

## Erda Planning Commission Minutes

6/24/2025 – 7:00 pm

Erda City Office-Fire Station

### Call to Order

#### 1. Roll Call

- a. Chase Bawden, Mike Higgins, Mark Gull, Nancy Martin, Micheal Jensen, Kathy Mallis
- b. Jessilyn Stagg-Deputy City Recorder, Rachelle Custer-City Planner (via online)
- c. Absent: Russell Brimley

#### 2. Pledge and Prayer

- a. Micheal Led the pledge of allegiance
- b. Mark Led the prayer

#### 3. Approve Minutes from 6-10-25

- a. Mike moved to approve the minutes from 6-10-25, Mark seconded the motion
- b. Voting unanimous to approve the minutes for 6-10-25
- c. **Minutes from 6-10-25 APPROVED**

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

- a. Derald Anderson- I want to take a few minutes to provide an update. If you remember when you approved the project plan you guys granted us the opportunity to come back every six months and give you an update on Oquirrh Point. I might be a couple weeks late on that. We had a preliminary plat approved by the city. We should be submitting this week our first two final plats. They'll both be about 45. We should have the first two final plats submitted shortly. The well has been drilled. It was successful. Sewer line is under construction on Erda way. I am not sure how long it will take to get up and down Erda Way. Last city council meeting the city council approved an amended and restated master development agreement. Rachelle asked us to take all the amendments we had and put it back into

one document. There is a little bit of a slowdown with the real estate market right now. Not sure how that will impact us but it sure could. Any questions.

- b. Nancy- How deep did they have to go on the well? And, what is the diameter?
- c. Derald - I don't know the exact depth but right around 900-1000 feet. I am unsure of the diameter.
- d. Micheal- With the sewer, is there a timeline it has to be off Stansbury and on its own?
- e. Derald - The Stansbury park improvement district board approved at their last meeting permanent connection through interlocal agreement between standbury park improvements district and Oquirrh point improvements district to treat only sewer treatment of 3,200 connections ERU's for Oquirrh Point Improvement District. So Oquirrh point improvement district will do all the transmission lines, all the billing, all the collections, all the maintenance on the sewer system, but Stansbury will be treating that sewer indefinitely.
- f. Micheal-How many units is Oquirrh Point approved for?
- g. Derald- Oquirrh Point has 1260 residential units and around 50 acres of commercial.
- h. Micheal- Would you see it exceeding the commercial more than 2000?
- i. Derald- No
- j. Micheal- So there are more units that can be connected to the sewer for commercial use. I am guessing you'll use another 700-800 for commercials.
- k. Derald- I asked Jake how many eru's and sewer the new ensign uses and I didn't get an answer back. My guess is on 50 acres of commercial I don't think we'll see maybe 100 ERU's.
- l. Micheal- so you're up to 1500 potential 1700 somewhere that Stansbury would allow you to have.
- m. Derald - we would have 1200 additional and the agreement was 3200.
- n. Mike- so your buildout supports 3200 ERUs and they have agreed to that?
- o. Derald- stansbury has agreed to the treatment for that, just the treatment. It is an interlocal agreement to treat it.

**p. Nancy closed public comment.**

- 5. Zoning Map Amendment for 21 Acres from RR-5 to RR-1 Location: Corner of Droubay Rd and Bates Canyon Rd Parcel# 01-415-0-0001
  - a. Rachelle- this is a request to go from rr5 to rr1. I did not hear if they were able to confirm if they could connect to SPID.
  - b. Micheal-we tabled it to get more thoughts from chase and kathy.

