

Erda Planning Commission Minutes

8/25/2026 – 7:00 pm

Erda City Office-Fire Station

Call to Order

1. Roll Call

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

2. Pledge and Prayer

- a. Mark led the Pledge of Allegiance
- b. Mike led the prayer

3. Approve Minutes from 8-11-26

- a. Kathy moved to approve the meeting minutes from 8-11-26, Mark seconded the motion
- b. Voting was unanimous to approve the minutes from 8-11-26
- c. **Minutes from 8-11-26 APPROVED**

4. Public Comment (3 minute limit per comment)

- a. Michael moved to open public comment, Mike seconded.
- b. **Public Comment Open**
- c. No public comment was given
- d. Kathy moved to close public comment, Michael seconded.
- e. **Public Comment Closed**

5. Consideration of Oquirrh Point Amended Community Structure Plan

- a. Rachelle- Oquirrh Point is zoned PC, and the original Community Structure Plan (CSP) was approved in 2024. The applicant is requesting amendments to the CSP related to minimum lot size, residential driveway setbacks, and entry monument dimensions. The amendments apply to approximately 168.74 acres and do not increase the approved density or modify any approved subdivision plats. The proposed amendments include reducing the minimum lot size for single-family front-load lots from

3,000 square feet to 2,975 square feet to allow detached single-family homes in areas originally designed for attached twin homes; reducing the residential driveway setback from intersections from 40 feet to 20 feet to accommodate the smaller lot widths within the development; and increasing the maximum entry monument dimensions from 7 feet high by 7 feet wide to 10 feet high by 25 feet wide. Ensign Engineering and Aqua Engineering have reviewed and approved the proposed driveway setback, with a note regarding trees and other improvements in the park strips on corner lots. I have not identified any areas of concern with the requested amendments, and the proposed use is consistent with the Erda City General Plan.

- b. Mike- How will they govern the trees on corner lots?
 - c. Rachele- The CSP would be a recommendation to the council and the Project Plan would be a decision by this body.
 - d. Michael- For the benefit of the group, one thing to keep in mind is that the CSP recommendation would apply to all phases.
 - e. Mike- We can only disapprove of this under very specific circumstances, but all of those circumstances have been resolved.
 - f. **Michael moved to recommend approval of the amended CSP for the Oquirrh Point development, Mark seconded the motion.**
 - g. **ROLL CALL: Kathleen- Yes, Mark- Yes, Mike- Yes, Michael- Yes**
 - h. **Oquirrh Point Amended Community Structure Plan Recommended for APPROVAL**
6. Consideration of Oquirrh Point Amended Phase 1 Project Plan
- a. **Mark moved to approve the Oquirrh Point Amended Phase 1 Project Plan with the condition that the CSP be approved by City Council without changes. Mike seconded the motion.**
 - b. **ROLL CALL: Kathleen- Yes, Mark- Yes, Mike- Yes, Michael- Yes**
 - c. **Oquirrh Point Amended Phase 1 Project Plan APPROVED with the condition that the CSP be approved by City Council without changes.**
7. Comments from Commissioners
- a. Michael- What needs to be done to reduce the speed limit on the east side of Erda Way?
 - b. Rachele- You would need to approach the council. A study has to be done.
 - c. Clyde Christensen- This was brought up a few years ago. We have to do a traffic study. When we have done studies in the past, they have raised the speed limit.
 - d. Mike- You can make a request with the City Council and they request a traffic study with the county.

- e. Jennifer- We were directed by the City Council at their latest meeting to look into putting together an ordinance for data centers. That will be presented to you in the future.

8. Adjournment

- a. **Michael moved to adjourn the meeting, Kathleen 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 and Jessilyn Stagg Deputy Recorder

PASSED AND APPROVED by the Planning Commission this 8th day of September, 2026.

ERDA



Michael Jensen, Planning Commission Chair

ATTEST:


Jennifer Poole, City Recorder