

Erda Planning Commission Minutes

4/15/2026 – 7:00 pm

Erda City Office-Fire Station

Call to Order

1. Roll Call

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

2. Pledge and Prayer

- a. Mark led the Pledge of Allegiance
- b. Russell Led the prayer

3. Approve Minutes from 3-10-26

- a. Kathleen moved to approve the meeting minutes from 3-10-26, Mike seconded
- b. Voting was unanimous to approve the meeting minutes from 3-10-26
- c. **Meeting minutes from 3-10-26 APPROVED**

4. Public Comment (3 minute limit per comment)

- a. Marion Deware- When we voted to be Erda we voted to stay rural with a minimum of 1 acre lots. I hope you all follow through with that.
- b. Keith Toone- I live on Old Ranch Rd, I have visited with a lot of people and we did a referendum a year or so ago. Most of the people who did the referendum wanted to keep things rural and 1 acre lots. We wanted to have a voice with the zoning and planning. We had over 1,000 signatures and we've only ever had that many voters. I think Copper Cove should have gone on the ballot. People have moved here to have a more rural lifestyle. Tooele has grown quite a bit and the crime has risen. I have lived in Tooele for over 40 years and it has changed drastically. I think the more rural we keep it the better off we will be.
- c. Elke Ewell- I just want to say 1 acre lots are great. Our roads are horrible. Erda Way sucks. You try to go past the school during drop-off or pick-up; it is crazy, people are idiots. Before we build this let's worry about our roads

first. The area they put in the water line is horrible, it's very uneven. Why can't we fix our roads before we add people to this area.

- d. Bonnie Houze- I have a couple of concerns. We did try to get that development on the ballot. We had over 1,000 signatures on this referendum and many wanted to see this on the ballot. Many people moved to Erda for the rural lifestyle. Why can't we keep it that way? There are other places around for smaller lots. People are looking for 1 acre lot homes. I think this development comes from greed. There is always misinformation. Us tax payer are paying for the roads, the school is a nightmare. I am concerned that a lot of people wanted the ballot. I don't know how much time you've had to look at this. I think you should take your time. But we want to keep this one acre.
- e. Jim Harrell- I live on Cimarron Way, we've collected signatures for referendums to get this on the ballot. If this was a 1 acre lot community they would have built this a long time ago. Citizens of Erda have said they want this to be a rural area and 1 acre lots are somewhat rural. I know that you weren't voted in but you were appointed to be the voice of the citizens of Erda. We the people of Erda pay the taxes. Think very hard about how much the citizens don't want this.
- f. Cory Stewart- I live on Cimarron as well. I've brought this up before. It's the water that concerns me. We have no idea how much water we actually have. And each of the residents are responsible for drilling again if we run out of water.
- g. Marion Deware- We lived in Ethiopia in the 1770s and there was a drought and we got water 1 hour a day and we only got half a tub of water. I get what a water shortage would be like.
- h. Matthew- I am of the younger generation, I should be in favor of building more and more houses because in theory it should lower the price of houses. I don't want to buy an expensive house where I can hear my neighbor in his house. Let's have some degree of space.
- i. Shannon Clout- I'm here to talk about water, we are in extreme drought. We have the lowest snowpack in history. I've been to a state meeting about the state water plan. The division of water resources and Department of Natural Resources was there. There was a water plan, and they are doing studies. Please reach out to the state water plan, about water metering. Those things are going to happen and we need to know these things. The state is willing to come out and do water studies. I'm willing to help with that.
- j. Mark moved to close public comment, Mike seconded
- k. **Public Comment Closed**

5. **Copper Cove Preliminary Plat Phase 1:** Derald Anderson is requesting a preliminary plat approval for Copper Cove phase 1. The plat contains 45 lots at the northeast corner of the development. Lots range in size from 5800 sq ft to 10000 sq ft.
- a. Rachelle- Thank you for bearing with my schedule. This is a preliminary plat approval for Copper Cove Phase 1. This is a Development Agreement Planned Community and does not follow City Code Standards. It is set by the development agreement. This was originally Tilby Village and Erda Estates that was approved by PUDs by Tooele County. In 2023 the developer came to Erda City and wanted to change the development and get input from Erda City. That is where the Copper Cove Development Agreement came to be. All of the zoning is set out in the Development agreement. The subdivision must be approved if it meets the subdivision and zoning requirements which it does. I have listed a potential condition in the staff report that the trail be concrete or asphalt.
 - a. **Chase Opened Public Hearing**
 - b. Keith Toone- We have 2 other major subdivisions going on. Why don't we hold off on having this go in. We need to slow down and do some research.
 - c. Cory Stewart- This development will be in my backyard. I have horses, and cows, there are flies and things. They are going to try and push me out. This isn't what anyone in Erda wants other than the developer.
 - d. Roger Reese- I got this same map, it doesn't show the lots. We need an answer. A general idea doesn't help. If we get a solid wall that creates a barrier there, like what they have on Bangerter. I just don't want my animals to bite or hurt a kid then I have trouble not Derald. Once you let phase 1 go then it just goes on.
 - e. Shannon Clout- I would like to see a study to see how much water this is going to use. I think we need to do a water study on this before it is passed. I am already worried about needing to dig my well deeper.
 - f. Matt- That's a lot of houses, I can see people having a lot of problems with this many homes. I can see many of these people being annoyed with the animals the people have or people getting hurt. I know that the aquifer refills really slowly. We need to think about that. There is a lot of cement. What about the people downstream if we get a storm and have flooding issues?
 - g. Amelia Peterson- Once you build all of these houses, can you guarantee that all of these people are going to be country people? That they are going to be okay with all of our animals. Right now we have no issues, and this is going to cause a lot of problems. When those people from California move in and have no idea what it's like in the rural area, it will cause a lot of problems. They need to know they are moving into a community with livestock. It stinks, there are flies, they are worried about their kids. Will they be okay with that?