- c. Kathy - I read through the minutes and made some notes and of course I wasn't here. I went through the staffing analysis and it indicates they are going to use septic and wells. 1 well per 3 housing units. The first thing I was curious about. There was a moratorium on wells and septic systems. I am curious about where the county is and what happened in regard to their moratorium.
- d. Rachelle- the health department is allowing on less than 5 acres. They claim they do not have the same level of nitrate that the standard septic system has which was the problem. It is up to the health department to approve the septic and well.
- e. Kathy- did they lift the moratorium on the wells.
- f. Rachelle- I am not aware of a moratorium.
- g. Mike- There was one 30 years ago.
- h. Kathy- Mr. Nighmand owned the water system to the golden garden area. He didn't care for it. Ultimately the county ended up with a water system. During that time several of us decided to get off and dig our own wells because they knew what a crisis the water system was. Several of us combined so there were 4 now there are 3 on the well. When you have groups of people on a water well. Fortunately my group was great and shared the cost. We don't have an agreement, I am just going to have them sign it. You need to have an agreement if you sell your home that is necessary. We saved a lot of money last year. We spent all the savings on repair and when the church turned on the big water system. Every time they turn them off we get dirt in our well. When they turn them on it clears up. It is something to do with the aquifer so for some reason it affects our well. We had a little cinnamon in our water. When we are through farming our water is clear, but next year it will be dirty. When you get your groups of people on the well someone needs to take charge and handle the management on that well. I am telling you it is not the best way to go. Second, mark you shouldn't feel badly because you live on 1 acre lot. Erda, west erda is zoned 1 acre. All of us on west erda are fine on 1 acre. Our issue is the big developments that are wanting smaller than 1 acre. I wanted to give you some experience from someone who is on a shared well. Our well is metered by Rocky Mountain but we are not metered separately.
- i. Ryan Garrhett- May I respond
- j. Kathy-yes
- k. Ryan - I am with DR Horton. We agree that connecting to SPID would be best. We got a denial of service letter. We met with the board and went through to see if we could do sewer and water and they were not excited. We asked if we could do the sewer only. We tried before the meeting on the phone. On the June 17th meeting is when they said they would not do it. We got an email yesterday that said they needed a few more weeks. I sent a response to Brett to let him know we were meeting with planning and zoning to provide an update on the current situation. Specifically that during the meeting on June 17th SPID verbally declined our request to

provide services to the blizzard project. SPID also agreed to send a written letter to confirm this decision by June 23rd, but informed DR Horton the issues of the letter may be delayed by a few weeks. I talked to the engineer before I replied to that. My understanding is going forward SPID is going to draft a letter for response when groups come in trying to connect to SPID. I was told I started something with this letter. They said they are planning to give correspondence to Lake Point City, Tooele County, and Erda City to see if they are interested in assisting SPID financially in serving new developments outside SPID's current boundary. So that is forthcoming.

l. Mike- So it's off the table?

m. Ryan- According to SPID it is off the table. The other thing Kathy mentioned about the upkeep and maintenance of wells. We talked to Taylor Palmer, the health department director over this and he gave us council for shared well agreements. The homes are 1 million. That is high for most people. If you can qualify then you can have the financial fortitude to upkeep the well. We love the Tooele Valley and Erda. We are a production home builder. We build more efficiently. We check our plans to make sure it is what people like. We are trying to make something beautiful for the area. I made a bigger printout of the area. Here is a copy of what is in the package but this is larger. This subject is the blizzard piece with Droubay and Bates Canyon Rd. What I found interesting is if you count the 1 acre lots on the east side of Droubay there are 14 1 acre lots. On Bryant Road from the intersection of Droubay another 14 one acre lots. That is 28 one acre lots. This one actually abuts the property. It isn't just adjacent, but it touches the property. We fully agree that 1 acre is a good size. We don't want to go smaller. The wording for this is intensity and what is considered high intensity.

n. Mark- the idea is we have to decide what high intensity is of Erda, not the other areas.

o. Ryan- we don't feel like we are making a change to high intensity. We aren't doing apartments or townhomes. We are trying to give the rural lifestyle everyone wants. Room to spread out. Room for toys. Water was going to come up. The health department says we can do 1 well for every resident. We are only doing 3 residences per well. With the buffering and services you need to bring some nice value and beautiful properties. The property owner has an abundance of water. He has the water shares to do hay as it was brought up in the last meeting. If he sold it as 5 acres he could sell it with 5 acres of water.

