

## Erda Planning Commission Minutes

5/13/2025 – 7:00 pm

### Erda City Office-Fire Station

#### Call to Order

##### 1. Roll Call

- a. Commissioners: Kathleen Mallis, Michael Jensen, Nancy Martin, Russell Brimley, Mike Higgins, Chase Bawden
- b. Jennifer Poole-City Recorder, Jessilyn Stagg-Deputy Recorder

##### 2. Pledge and Prayer

- a. Michael Led the pledge of allegiance
- b. Russell Led the prayer

##### 3. Approve Minutes from 4-08-25

- a. Russ tabled the item as the quorum that was present at that meeting was not present to vote on the minutes.

##### 4. Public Comment (3 minute limit per comment)

- a. Russ opened public comment
- b. Russ closed public comment

##### 5. Amendment to 15-2-4 and 15-5-3 of the Erda City land use Code regarding Agricultural industry or business as a conditional use in A-20. Increase height and lot coverage in A-20 zoning district

- a. Rachelle- Asked to table the public hearing and motion for noticing purposes until the next meeting on May 27th. The applicant asked to have the AG-20 structure height limit to 40 ft from 35ft, and the lot coverage amount from 5% to 15%. This would bring some non conforming structures into compliance with code and they currently cover 12% of their lot and would bring them into compliance on that as well.
- b. Russ - I've had people approach me about 45ft structures. I got some comments from the airport about having the height restrictions stay at 35ft to sheep lane then west of Sheep Lane it could go to 45ft. But east of the airport a ways we could open it back up to taller structures.

- c. Rachelle- That is where an airport overlay zone would be helpful. I know the airport has put together a good plan.
- d. Michael- I think we could extend it going East to 400 W/Chocraine Lane. I don't see any reason to go further than that.
- e. Nancy- We don't have a 15-2 will this be put into the ordinances?
- f. Rachelle- Yes we can.
- g. Sean (from the airport) -Yes the north and south would be a bit more restrictive.
- h. Rachelle-I will make those changes and get it updated and set out for the public hearing next meeting.

6. Valley Meadows Preliminary Subdivision

- a. Russell- This is valley meadows. It's next to my area. It fits the one acre requirements and they are required to have a water tank.
- b. Nancy- So they will have the alternative septic system?
- c. Rachelle- Yes as approved by the health department.
- d. Nancy- They will be on wells?
- e. Michael- Yes it's 3-4 homes per well.
- f. Rachelle- It has been reviewed by the engineering department and fire department and they have signed off on it.
- g. Michael- Did you say there is a drainage swell on the east west of painthorse.
- h. Russell- So this will not have sidewalks or streetlights?
- i. Rachelle- No it will not, this is a rural subdivision.
- j. Russell-moved to open the public hearing, Nancy seconded

**a. Public Hearing Opened**

b. No Comment Made

c. Michael moved to close the Public Hearing, Kathleen seconded the motion

**d. Public Hearing Closed**

e. Kathleen- I want to commend Riley for sticking to the code and doing 1 acre lots.

f. Nancy- Motioned to approve the preliminary subdivision as written, Mike seconded the motion

**g. ROLL CALL VOTE: Kathleen-Yes, Michael-Yes, Nancy-Yes, Russell-Yes, Mike-Yes, Chase-Yes**

**h. Preliminary Subdivision Valley Meadows PASSED 6-0**

7. Comments from Commissioners

a. No Comments Made

## 8. Adjournment

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

## WORK SESSION:

### 1. Conservation Subdivision

- a. Rachelle- I recommend that if you keep the conservation subdivision that you require a development agreement.
- b. Michael- So if someone wants to apply for this there has to be some reason like historical, or undevelopable land and allows them to move that density over.
- c. Mike- We need to have those guardrails in place.
- d. Chase- This is the only mechanism that we have to require parks or trails.
- e. Michael- We put something in the ordinance that states that part of approval of the conservation subdivision would require a development agreement.
- f. Rachelle- You can put in requirements of what you want addressed in the development agreement in the city code.

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

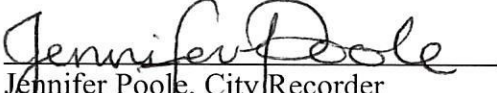
Note: these minutes represent a summary of the meeting and are not intended to be verbatim.

Prepared by: Jennifer Poole, Erda City Recorder

**PASSED AND APPROVED** by the Planning Commission this 10th day of June, 2025.

**ERDA**

**ATTEST:**

  
Jennifer Poole, City Recorder

  
Russell Brimley, Planning Commission Chair