- h. Elke Ewell- I grew up in South Jordan, it was 1 acre lots when I grew up there. When they started bringing in developments I got complaints about the smell. It reminds me of what I went through growing up in South Jordan.
- i. Jim Harrell- We collected signatures to get this on the ballot so everyone can have a vote. We got over 1,000 signatures and then people went back and got many signatures off of it. The paper today shows that these developers are wanting to disconnect from Erda. They say that the city isn't providing any services. Derald sounds like a typical politician who says things with nothing to back it up. All of these services are provided by the city. The big thing for this right here is water. When we have to deepen our wells, we can send the bill to Erda City. I agree with Roger, put a damn wall up so kids don't come over and get hurt. Keep that in mind.
- j. Roger Reese- I understand this is just phase 1, they are going to tie the road into the back of Excelsior. How do they already have a road punched into the North fence of the piece in question?
- k. Bonnie Houze- This development is just a bit too much. We are trying to compromise. One acre is just fine. We are trying to compromise. People are buying those lots. This plan will bring more crime because it's higher density. Midvalley Highway was supposed to be the city center. We also raise bees and all of the pesticides they spray will kill them. We chose a rural lifestyle and this isn't that at all. Developers try to sneak things past you all of the time. These developers push high density because they get 2% kickbacks for 40 years. I think we should compromise with 1 acre lots. We still have water problems. Have you tried to get out on Erda Way lately? You want to add 300 more homes? I just wish the planning people would consider putting this on hold until we know more.
- l. Mike Martin- Went in the army in 1952 to Korea, I fought for freedom. This is just about not freedom. No water. This will probably suck my well dry. I moved out here when Erda was just 5 acre lots, and I was here when they changed it to 1 acre lots. I never got a notice. Now we have this. The only way I stayed healthy is I got a farm and worked my butt off. This isn't a free country when people don't go by the law. The traffic is getting terrible, I used to ride a motorcycle, but the way people drive today it's not safe.
- m. Mike motioned to close public hearing, Mark seconded the motion.
- n. Public Hearing Closed**
- o. Russell- This was approved before we became a city. It's out of our hands. Since we became a city we haven't approved anything less than 1 acre. Since it was already approved it was going to happen whether we like it or not. The planning commission met for close to a year developing Erda City's regulations. From that day on other than those two subdivisions we have not had 1 approval of a subdivision under 1 acre. Now that we are a city we can deny requests to build lots under 1 acre. Everything you've said today is what happened to me in Magna. A lot of us lost our rights as farmers. They built neighborhoods next to our horse property. It's not fair, but these two subdivisions have been approved. As far as the planning

commission goes we are required by state statute to approve what has already been approved. We can add conditions, but we can't deny them unless they don't meet zoning and subdivision requirements.