p. Nancy- on your preliminary you said 1 acre of parcel 1 acre of water. People will want animals and that is good, but you have to have the water shares in that well to water the animals.

q. Ryan- right and the second homework assignment we had was to address that. We have a rough draft that addresses that. We are trying to be water wise. Why have water for animals if we are trying to conserve water? The draft exterior .55 exterior and .45 interior. If they chose to do zero scape

- they could have animals and use that exterior water on animals instead of landscape. Or if they want both they can choose to get more water at that point.
- r. Nancy- Would the water be available, you could tell them they have the option to add more water.
  - s. Ryan- we want the market to decide. Let's see what people want. Do they want animals or not? We can see what people do, they can add to the water rights
  - t. Nancy- That will be in your CCR's?
  - u. Ryan- yes. It's in the draft provided. Those are the two things we were asked to do, go to SPID, which we did and were denied. And, add verbiage for water.
  - v. Nancy- If the owner of the water has those available, otherwise if he sells the property and does not secure the water people purchasing the homes they will have a hard time selling those homes. Say in 10 years he sells the other 15 acres and you have people utilizing the water they have and they want to find more water, they will have a hard time finding it.
  - w. Ryan- We want to make it adaptable so what 1 acre needs is met and if they want animals they can go buy that. How many of those 21 would want more water
  - x. Nancy- I would guess 6 would not and the rest would want the extra water. Even if it is just a garden that has a lot of water.
  - y. Mark- Is this something that would be given to them when the lots are sold.
  - z. Ryan- it would be something they could purchase after.
  - aa. Mark- It is to help notify the purchaser to be aware of the option to buy more water.
  - bb. Ryan- we would want people to be aware of this when they purchase the lot.
  - cc. Mark- did you ask mr blizzard if he would sell more water.
  - dd. Ryan- we have done this before and he has lots of water.
  - ee. Mike- have you asked mr blizzard if he will sell you more water for these lots.
  - ff. Ryan- we have had discussions before if he would sell more water. The people buying these lots could buy more water. I don't think DR Horton would want to.
  - gg. Micheal- last meeting we left with 1 acre water right is not enough. We were hoping you would request more water shares to go with these lots so they could have 1.5 acre ft of water.
  - hh. Ryan- is that what everyone around is on those properties.
  - ii. Michael- These people buying these homes will put in landscaping and need extra water. We would like this to be given a positive recommendation. As well as no external EDU's. Buffering spaces, trails, that is less, it would be nice, but not a requirement. Those were the main talking points. I think it is responsible to have 1 well per 3 lots. YOu could put that in an HOA. There are a lot of great things in those areas. I think



high density would be great for that area. I think it is our objective to plan now to avoid higher density in the future in this area. It could come back in 5-10 years with smaller than 1 acre lots. There are some things we like about it, but there are some conditions we would like to see met. The water isn't governed. You can drive down the road and see water on all the time. We know they are going to have animals and we want to be responsible for this.

jj. Ryan- I agree if you don't do anything right now in 5-10 years it could be higher density. We are fine with no external ADU's. With the wells you are locked into the 1 acre. The only thing I am not sure is increasing the water by 50%. There is an economic concern. I know blizzard has water. His brother has water. They have a lot of water. We wanted to do them a favor to give them the option to buy more water.

kk. Mark- That isn't a favor. People will use the water.

ll. Chase- reading through the meeting min. It seemed like the community wanted to keep 5 acre lots. I have had people reach out to me and tried to come up with my own opinion. The reason I sit on this board is to represent the people of Erda. I understand there is economics for the developer, issues with 1 acre subdivisions. Pretty soon one neighbor has 7 horses and then there are complaints and then the people with horses become the bad people. How does it benefit the people to do 1 acre lots.

mm. Ryan- I think it balances it. It seems reasonable to think in 5-10 years the people who wanted 5 acres will end up with smaller than 1 acre lots. Not locking it into 1 acre lots could end up with higher density in the future. There are already 1 acre lots in the area. We are trying to do what is best for the area. We wanted to hook up to SPID. We make a nice product with more space to do things in a rural lifestyle. We feel this 1 acre compliments what is already there. Looking ahead, having 1 acre with shared wells and septic, we are giving the people a suitable low intensity option.

