

Erda Planning Commission Minutes

2/24/2026 – 7:00 pm

Erda City Office-Fire Station

Call to Order

1. Roll Call

- a. Planning Commissioners: Kathleen Mallis, Mark Gull, Russell Brimley, Michael Jensen
- b. Rachelle Custer- City Planner, Jessilyn Stagg- Deputy Recorder
- c. Absent and excused: Mike Higgins, Chase Bawden, Nancy Martin

2. Pledge and Prayer

- a. Kathy led the pledge
- b. Mark led the prayer

3. Approve Minutes from 1-27-26

- a. Michael- CUP 25-120 Item P, where it says Mike moved to approve. I think we should clarify Mike H, not Michael. Item number 8 25-121 Item E states it would not be at the discretion of staff, “not” should be removed. Then the last sentence “I feel we fleshed this out well”, not flushed.
- b. Mark motioned to approve with comments; Nancy seconded
- c. Voting was unanimous
- d. **Minutes from 1-27-26 APPROVED**

4. Public Comment (3 minute limit per comment)

- a. **Michael opened public comment**
- b. Michael motioned to close; Russ seconded
- c. Voting was unanimous
- d. **Public comment closed**

- 5. Oquirrh Point Phase 1 Preliminary Plat (2nd amendment)** 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 approved on November 18, 2025. The original preliminary plat was designed with Erda Way as a 60 foot right of way. The transportation plan designation for Erda Way requires an 84 ft right of way.

Erda Way is a major transportation corridor in Erda. Due to the required right of way dedication lots 1-9 have changed in size from 15,000 sq. ft. to 14,400 sq. ft. This is the only change being made.

- a. Rachelle- 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 approved on November 18, 2025. The original preliminary plat was designed with Erda Way as a 60 foot right of way. The transportation plan designation for Erda Way requires an 84 ft right of way. Erda Way is a major transportation corridor in Erda. Due to the required right of way dedication lots 1-9 have changed in size from 15,000 sq. ft. to 14,400 sq. ft. This is the only change being made. We are bringing it to the Planning Commission for approval so we can have it on record.
- b. Mark- There is no access on Erda Way for these residents, it is all internal, correct?
- c. Rachelle- Correct, all of the access is internal.
- d. Michael- That was my question. Does this change affect the overall size of all of these lots, but you essentially answered my question. These lots were to be a 3rd of an acre and they were over that so the reduction doesn't change it.
- e. Rachelle- The reason this is important is because the way the state statute has changed now preliminary plats are approved by the land use authority and then final plats are approved by staff and they must comply with the preliminary plat. The way the old state law was we would have brought the final plat to you with the changes, but now that the final plat doesn't come before you we wanted to bring this exhibit to you so you are aware of the change. I have to make sure the final plat complies with this exhibit.
- f. Michael- Is fencing required?
- g. Rachelle- No, that was not part of it.
- h. Michael- Is there something on the deed that restricts? You bring up a good point. I can see it already, people trying to access Droubay Road across a right of way. Is there something on their deed so when they try to do that the city can come back and say you don't have access off the back of your property to Erda Way.
- i. Rachelle- We could request that as a note on the final plat.
- j. Michael- We are only talking 9 lots, but I think it is important, especially on the busy road heading to SR 36.

- k. Rachele- It becomes an enforcement issue when it comes up but we can add it to the plat as a note.
- l. Russ- I think we have that in our code already, they are not allowed to access that unless there is enough frontage
- m. Mark- I think it is important to the purchaser of those lots.
- n. Rachele- It can be there for the ones who do their due diligence.
- o. Kathleen- When you look at the size of the development and the roads they access I still have a concern about the traffic flow and the traffic we are adding to our roads that aren't prepared for this kind of traffic. It is good this change is made because we need Erda Way to be the appropriate size.
- p. Michael motioned to approve; Mark seconded
- q. Roll Call: Russ- Yes, Mark- Yes, Michael- Yes, Kathleen- Yes
- r. **Oquirrh Point Phase 1 Preliminary Plat Second Amendment APPROVED**

6. Comments from Commissioners

- a. No comments were made

7. Adjournment

- a. Mark Motioned to adjourn the meeting; Michael seconded.
- b. Voting was unanimous to adjourn the meeting
- c. **Meeting adjourned**

WORK SESSION:

1. Trails and Easement Discussion

- a. Michael- I wanted to bring up a discussion to consider asking staff to potentially put together more information on trails and easements. I feel we should do everything we can to ensure we have trails. There is a paved trail in the middle of the canyon from Tooele to Deseret Peak. I was looking at trails in Erda and there isn't much. There is Rabbit Lane and the Pole Canyon Trail. What I would like to see is a map that shows the trails we have. I would like us to think about where we would like to see trails in Erda that could crisscross Erda and interconnect to other areas of Tooele County. If we have an adopted active plan for trails and transportation when someone comes and wants to do something with their land, we can ask them to keep our plan in mind and ask them to implement our plan.
- b. Kathy- We don't have sidewalks in Erda. There isn't anywhere for citizens to walk other than the road.
- c. Mark- Is Tooele County doing a study on trails?

- d. Rachelle- Master Transportation Plan does show some active elements. There is an active transportation plan from 2016 but this is what they were working on. The one you are waiting on is UDOT and WFRC. They are both working on trails that include Tooele County.
- e. Michael- Along with this, the City Council has been approached to vacate easements. Vacating easements in my mind is a massive mistake. There is potential in the future for easements to be utilized. The same with the developments, when they come we can ask for easements to put in trails, we can ask them to help us out. We can work with staff to get grants for trails but only if we have land or access to land through easements.
- f. Rachelle- You could require the development to build a trail. If it's an RR-1 you can't require amenities unless you can have a plan that shows it already in place.
- g. Michael- This is why I am in favor of doing this. If we have a plan we can ask for this. I think if we can ask Rachelle to get a map with trails so we can draw a line and lay out a plan and what we would like to see in the next 5, 10, 20 years.
- h. Rachelle- We can amend our road cross section to say if you do not provide a sidewalk there is a cross section that has a 10 foot trail on 1 side.
- i. Michael- Can you put something together for us to review in one of our upcoming meetings?
- j. Rachelle- All plans would have to be recommended to the Council and approved by the Council.
- k. Russ- It's been discussed on how to maintain and take care of them.
- l. Michael- If we just lay down some asphalt ribbon and have it flat so we can spray it and mow the weeds down the sides and maybe plant a tree or two depending on what it is. It wouldn't require a lot of maintenance.
- m. Mark- There are a lot of people walking the roads and as traffic increases this will be a problem. We will need trails.
- n. The county is working on getting trails mapped. They are looking for people who are walking the trails to map them.

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: Jessilyn Stagg, Erda City Deputy Recorder

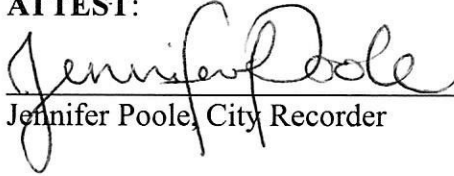
PASSED AND APPROVED by the Planning Commission this 10th day of March, 2025.

ERDA



Michael Jensen, Planning Commission Chair

ATTEST:



Jennifer Poole, City Recorder

