

Erda City Council Minutes

3/12/2026 – 7:00 pm

Erda City Office/Fire Station - Auditorium

Call to Order

1. Roll Call

- a. Scott Droubay, Larry Kimpel, Clyde Christensen, Kyle Mathews, Sheldon Birch
- b. Jennifer Poole - City Recorder, John Brems - City Attorney, Jessilyn Stagg - Deputy Clerk, Online: Rachelle Custer - City Planner

2. Pledge

- a. Clyde led the Pledge of Allegiance

3. Public Comment

- a. Craig Smith- There is a group here today largely for the disconnect. The problem that is creating this is trust. The city no longer has the trust of the residents. Not just landowners, residents as well. 4 years ago the City committed that they would let the boundary commission decision rule where Six Mile went. The city committed to not join in any lawsuits but has since joined and that has broken the trust. You don't have a single ordinance that allows you to go back and undo something because of water rights. There are a lot of people uncomfortable with changing the zoning. Just for the record the underlying zoning of Copper Cove is RR-5, so changing it to RR-1 wouldn't be doing anything. It's a contract you can't break by changing the zoning. Being on the City Council is not about voting for something that feels good in the moment. It's about being involved and knowing what you are doing. In one meeting Larry said he wanted to join this lawsuit because it creates islands. If that annexation happens it clearly creates islands but the boundary commission allowed it. Then he went to state the islands would become county which is wrong. They are islands of Erda City. That is the law. In the next meeting he read about PIDS, it was the opinion of one person and had nothing to do with PIDS in Erda. If you don't like PIDS then don't approve anymore. I feel bad for Clyde. He's taken a lot of abuse for the last few weeks but I wish he had called me. Could have possibly cleared up a lot of issues and problems.
- b. Craig Smith- I am now here speaking as a representative of Six Mile. In your last meeting Kyle Mathews extended an olive branch. It was somewhat appreciated. Six Mile recognizes that and is willing to keep their word. If Erda City stays out of lawsuits with them they will not sue Erda City. If Kyle is willing to drop his current lawsuits they will drop all charges against the city and him. Everyone can coexist. Their commitment hasn't changed. If the lawsuits continue they will file a countersuit against the city and ECA for monetary damages they are receiving. It would be extensive and bankrupt the city. In the event the lawsuit is successful, Six Mile intends to file a disconnect from the city. This disconnect would eliminate the west side of Erda City. The entire 4th district would be

gone. We want to extend an olive branch back and see if the city and Kyle pick it up or bury it.

