting
- c. Meeting adjourned

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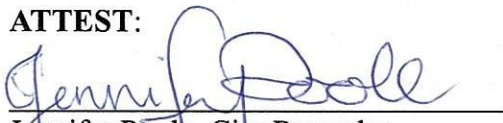
Note: these minutes represent a summary of the meeting and are not intended to be verbatim.

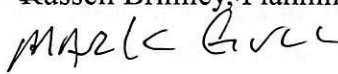
Prepared by: Jennifer Poole, Erda City Recorder

PASSED AND APPROVED by the Planning Commission this 12th day of November, 2024.

ERDA

ATTEST:


Jennifer Poole, City Recorder

~~Russell Brimley, Planning Commission Chair~~
 
VICE CHAIR