

Erda Planning Commission Minutes

12/10/2024 – 7:00 pm

Erda City Office-Fire Station

Call to Order

1. Roll Call

- a. Mike Higgings, Russ Brimley, Nancy Martin, Kathleen Mallis,
- b. Jennifer Poole-City Recorder, Rachelle Custer- City Planner (Via Zoom)
- c. Absent and excused Michael Jensen, Chase Bawden, Mark Gull

2. Pledge and Prayer

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

3. Approve Minutes from 11-12-24

- a. **Russ-TABLED till next meeting**

4. Public Comment (3 minute limit per comment)

- a. Russ opened the public comment, Nancy seconded the motion
- b. **Public Comment OPEN**
- c. No Comments Made
- d. Russ moved to close public comment Kathleen seconded the motion
- e. **Public Comment CLOSED**

5. Oquirrh Point Project Plan Phase 1

- a. Rachelle- Presented the Project Plan for Oquirrh Point
- b. Nancy- I have a question about how and why the pod plan changed so much over the year as far as before where we had the PODs spaced, and where did the 5 acre parcels go?
- c. Rachelle- Those items are part of the MDA that was amended by the city council.
- d. Derald- In our original POD concept it's a concept, it's hard to know exactly where things are going to go. Roads change and that moves things. When this was originally approved by the county they wanted the density to be in the middle and to the south. When we started talking to the builders and understanding what they wanted. We came back to the City Council and got their approval to space the housing units more equally throughout the development. Those 5 acre lots that were a

possibility there will most likely be civic buildings, churches, schools and such.

- e. Nancy- Wasn't City hall supposed to be in the Town Center?
- f. Derald- No, it was at first supposed to be on Erda Way, then we got the ability to move it over to the peninsula.
- g. Russ- Are there multi-level buildings in this? Meaning apartments and such?
- h. Derald- On this there are no apartments, or where there is one housing unit built on top of another one. Right now that is not contemplated at all. There are multi-family units meaning town-homes.
- i. Nancy- I know that with townhomes there is a lack of available parking.
- j. Derald- I think there are a few rearload townhomes. But on the front load townhomes there is two car garage and two spots in the driveway. On the rearloads is where you have the more limited parking. It's the two parking stalls in the garage and that's it. But that does fulfill the requirements.
- k. Nancy- I've seen where on those types they added additional parking in areas so they can have more spots to park.
- l. Derald- On Oquirrh Point Blvd I think that it can be aesthetically pleasing and look nice to have those rearload town-homes. Typically if you buy a rear load townhome you know you're only getting those two stalls. We've asked to update the length to width ratio so that we can give these townhomes a bigger backyard than you would typically see.
- m. Russ- Comments from Commissioners?
- n. Nancy- This is really hard to negotiate though. The ADU language has been removed?
- o. Rachelle- Per state code the language has been removed but the internal ADU is still allowed.
- p. Nancy- When do you feel like you will have a set phase 1?
- q. Derald- We are working on it now. The Preliminary Plat is going in between engineers right now and hopefully before this body for your first meeting in January.
- r. Russ- Moved to approve the Project Plan Phase 1 with the updated recommendation from Rachelle, Nancy seconded the motion
- s. **ROLL CALL VOTE: Mike-Yes, Russ-Yes, Nancy-Yes, Kathleen-Yes**
- t. **Oquirrh Point Project Plan Phase 1 APPROVED 4-0**

6. Comments from Commissioners

- a. None

7. Adjournment

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

WORK SESSION

1. Home based business

- a. Rachelle- I sent this out with the language you recommended to the City Council the first time.
- b. The Planning Commission agreed to cancel the meeting scheduled for December 24th, and will hold the next meeting on January 14th, 2025.
- c.

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

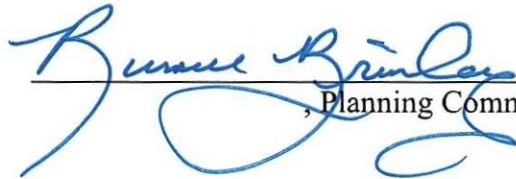
PASSED AND APPROVED by the Planning Commission this 14th day of January, 2025.

ERDA

ATTEST:



Jennifer Poole, City Recorder



Renee Brinley, Planning Commission Chair