- c. Anne Moore- I live on Bryan Rd. We are tired of lawsuits. I didn't know about the disconnects, and I want to join it. I had several questions answered by Dereal. We want more information. We are tired of the lawsuits. This is a great place to live. I want out. We have been here 40 years and we are ready to go. Thank you.
- d. Colleen Carr- I just want to say, I grew up here. Erda has always been something I've been proud of. I was here when we could ride sleighs by horse up and down Droubay road. My parents were here and were ranchers. My family lives here and they are ranchers and have no desire to develop. Erda used to be a great place to live. All I hear is lawsuits, people yelling and hatred. That makes me sad that the place I love has become such a battleground. I don't like the ECA. I am not in the disconnect but I want to be because I am tired of the hatred. I want to get away from the ECA and the lawsuits.
- e. Allison Kipp- I have worked in law firms and worked as a paralegal for 30 years. Six Mile has no recourse to file a counter suit. The suit gives them no way to file a counter lawsuit since they are not part of the lawsuit. It is against Grantsville City and the Lieutenant Governor's Office. The ECA has filed lawsuits against the constitutionality of the annexation. I am a proud member of the ECA. I have spent thousands of hours and dollars. I have given so much to make sure Erda remains rural. There have been no lawsuits against Erda City by the ECA. Every lawsuit that was filed had a purpose and it stopped the development of anything less than 1 acre lots. I am proud of Kyle and of his efforts. I'm proud to be his friend. Without him, the ECA would not be what it is today. Thank you.
- f. Terry Christensen- I want to publicly thank Kyle Mathews and the Erda Community Association for all of their hard work, time, energy, and money they have put into keeping Erda rural. A big thanks for all the hard work to incorporate Erda. All the ECA has ever wanted to do is preserve Erda and prevent it from becoming the next Daybreak. I have always felt this is what the majority of the Erda citizens have wanted. Sorry if I misunderstood. I know that is why we built here over 20 years ago. We love it here and the slow-paced way of life it offers. The developers are trying to drive a wedge in our community. If we back down now they will win and destroy the Erda we love. This disconnect is proof of that. If we go back to Tooele County rules we will be bulldozed out. This development approved just before Erda was incorporated is not coming to fruition. The field across from the drive in is going to be filled in. They even want to make the lots smaller and have taken out the larger 5 acre lots that were previously approved. This development is going to ruin Erda and we know it. Please don't let them do it to every open field in our community. We know that if this disconnect continues we will have more of those developments all over. Our planning commission has worked hard to put in great ordinances to keep Erda rural while also allowing growth that fits into Erda. A minimum lot size of 1 acre is what our ordinance now reflects. If these large landowners want to develop in Erda they should come to the Erda City planning meetings and ask to fit into Erda. Not disconnect and let Tooele County make these decisions for us. Erda citizens if you want to preserve our rural lifestyle please get involved. If the reason you moved here is to be part of a rural lifestyle, get your voices heard before it is too late, before we become another large city with large city problems.
- g. Kathleen Mallis- Terry's comments just reminded me of the valley meadows preliminary subdivision that went in. It's a small development. They are only putting 27 homes in there and they will be 1 acre lots. When I drive by that and I look at that and it looks

inviting to me. I am on the Planning and Zoning Commission and so I get to see those maps. It's a lovely area. I recall telling the developer that I was thankful there was someone out there who wanted to stick to the zoning and he appreciated that comment. I am glad that those developers chose to stick to our zoning. There is a lot of hatred and lies going around. Any individual who feels they need to get out of the city please find the truth. There are a lot of things out there that are not true. Kyle for example, his mother is one of my best friends. I love that family. I don't think it's appropriate for anyone to tear each other down. I don't think it's okay to get online and tear each other down. We need to lift each other up and be a community that lifts each other up and communicates. Let's spread decency and commonality. This disconnect won't help anyone. It's not going to accomplish anything other than get some people out who might want out. So please look for the truth, please ask questions and talk to your neighbors. Let's please begin to be friends again and respect each other.

- h. Diane Haney- I do live in Texas now, but I am a member of the ECA and I still volunteer my legal services to help the ECA. I was there at the beginning of the ECA and all of the referendums. We worked very hard to slow down developments or get them negotiated to smaller lot sizes. We had some lawsuits due to covid and signature changes that the legislature put through when we were winning and made the signature requirement twice as high. If we had not fought back then what we were doing was for naught. Regarding the people that want to go back to Tooele County, the reason we had all of these referendums is because Tooele County was not listening to people telling them at the meetings that we do not want large daybreak communities. We stopped 4500 homes from coming into Lake Point. Those who want to disconnect why don't they reconnect to Lake Point? I am hearing they don't want you. Reconnecting to Tooele County puts you back in the race track lawsuits and others. The lawsuits are still there, just different lawsuits. If you stay in Erda you at least have some say regarding developments. If you go back to Tooele County you are stuck with Granstwillians and the large developments coming down the pipeline. I hope those wanting to disconnect rethink this. I appreciate everyone who has worked hard for Erda.
- i. Brandon Smith- The first statement I want to make is I've never made any money from the ECA or been associated with them. I have been threatened by people in this room. I lived in Kearns growing up and I've been involved in construction my entire life. I watched the salt lake valley grow. I moved to Tooele 20 years ago and eventually I bought a one acre lot from Joe White funny enough. I was told that Erda would remain 1 and 5 acre lots. But now there is Skywalk going in just a mile from me. I always feel bad speaking against people's land rights. I didn't have a lot of connections to Tooele when I moved out here. We planned on coming out here for rural life. There is nowhere else to have this type of lifestyle. It's frustrating to me that I couldn't even ask questions without getting a lot of push back. I did some digging and research. I have had fraudulent claims made against my professional license. They stem from Utah. People in Erda who don't want me to have a say. I get it, it's their property too. All I wanted was a say and a vote. All I wanted was true democracy. The ECA has never told me a single lie about anything. All I have done is collect signatures, nothing more. After the last 5 years and all the hate I've seen, It's not going to change. The hate isn't going to go away. They have proven they go after people's income. Tried to get me to lose my professional licenses.
- j. Jeff Ridalch- I've been here a long time, almost 40 years, I've helped with referendums and collecting signatures. I appreciate your effort to keep Erda rural. I want Erda to stay