nn. Chase- does anyone have an idea of the breakdown 1 acre vs 5 acre lots. Does that make 5 acres more lucrative if there are less of them.

oo. Nancy- I have clients that are looking for 5 acre lots.

pp. Kathy- back in the clegg first era. Commissions asked to change 5 acres to 1 acre and they denied it. They did their homework and that is the decision they made.

qq. Chase- I understand in the future this might change, but that is where I sit.

rr. Micheal- I got a sense from Mark, a sense of concern of a drastic number of septic and well in our system. There is water to be had on paper. How it's obtained can be a concern. How much land is there? The east side of Erda, sr 36 and up. The traditional thought has been 5 acres. How many acres are left on the east side of Erda are undeveloped. I highlighted those areas on the map. There are some areas there that are rr1. They have sewer and water. The PC zone has sewer and water. Everything in pink is rr5 or a20. I am not taking anything mu40 above the railroad. Quick math from GIS, I might have been over. 850 acres. The potential, if we make

them all 1 acre lots. No more water systems and no more sewer. We are talking of doubling the amount of homes on the east side. The recent development of RR1 brought sewer and water that pc water has sewer and water. Lets recognize, there may be 1 or 2 who want to develop the land 5 acres, but as a planning group, lets say to rachelle help us mold a zone, not rezone but say if you want to come to ask for a rezone you need to bring water and sewer and it's a done deal. You have one 1 acre lots, but the rest are 5 acres. To help soften the blow, adjacent properties need like properties next to them maybe 3 or 5 acres to provide a buffer. To put that in place so it makes this discussion easier and for me more palatable if we create something like that. We say we will make it easy, but it has to have sewer and water. Water is there for all of these acres for hay, but homes are better.

ss. Chase, just throwing it out there. There is a big gap between 1 acre vs 5 acre when it's developed.

tt. Micheal- I wouldn't be opposed to send an unfavorable recommendation to city council. But instead of doing this in part, lets do this as a whole. It can't be on our backs, it has to be on the developers backs. Some of these are still A20. If we are going to do this get together. Sounds to me like there is a potential for these land owners to go to Oquirrh point and help with the infrastructure cost. If Erda is planning to do this, let's get on Oquirrh point.

uu. Mark- I think this would help if we look at impact fees. I love looking into the future. It is when there is a problem and it is up to us to think about what might happen in the future. I think we have to balance property rights with the community. I love the idea of putting something in place to guide us in the future.

vv. Micheal- Rachelle, can we do that, we would amend the general plan to say we will agree to 1 acre lots, but you have to bring sewer and water.

ww. Mark- I think it is a similar take, maybe I should let rachelle speak

xx. Rachelle- you could amend the general plan and create a zoning that would be applicable in that area. I think the council can do a policy that would say they won't rezone anything less than 5 acres unless they have water and sewer.

yy. Nancy- Do we have impact fees on this.

zz. Rachelle- No we cannot.

aaa. Nancy- so if we hook onto other water we would have to pay the impact fee.

bbb. Micheal- There is a core of water owned by the property owner.

ccc. Kathy- there may be someone who wants to dig a big well so they don't have to do a water system.

ddd. Rachelle, they already are on other development.

eee. Mark- you can put in a water system or you can put in a well that is managed by the property owner.

fff. Micheal- think about the stress when your well goes down.

ggg. Mark- agreed.

hhh. Micheal- just throwing that out there. If we just keep doing onesies here and there we aren't planning.

iii. Mark- We don't have roads, but when you see the 850 acres then you start to assess the overall impact on the community so you can work so that the burden isn't placed on the citizens.

jjj. Rachelle- The state is going to come in and enforce your zoning.

kkk. Mike- we are a new city, we need to have proactive planning.

