



ERDA CITY
2163 W Erda Way – Erda, UT
(435)243-5577

Oquirrh Point Phase 1 Project Plan

Public Body: Erda City Planning Commission

Meeting Date: December 10, 2024

Parcel IDs: 01-422-0-0009, 01-422-0-0014, 01-401-0-0002, portion of 01-401-0-0001

Current Zone: PC

Property Address: approx. 3600 N Hwy 36

Request: PC zone Project plan

Applicant Name: Derald Anderson

Action: Motion to approve or deny

PROJECT DESCRIPTION

Oquirrh Point has been zoned as a PC zoning district and received approval of the community structure plan on February 22, 2024. The next step approval of the project plan which is required for each phase of the project. The requirements of the Project Plan are listed below in the Planning Analysis. The required items per Tooele County land use code Chapter 31 which is the vesting approval for the Oquirrh Point development have been addressed in the submitted project plan. The phase addressed in this project plan contains 168.74 acres to include open space, village, town center and neighborhood uses. This phase anticipates 888 units. Attached is the approved master development agreement and the two approved amendments.



SITE & VICINITY DESCRIPTION

The subject property is located on the east side of Hwy 36 at approximately 3600 North and will be accessed off of Erda Way and 33rd Parkway (to be constructed with project). The property is surrounded by CG and RR-5 zoning districts.

LAND USE CONSIDERATIONS (PC Zone)

Per Tooele County land use code Chapter 31 each PC zoning districts creates its own uses, setbacks, etc. In the attached project plan and MDA the approved density, uses and development standards are addressed.

GENERAL PLAN CONSIDERATIONS

The proposed use is consistent with the Erda City General Plan.

ISSUES OF CONCERN/PROPOSED MITIGATION

PC zoning district requires that the project be connected to a water and waste water system. Currently there is not any water or waste water services to this property. The owner has created a public infrastructure district to fund the infrastructure to this property. Stansbury Park Improvement District will be providing services for this portion of the project.

The applicant has made the following changes from the approved CSP:

- **Minimum lot width 15'**
- **No lot shall be more than six times as deep as it is wide.**
- **50 ft. max setbacks and lot coverage is as determined by provided setbacks.**
- **Accessory Dwelling Units - internal accessory dwelling units are a permitted use on 12,000 sq-ft or larger lots and moderate income housing lots.**
- **Setbacks are measured to foundation walls and are established for public utility easements**

It is my recommendation that the setback language be removed. Setbacks measurement standards should be consistent throughout the code and not vary between developments.

The internal ADU language be removed or changed to state that Internal ADU's are a permitted use per U.C.A 10-9a-530

The CSP and city code require two off street parking spaces per dwelling unit. There was a question posed to applicant regarding this requirement. Below is the applicant's response.

Rachelle Custer

Where will the required off street parking for the residential units be? There should be plan for visitor parking for the smaller lots as well.

Oct 27 at 2:28 pm

Applicant

The required parking will be in the garages and driveways. Most homes will have two car garages and driveways that can park two cars. The rear load townhomes will have two garages. The only units of concern are the moderate-income housing units. We have indicated to the homebuilder that they need two parking spaces per unit. For the moderate-income housing units some parking will be next to the homes and on the street. I don't see any concern to meet the two parking spaces per housing unit as determined in the CSP.

Oct 28 at 10:44 am

NEIGHBORHOOD RESPONSE

Request: Oquirrh Point Phase 1 Project Plan

Any comments that are received prior to the planning commission meeting on February 13, will be forwarded to the planning commission for review and summarized at the meeting.

PLANNING STAFF ANALYSIS

31-10. Project plan/subdivision plat. Upon approval of a CSP, a Project Plan shall be submitted for review, together with a development agreement that outlines Project Specific Standards establishing in substantial detail the character and nature of the design of public and private improvements within the area covered by the applicable Project Plan (Project Specific Standards) for the applicable portion of the P-C Zone covered by the Project Plan. The purpose of the Project Plan is to allow for the creation and approval of a fully-integrated development plan for a specifically identified portion of the applicable P-C Zone. A Project Plan may include vertical and horizontal mixtures of uses on one or more proposed lots, parcels or units located within the boundaries of the proposed Project Plan. Therefore, the Project Plan may identify a combination of proposed subdivisions, condominium projects, and/or site plans, one or more of which may be submitted concurrently for review and approval with the Project Plan. The Project Plan, and each Subdivision Plat or Condominium Project submitted in connection therewith or in furtherance thereof, shall be reviewed and approved by the County staff prior to submittal of the Project Plan and associated development agreement to the Planning Commission for approval. Subdivision Plats (preliminary and final) shall be submitted and approved pursuant to the process and in accordance with the requirements set forth in Title 13, "Subdivisions," of the Tooele County Land Use Ordinance, and other applicable sections of the code. Application and approval of a preliminary or final subdivision plat may occur before submission of a Project Plan provided Project Specific Standards are submitted and approved contemporaneously with such subdivision plat application and approvals; and provided, further, that the Project Specific Standards and subdivision plat will ultimately be incorporated into an approved Project Plan and associated development agreement. The preliminary and final plats shall conform to the applicable CSP Standards as well as all applicable Project Specific Standards, including any supplemental Project Specific Standards proposed and approved in connection with the applicable final plat. (Ord. 2018-07, 6/19/18)

PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Erda City Planning Commission review the application, the approved MDA and the Tooele County code Chapter 31 to ensure the project meets the requirements and does not pose any serious threat to Erda City.

Planning staff recommends that the Erda City Planning Commission makes a motion approve the project plan with the following conditions:

- Accept the 15 ft minimum lot width addition on page 10

- Accept the proposed lot to depth ratio no lot shall be more than six times deep as it is wide addition on page 10

- Remove the setback and lot coverage language addition on page 10

- Remove the internal ADU language addition on page 10 or change it to state Internal ADU's as defined in U.C.A. 10-9a-503 are permitted per U.C.A. 10-9a-503.