rural, and I appreciate all of your efforts. I want to see it stay that way. If it ends up costing us money to make it happen, so be it. I have seen so many lies. It's just not good ole Erda anymore. Subdivisions on every corner. Slow the development, that's my stance. There's no water. It can be sold to the highest bidder, keep building. I will fight it, that has been my stance all along. Keep up the good work, I appreciate you.

- k. Nichole Doubois- I am a newbie by most standards. My family values being part of Erda City. Like many residents, we chose to live here because of the small town lifestyle and sense of community. Erda is still a young city. Incorporation shows we want our choices to stay locally. We want residents to have a voice over land use and our city. Recently citizens received a document encouraging them to sign a disconnect request. It is requesting support to remove those properties from the city. I wonder if residents may not understand that their signature means formally supporting a legal boundary change that could affect Erda and our way of life. The packet includes a signature page with parcel numbers already filled in appearing administrative. The packet also emphasized neighbors may have already signed which may create pressure for others to sign. I don't appreciate that. Decisions that shape our city should be made with full understanding and information not confusion on what the signature represents. The consequences of the disconnect are consequential. This is an important issue for those who live here. Those areas disconnected would return to the county and lose the small representation that a city council provides. Whether you agree with those sitting on the council or not they will not always be sitting there. This is temporary. City Council members are our neighbors who live here and understand our community. That is hard to maintain when government occurs at a county level. This discussion is not about preventing people from expressing their views. It is about ensuring everyone understands the implications of the document they are being asked to sign. Erda is at the beginning of its story. To fully establish what local governments here can do, residents deserve the time, transparency, and honest conversation to make decisions. We should uphold our values. The future of Erda should be shaped by the full group of residents who live here, not a few people who own the most land collectively.
- l. Keith Toone- I would like to quote 3 philosophers and let your conscience. We believe in being honest, true, chaste, benevolent, virtuous, and doing good to all men. Indeed we may say that we follow the admonition of Paul. We believe all things, we hope all things, we've endured many things and hope to be able to endure all things. If there is anything virtuous, lovely or of good report we search after these things. I read that because I think as a group these five men follow that example. They were voted in, I believe the citizens have confidence in these 5 men. If we disconnect we will be back in the control of the county. It has been pointed out that they haven't done the best for Erda. You can buy anything with money. There is a media group that has been popular lately that has pushed for the disconnect and has belittled, mocked people. Anyone that dares to oppose them that is their type of tactics. The third philosopher, by their fruits you shall know them and if you have done this unto the least of these my brethren you have done it unto me. If we follow the advice of that media group we know who we are following. If we turn around and disconnect, grantsville will take some, stansbury will take some and tooele will merge with Erda and we'll be left with nothing but TURDA.
- m. Aubrey Smith- I live in Erda. Listening to the comments there is a lot of passion on both sides. I get that. I wonder before there was an ECA there was still arguments about developments. I am referencing the development next to Holiday Oil, it was originally proposed as 1 acre lots, and it was fought, maybe by some of the same people who

