

Erda Planning Commission Minutes

11/18/2025 – 7:00 pm

Erda City Office-Fire Station

Call to Order

1. Roll Call

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

2. Pledge and Prayer

- a. Michael led the pledge of allegiance
- b. Mike Led the prayer

3. Approve Minutes from 10-28-25

- a. Kathleen moved to approve the meeting minutes from 10-28-25, Mike seconded the motion
- b. Voting was unanimous to approve the meeting minutes
- c. **Meeting minutes from 10-28-25 APPROVED**

4. Public Comment (3 minute limit per comment)

- a. Brookes Pitt- In regards to the automotive service business. I have submitted many items about this and that no other city lets these types of businesses in their city. A commercial business is taxed at 100% the property value, and a residential is only 55%, so you're losing out on a significant tax base if you allow this.
- b. Michael moved to close public comment,
- c. Public Comment closed.

5. **Proposed Text Amendment** Jennie DeVore is requesting a code text amendment to allow for automotive repair as a home based business in the RR-1 zoning district.

- a. Rachelle- This has been before this body twice. I've included all of your suggestions in this new definition. Rachelle read from the handout the specific wording of this proposed amendment. After listening to the

meeting there was a large concern about enforcement of these regulations. If that is a major concern then I would recommend you submit an unfavorable recommendation until such a time as Erda does have a paid code enforcement officer.

- b. Mark- I think we wanted G removed. We don't need it to be on a collector road.
- c. Michael- A detached building that is not used for residential purposes is taxed at 100% right?
- d. Rachelle- I believe that is a question for the assessor. I am not sure, but I believe that you would pay a personal property tax on that for 100%.
- e. Michael- I know that I get taxed at 100% on my accessory dwelling that I use for my business. I think there can be some wins with having this business like the sales tax from all of the parts they use.
- f. Nancy- I think many people that have moved to Erda came for a safe rural lifestyle. I think if we allow too many businesses in the residential spaces it loses that hometown atmosphere. I like it being on a collector road because it has a different atmosphere than a subdivision.
- g. **Mark- Moved to modify item G to be removed from the list of items and change item B to be 2 employees, but to give an unfavorable recommendation because code enforcement is not in place at this time, Mike seconded the motion**
- h. Chase- I want it on the record that I like all of the items we have come up with and this is a good item, but we need code enforcement to make this happen.
- i. Kathleen- I do need to state that Jeany is my daughter, I will not recuse myself.
- j. **ROLL CALL VOTE: Chase-Yes, Mike-Yes, Mark-Yes, Nancy-Yes, Michael-Yes, Kathleen-No**
- k. **Code amendment given an UNFAVORABLE recommendation because code enforcement is not in place at this time**

6. **Oquirrh Point / Echo Phase 1 AMENDED Preliminary Plat** On January 14, 2025 Planning Commission held a public hearing and approved the Oquirrh Point Phase 1 preliminary plat consisting of 887 lots. The applicant has submitted an amended subdivision plat with 851 lots. The roads and subdivision configuration remain the same. The sizes and design of some of the lots has changed.

- a. Rachelle- Seth recommends that it be approved, but with the open space being constructed at 4, 7, 8, and 16.
- b. Chase- So this is a new one it has less lots, are the lot sizes bigger?
- c. Rachelle- The lot sizes are a little bigger.
- d. Michael- The only item that jumped out at me was the parking. I just want to make sure that 2 off street parking is provided per unit. That there is no question that that is followed.
- e. Michael- Your only recommendation is that we have that open space done at those phases.

- f. Rachelle-Yes
 - g. Kathleen- I didn't remember a lot about this originally when we went with Chapter 31. I went in and looked at the ordinances today and the CSP is required. Did we approve that?
 - h. Rachelle- Yes you did.
 - i. **Chase moved to approve the Oquirrh Point Phase 1 with the staff recommended change from staff that the open space be developed with the 4, 7, 8, and 16 plats, Mark seconded the motion**
 - j. **ROLL CALL: Kathleen-Yes, Michael-Yes, Nancy-Yes, Mark-Yes, Mike-Yes, Chase-Yes**
 - k. **Oquirrh Point/ Echo Amended Plat APPROVED**
7. Comments from Commissioners
- a. None made
8. Adjournment
- a. Michael moved to adjourn the meeting, Mark seconded the motion
 - b. Voting was unanimous to adjourn the meeting
 - c. **Meeting adjourned**

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

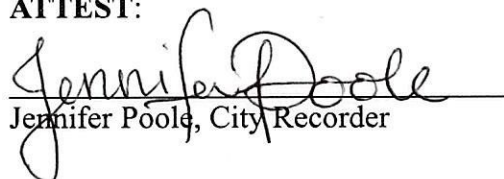
PASSED AND APPROVED by the Planning Commission this 9th day of December, 2025.

ERDA



Russell Brimley, Planning Commission Chair

ATTEST:



Jennifer Poole, City Recorder