lll. Ryan- I agree, where we are today. I thought we did all of our homework. I think there are property rights the property owner has. I think we have met the requirements in this case by getting health department approval. If there are improvements you want we can look at it. If the water is something you are concerned about we can look into that.

mmm. Mike-

nnn. Rachelle- zoning is when you have the most control. Once you approve that is when you have to follow what is in the agreement.

ooo. Mike- our challenge we have to stay objective for the property owner and the people around the area. But ultimately we have to do what is best for the people of erda. I think 1 acre lots are more serving to Erda for infrastructure. I believe that it fits the area. You have done your diligence and Mr Blazzard has done his. Do we have other conditions we would like to see met. We need to think of the overall best.

ppp. Nancy- but when do we start planning for the future. Just like Rachelle said the state will step in and not allow up to do the planning. I think what micheal said is the responsible way to make this plan work. I still think there needs to be water and sewer.

qqq. Kathy- I am hard over punching more wells.

rrr. Mike- It's hard for me to say how do I hold this development hostage because we don't have this plan. We are more about managing the water, not the density.

sss. Kathy- kitty corner has water set up.

ttt. Mike- they wont serve. They will not allow them to hook up. That is why I say we are holding them hostage.

uuu. Micheal- Rachelle- could we put in motion for a general plan amendment sooner than later and put a moratorium on rezone request until this plan is done.

vvv. Rachelle- that would be up to city council

www. Micheal- There is a cluster that could feed into Oquirrh point. I feel strongly.

xxx. Rachelle- you could request a joint meeting with the council to get their thoughts on this.

yyy. Nancy- could we put that in motion

zzz. Rachelle- I would recommend the chair put in a written request to the city council chair.

aaaa. Micheal- If we don't set wheels in motion, we don't want to delay this big chunk in the middle. We are pushing the first domino on the east side. Because the first two developments brought water and sewer. We haven't



seen this on the east side without water. We are setting a precedent and quickly will the next one come. We want staff to help us propose to the city council to amend the general plan. It would be up to the city council to approve our recommendations. The next big chunk is going to want to do it without water and sewer. I am suggesting those land owners get with the people who have the connections and shoulder it.

bbbb. Mark- Part of it is putting plans into place to get us there. And not just rely on future developments. We have to have a plan for Erda to go down that road. At some point the people that are here have to have some investment. It has to be both. Can we do something where we don't lose our 5 acre zoning but we allow the parcels to be developed into that zoning for this particular thing tonight. Rachelle is there any way we can leave it as rr5 but allow it to have more lots in the rr5.

cccc. Rachelle- not in this area.

dddd. Micheal- how big of an ask would it be for dry sewer and water lines for future down droubay rd.

eeee. Ryan- I see why that might be economical but that is paying twice for the same services. That would be a hard ask. The health department has said the septic tanks are better. Spid won't let us connect. We can only move forward with advanced sewer septic systems and shared wells. The seller isn't pinned down.

ffff. Mark- how about everyone take a moment to sum what the critical issue is for us.

gggg. Chase- to your point sewer is a big problem. I feel like if we set a president, all of this will be developed before it is done. There are also a lot that can be developed on the west side as well. The city can't put in a sewer system right now. I am not opposed to the 1 acre, I just want to see that it is planned out, sewer, water, roads.

hhhh. Mike- I have talked a lot. I think we have a chance to do responsible growth. I like 5 and 1 acre lots. We can make it responsible by adding in those conditions. I wanted to be on this committee because it makes a big difference. I think it is unfair of the timing of this request when the criteria doesn't exist since they already tried with SPID. I think it meets the general plans of low intensity. The public comment was really good. No one was against the 1 acre, more just the fears of what could happen.

iiii. Mark- you need to allocate what we use on the property. More water is automatic for me, whether economics allows it or not is not our job. I am not opposed to the 1 acre lots, keeping the corner available for commercial is great, The boarding buffering is great, but not a deal breaker. We can't hold someone responsible for services we don't have in place yet. I think it is a domino effect we are putting in place. They out to have the things in the development we want to see in Erda, trails, connectivity. How they have it designed is not how I would like to see it d

jjjj. Kathy- water is the big thing with me. If I supported this I would have to require each one of those wells to be metered. Each property would have to be held responsible for going over that by fees. That is what SPID did.