formed the ECA, some of them not. Look what we have now, not 1 acre lots. It's much more dense. Sunset acres and Majestic were originally 2-3 acre lots and the ECA fought it and now it's all 1 acres. With all of this fighting about density it's often bitten us in the butt. I am glad that someone decided to develop where we live so we can live here and raise our kids here. Don't get me wrong, some of this fighting comes from people who have bought houses in these subdivisions and now we are mad. Erda was not a fighting place before the ECA. And you can say you are fighting to keep it rural, but some of these developments have become more dense than they were originally proposed. There is misinformation on both sides. It is not appropriate to call the other side a liar as there is misinformation going both directions. I am hoping Erda can come back and everyone can gather on Erda days and have the celebration but me and my house want out, I don't want to get caught paying a bill that I have no right to be involved in. If someone doesn't want to disconnect then let them stay.

- n. Marion Deware- I do want to keep things rural. If any of you are looking for a website to ask questions about Erda and communicate as adults please consider joining Rural Erda Facebook group. This disconnection is because of developers and big government. Please speak up or they will win as usual.
 - o. Jeff McNeill- West Erda, my dad in 1966 they paved Erda Way and my dad said well there goes the neighborhood. Now everyone will move here and he was right. Kyle's family and the chicken farm moved in down the road after that. I still live in the same place. For 30 years I lived next door to my brother. He got the idea to move to the north of the house he was out. He disconnected the relationship we had known. He moved next door. Now I have to walk an extra 300 feet to get to his house. Somehow that didn't affect my life. His actions didn't affect me. As we consider this disconnect we need to think of the root of the problem. Why would we force anyone to stay if they don't want to. Why are we so concerned about that? If we are worried and all we want to do is control it then that is not a good reason to keep them in the city. If we just want to keep our thumb on them we should reconsider that. If people are so dissatisfied and would like to go back to Tooele County governance we should let them, what does it hurt? Let's be neighborly in all things that we do.
 - p. Sheldon moved to close public comment, Scott seconded the motion
 - q. **Public Comment Closed**
4. Approve meeting minutes from 2-12-26
- a. Clyde moved to accept the minutes from 2-12-26, Scott seconded the motion,
 - b. Voting was unanimous to approve the meeting minutes from 2-12-26
 - c. **Meeting minutes from 2-12-26 APPROVED**
5. Treasurer Report
- a. Scott- We have four pages of notes regarding the financials of the City. Since our last meeting we have had \$123,378 in expenses that we have paid. Most of that goes to building inspections and licenses. We have collected \$129,678 in the same time period from those. We have received the Rural Transportation Infrastructure Fund \$106,551. In our agreement we sent it to Tooele County Roads. This money is different from the B and C road funds we receive on a quarterly basis. We get to determine where this money is spent with Tooele County Roads and can fix roads that are troubling us. We will likely do this the same time they are fixing Erda Lane later this year.