- p. Kyle- Just as a councilman you don't have to vote on this tonight. It might be good to do more due diligence.
- q. Mike- Can I talk about water for a minute. I spent some time learning about how Utah is measuring our water. There are about 18 wells in the valley. They come out every year and measure the wells, they measure the static water. Every water district in the valley reports their usage to the state. Over the last 30 years Tooele County area has lost 1 ft of water each year, so 30 ft over the last 30 years. In July I will call my contact at the division of water rights and can report where we are. We know the water has been dropping consistently for 30 years, this is a desert.
- r. Russell- Water is handled by the state. We don't have a say over water rights.
- s. Jenn- It is a requirement of the application to show proof of the water for developments. The water is handled by the state, but for the permit they must show they purchased the water.
- t. Chase- The eastern boundary of this is Excelsior Way. Is that coming down the east or west side of the school?
- u. Derald- All of the Copper Cove Development residential is East of Excelsior Way right on the school property boundary.
- v. Chase- What about water, where is it coming from?
- w. Derald- We asked the City 3 years ago to provide sewer and water services and Erda City declined. We formed Oquirrh Point Improvement District to provide water and sewer, just like Stansbury Park Improvement District. OPID bought out Meadow Brooke Water Company and have started with what they had, a well and water company. We drilled a new well for OPID. Further east a water tank is being constructed. OPID will need additional wells, so over the years those will be planned.
- x. Mark- How will the trail be constructed and what will it be?
- y. Derald- The width of the buffer zone will be 70-100 ft. There is a trail that goes around the entire thing. It is 2 miles. When Erda City Council approved this Development Agreement they required this trail to be a solid surface. I am not sure what the ordinances say related to that. I believe that during our discussion it was a solid surface but that was not specified. A few examples I can think of that would meet the requirements for a solid surface would be cement, asphalt, recycled concrete, pavers, or rubberized track.
- z. Chase- Rachelle mentioned that all of the requirements for this have been met, correct?
- aa. Jenn- Rachelle has stated that this does meet all of the requirements.
- bb. Chase- There has been a lot of discussion about the possibility of a solid barrier for those homes and to protect those residents and animals. Have you considered this?
- cc. Derald- To my knowledge it has not come up.

- dd. Chase- The trail that is on the south is right on their property. There have been concerns about this location.
- ee. Derald- When we did this plan it was the desire of the City at that time to have this trail in that open space. I feel that the trail is in the wrong place. I don't like the idea of the trail going along people's backyard.
- ff. Mark- Derald, are there any other items you feel need to be addressed?
- gg. Derald- There was a suggestion that parks could go away after a certain period of time. That is false, the Development Agreement doesn't allow that. There was a statement made that we as developers receive 2% for 40 years. That is false.
- hh. Russell- So you are hooking up to SPID for the sewer and OPID for the water correct? This won't be on the taxpayers' dollars.
- ii. Derald- That is correct, we have development pay our own way for development. Another comment was made that Erda City provides all these services on the disconnect, these are all provided by Tooele, not Erda City. Lastly, the disconnect was not just the developers. There are ranchers and farmers who are asking to disconnect from Erda City.
- jj. Mark- I think we could add some clarification on the trail on what we approve.
- kk. Mike- Rachelle recommended we make approval that had a definition to use something that is impervious. Rachelle, if we go forward with asphalt can we say a certain thickness?
- ll. Rachelle- The engineer outlined what is required in the packet.
- mm. Mark- I think concrete or asphalt would be fine.
- nn. Kathleen- Is there a way we can have more time to review this? I would like to know more about this. I don't feel comfortable with the time I had to review this. I'd like more time to review.
- oo. Mark- Of course we can take more time, we shouldn't make a vote if we don't feel comfortable. We can give ourselves more time to review this.
- pp. Kathleen- I am frustrated we have this many people here who didn't know about this. Why can't our communities understand that this happened a year a half ago, why don't they know about this.
- qq. Mark- I think we as a council are all feeling this. We have been in the battle. We have done what we can to change things so this doesn't come up again in the future. I feel bad people don't understand the process.
- rr. Kathleen- In regards to services provided to Erda City, there are many cities that buy services from another entity. It is not appropriate to say the city does not provide those services. These services are provided by the city.
- ss. Russell moved to table this item and to leave on the agenda for next meeting, Mark seconded**
- tt. ROLL CALL VOTE: Chase- Yes, Kathleen- Yes, Mike- Yes, Mark- Yes, Russell- Yes**
- uu. Copper Cove Preliminary Plat Phase 1 tabled**

6. Comments from Commissioners

- a. Russell- Let's just run through these and make sure we are ready for our discussion.

7. Adjournment

- a. Mark motioned to adjourn the meeting, Mike seconded
- b. Voting was unanimous to adjourn the meeting
- c. **Meeting adjourned**

Pursuant to the Americans with Disabilities Act, Individuals needing special accommodations should contact Erda City Office at either jpoole@erda.gov jstagg@erda.gov or 435-243-5577

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

Prepared by: Jennifer Poole, Erda City Recorder

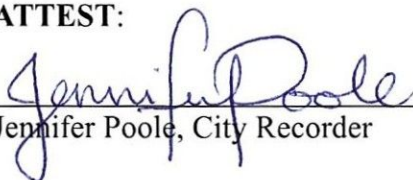
PASSED AND APPROVED by the Planning Commission this 28th day of April, 2026.

ERDA



Michael Jensen, Planning Commission Chair

ATTEST:



Jennifer Poole, City Recorder

Public Hearing Sign in Sheet

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