THat is what the guy who owned it over us did. I think you have to be exact. YOu have to know how much water each household is using and you have to provide somewhat over what water they are provided. Irrigation concept, maybe a huge garden, idk, but I think it needs to be monitored by each house and it has to be read every month.

kkkk. Nancy- how would it be governed?

llll. Mark- the state is the only one who is going to do that, but they are not going to do that.

mmmm. Nancy- the meters on wells are not being read monthly

nnnn. Micheal- can one stipulation be that an HOA be made to monitor the metering on water

oooo. Rachele- yes but an HOA can vote itself out.

pppp. Nancy- Me as a 5 acre owner. My main concern is if someone next to property that is not alike, they can complain about horse smell. I would like to see like to like or larger on the outside. Even on 1 acre I have seen a large subdivision with beautiful homes. They are so mad because on the other side of them they have animals and they complain and complain so the person with animals gets cited or they want to move.

qqqq. Ryan- is that something that can be recorded on the plat.

rrrr. Nancy- I don't know if there is a grandfather clause.

ssss. Micheal- if they are following the rules they can complain but there isn't anything they can do.

tttt. Nancy- I think you need to have 1.5 acre water per parcel. They will use it whether they have it or not. I think eventually the state will make is so everything is metered.

uuuu. Ryan- we did a water study with zion, it came back .18 for the indoor use and we moved it to .45. The real historical use is .2 the balance could make up for it. It is interesting that lots nearby have 1 acre foot of water.

vvvv. Nancy- where there is water on the paper there isn't water in the ground because people over use.

wwww. Mark- As it is currently constituted. I am not sure I can give it a favorable recommendation. We send it without having control THat isn't the essence of planning.

xxxx. Micheal- We have to send either favorable or unfavorable.

yyyy. Nancy, yes and after we vote that way we have to say the reasoning so that gives the city council our thoughts.

zzzz. Mike- I feel like I have a conflict so I am going to abstain.

aaaaa. Mark- i suggest we hold off and have a combined discussion with the city council to truly consider what is wanted. We can't just make a motion and go. I see value in getting together to discuss how we can respect property rights and what the developer should pay for their impacts. I think there is more needed than a positive or negative motion.

bbbbb. Kathy- we need that soon.

ccccc. Chase- if we are going to table it we need to table it with the fact that we want the developer to increase the water.



ddddd. Nancy- we can't make any changes or ask for conditions once this is passed.  
eeeeee. Mark- You need to keep in mind of what Chase just said. We ask for that discussion. And allow the applicant to ask for additional water shares to be provided for this development.  
fffff. Nancy- I motion that this be tabled for a request for a meeting with city council to discuss our future plan with water and sewer within Erda.  
ggggg. Micheal- chase made a good point on asking for more water from the applicant.  
hhhhh. Chase- I will second.  
iiii. Unanimous to pass  
jjjj. Nancy- the motion has been made and approved.  
kkkkk. Mark- we would request the developer to increase the water provided per parcel.  
llll. Micheal- Craig, would we have to have notice.  
mmmm. Craig, Clyde will make the report on Thursday.  
nnnn. Clyde, Rachelle can make the request officially.  
oooo.

#### 6. Adjournment

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

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

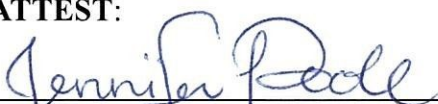
Prepared by: Jessilyn Stagg, Erda City Deputy Recorder

**PASSED AND APPROVED** by the Planning Commission this 12th day of August, 2025.

**ERDA**

  
\_\_\_\_\_  
**Nancy Martin**, Planning Commission Vice-Chair

**ATTEST:**

  
\_\_\_\_\_  
**Jennifer Poole**, City Recorder