- b. Sheldon- They are going to start west of Toms Lane till about here. In my mind we should be looking to do something with that project and do it at the same time.
 - c. Sheldon- We were approved for a grant to do an extra lane by the school.
 - d. It looks like we added 1 million to the PTIF account, we now have a balance of almost 6 million. It is good budgeting so far.
6. Sheriff's Report
- a. Deputy Blazard- I am with the Sheriff's office. On average we have about 3 details per day. 18 arrests, which is quite a bit. 85 citations. A lot of activity. Some of the highlights include we had a suspicious activity including a stolen vehicle, we had a DUI. We had 14 arrests at the Bronzewood live for life boys home. That is every other day one of those boys is getting cited. Those are the various items.
7. NTFD Report
- a. Buck Peck- I am the fire marshal for North Tooele Fire District. In your city you had 14 calls, 1 at the boys home and 1 other one on Parachute Lane. Parachute Lane is constantly a problem for us as well. We always ask you guys help with I-80, we have an option with the new code to add a sales tax portion for EMS purposes. Our conflict comes from only being able to get money from property tax. We don't have funds coming in from travelers coming in to use our sand dunes and roads.
 - b. Sheldon- What other entities would benefit from this tax?
 - c. Buck- Mountain West Medical, Sheriff's office, EMS Services, and all other Emergency Services. Other counties have already enacted the Tax, Tooele County has not. It would be shared with the Entire County.
8. Consideration of Resolution 26-01 Appointment of a Proxy to Salt Lake Airport Advisory Board
- a. Sheldon- This was brought up a couple of months ago. We have a position on the Airport Advisory Board. It was held by a previous councilman Craig Smith. I would feel better about having a current council member serving on it. The process is you have to present yourself at the Salt Lake City Council and be approved by them to be added to this board.
 - b. Kyle- Didn't you have interest in this Larry?
 - c. Larry- The last I heard they wanted to keep who was already there.
 - d. Sheldon- I have spoken with Craig and he has agreed to stay on the board if we wanted him to. I also think it is fine if someone else has interest in that board we could add them.
 - e. Scott- I think if we have the offer of help we should take it. We have enough going on. I think we need to have someone with experience to get all the information. The more times we send a rookie in there the less information we are going to be able to extract from there.
 - f. Larry- I am fine with keeping Craig on the board.
 - g. Scott moved to pass Resolution 26-01, Larry seconded the motion
 - h. **ROLL CALL VOTE: Scott Droubay- Yes, Larry Kimpel- Yes, Clyde Christensen- Yes, Kyle Mathews- Yes, Sheldon Birch- Yes**
 - i. **Resolution 26-01 PASSED 5-0**
9. Presentation on State Regulations regarding the process and handling of Disconnect Applications

- a. John- Did a presentation on the legal basis and process of Disconnection. A petition must: contain names, addresses, and signatures of the owners of more than 50 % of private real property in the area proposed for disconnection, give reason for disconnect, include a map, and designate persons to act on the petitioner's behalf. We have strict noticing requirements. No sooner than 3 weeks after noticing you hold a public hearing. Notice requirement is publication in a newspaper and mail a letter to everyone in the area. At that hearing anyone may speak. You cannot limit speech. After that hearing within 45 days you have to make a decision to grant or not grant the disconnect. If you do not grant the disconnect they have the right to file a lawsuit in district court to get a disconnect. In court action the burden of proof is on them.
 - b. Kyle- How continuous does it have to be?
 - c. John- They just have to be touching an unincorporated portion of Tooele County.
 - d. Sheldon- Thank you John for putting this together.
10. Discussion on Transportation Impact Fee
- a. John- We got our IFP done and we are working on our actual impact fee. We have to come up with a cost to build the roads for the improvements, recommended, and an equity buy in. The second is we need to choose different categories. I've sent a list of lots of possibilities and we need to determine what you think is here, different categories have a different level of impact fees. If you want I can make a recommendation. Determine what businesses you think will be here in a reasonable foreseeable future. We can do them all if you would like. I will take all of your responses and combine them and compare them. If there are discrepancies we can discuss those as a group.
 - b. Kyle- Are there more? Why wouldn't we adopt them all? Do we need to limit ourselves?
 - c. John- Our consultant suggested to start here. I can get you the whole list if you would like. Once this is established it needs to be revisited every 5 years.
 - d. Larry- Planning and zoning just approved a wellness center. That is something we need to get on this list.
 - e. John- You can get these back to me as soon as you can.
 - f. Sheldon- Let's get these back to John by our next meeting. The longer we take the longer we go without charging impact fees.
11. Council Representative Reports
- a. Scott- I will make this short, our last meeting we had some neighbors interested in abandoning a horse right of way easement that goes behind Pass Canyon subdivision. At some point we need to make a decision. I think if they need to use it we can lease it back to them for \$1 a year. I don't think we should abandon an easement.
 - b. John- We can do an encroachment agreement saying they can use it until we need it. But when we need it you need to move your fence. You can limit the encroachment to what you will allow.
 - c. Sheldon- First we don't make a decision on this until they submit an application. We could save them some application fees if we communicated that we were not in favor of doing this and the encroachment idea can be proposed at that time.
 - d. Scott- I will go talk to them.
 - e. Larry- Nothing to report
 - f. Kyle- Nothing to report
 - g. Clyde- There is a health and wellness center going in. Mike Jensen spoke with the county about getting more trails and getting them connected.

- h. Sheldon- There is a big push statewide to connect all of the communities and the Utah Trails Network has funding behind it to get more trails connected.
- i. Sheldon- I wanted to have a discussion on people building on an easement on Church Road. It appears as though there are a few people on Church Road that have built on an easement. An idea was brought up to grant encroachments, another idea is hiring to do a survey to establish the easement and right of way. Property owners don't seem to know where these are.
- j. Craig- Erda Way originally was much narrower than it once was. On Church Road the easements change and are all over the place. As everyone builds and subdivides the easements are placed then we require the right of way be dedicated.
- k. John- There are two ways to go about this. You can either say if you build on our property we might tear it out, the other way is you can pay for a survey to let them know where it is.
- l. Sheldon- I will let the resident know they need to look into surveys that may have already been done.
- m. Sheldon- The America 250 celebration is going on this year. There is \$1,000 available for some celebration of the founding of America. Do we want to do this? If we want the funds we need to pass a resolution to join. It does not have to be a new celebration. It could be co-branded with Erda Days.
- n. Sheldon- I wanted to report that our CMAC grant application was approved for recommendation to the State. It proposes a trail from the north side Rabbit Lane to the new school and the south side of Rabbit Lane for a few blocks.
- o. Sheldon- We have one grant approved to pay for the road from Cimarron to the new 33rd parkway. I have asked our engineer to work on designing this so we can put it out for a bid.
- p. We have representation at the Rural Planning organization. The next meeting for this is April 27th at 1:30. I can't go Scott, can you attend that meeting?
- q. Scott- I can attend this meeting. We have been presented with a master transportation plan.
- r. Sheldon- From what I understand when we started we just adopted the Master Transportation Plan that the County had already done.
- s. Sheldon- Utah League of Cities and Towns is having their mid year meeting coming up. There is a scholarship available for us to apply for. If you are interested in going let me know.
- t. Sheldon -moved to go to a CLOSED SESSION, Clyde seconded the motion,
- u. **ROLL CALL VOTE: Scott Droubay- Yes, Larry Kimpel- Yes, Clyde Christensen- Yes, Kyle Mathews- Yes, Sheldon Birch- Yes**
- v. **Sheldon- The motion passes and the Council will go into closed meeting for a strategy session to discuss pending or reasonably imminent litigation that will be held in this room.**

CLOSED SESSION:

1. Roll Call: Sheldon Birch, Clyde Christensen, Kyle Mathews, Scott Droubay, Larry Kimpel
2. CLOSED SESSION
3. Clyde moved to adjourn the closed session, Scott seconded

4. Closed Session adjourned

12. Adjournment

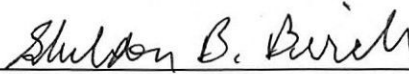
- a. Scott moved to adjourn the meeting, Clyde seconded the motion
- b. Voting was unanimous to adjourn the meeting
- c. **Meeting adjourned**

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

Prepared by: Jennifer Poole, Erda City Recorder


PASSED AND APPROVED by the Council this 27th day of March, 2026.

ERDA



Sheldon B. Birch, Council Chair

ATTEST:



Jennifer Poole, City Recorder