

Erda City Council Minutes

9/10/2026 – 7:00 pm

Erda City Office/Fire Station - Auditorium

Call to Order

1. Roll Call

- a. Councilmembers: Scott Droubay, Lawrence Kimpel, Clyde Christensen, Kyle Mathews
- b. Sheldon Birch arrived during Council Representative Reports.
- c. Jennifer Poole-City Recorder, Jessilyn Stagg- Deputy Recorder, John Brems- City Attorney

2. Pledge

- a. Clyde led the Pledge of Allegiance

3. Public Comment

- a. **Craig Hancey-** Requested that Heidi Way be replaced, stating that last year's road work was completed in sections and was poorly done. Also disagreed with statements that Erda City does not provide services, noting that services provided through contracted providers are still City-provided services.
- b. Derald Anderson - Referenced Sheldon's comments from the previous week regarding Erda City's future direction and the need to provide services to landowners. On behalf of Oquirrh Point Improvement District, offered to work with the City to expand culinary water, sewer, and stormwater services to additional areas the City determines appropriate.
- c. Scott motioned to close public comment. Larry seconded.
- d. **Public Comment Closed**

4. Approve meeting minutes from 8-19-26

- a. Clyde motioned to approve minutes from 8-19-26. Larry Seconded.
- b. Voting was unanimous to approve the meeting minutes.
- c. **Meeting minutes from 8-19-26 APPROVED**

5. Treasurer Report

- a. Scott- The City is in good financial shape. This month, 18 checks were issued and 20 deposits were made, with most deposits coming from business licensing and inspection fees. Expenditures included payroll and payments to the County and State Tax Commission. The City's PTIF account remains in good standing with a balance of over \$6 million. If anyone wants to go over these figures, I can give them a copy.
- b. Clyde motioned to accept the Treasurer's report.
- c. Voting was unanimous to accept the Treasurer's report.
- d. **Treasurer's report accepted.**

6. Sheriff's Report

- a. Sheriff Wimmer- July activity was generally consistent, with a few significant incidents and an increase in porch package thefts. Residents were encouraged to ensure security cameras are working and to contact the Sheriff's Office with public safety concerns; speed trailers and other devices are available as needed. The County's license plate reader cameras were discussed, which are invaluable resources for solving crimes and have helped solve two murder cases. Access requires an active case and a justifiable reason, and any use of the database must be documented in the case report.

7. NTFD Report

- a. Buck- Reported 13 calls, including a wildland fire on Droubay, a structure fire on Toms Lane, and fires in Bates Canyon. Fire hydrants on Droubay and Toms Lane were beneficial during response efforts. During the most recent Bates Canyon fire, a lack of infrastructure resulted in approximately 10 minutes without water, and the structure was lost. A citizen complaint on Campbell was investigated with no current concerns. The Fire Department also requested assistance for a resident with a significant fire load due to a hoarding situation, including the possibility of providing a dumpster or utilizing upcoming dumpster days.

8. Consideration of Ordinance 26-11 Denying Petition of Disconnect for Parcel #01-441-0-0001

- a. **Kyle moved to approve Ordinance 26-11, Scott seconded the motion.**
- b. **ROLL CALL VOTE: Scott- Yes, Clyde- Yes, Kyle- Yes, Larry- Yes**
- c. **Ordinance 26-11 APPROVED 4-0**

9. Consideration of Resolution 26-11 Approving Amendments to Oquirrh Point Community Structure Plan

- a. **Rachelle** – Cole West requested three amendments to the approved Oquirrh Point CSP: reducing the minimum lot size for detached single-family homes from 3,000 to 2,975 square feet, allowing lots originally intended for attached homes to be developed as detached homes; modifying driveway standards for 35-foot-wide lots by allowing driveway setbacks to match the home setbacks and reducing the corner-lot driveway setback from 40 feet to 20 feet; and increasing the permitted entry monument from 7 feet wide by 7 feet tall to 25 feet wide by 7 feet tall, with a maximum 12-foot signage area. The Planning Commission unanimously recommended approval of all three amendments.
- b. **Council Discussion** – Council discussed whether the driveway changes would provide adequate parking and fire access and whether the larger monument could create a traffic distraction. Rachelle clarified that the driveway amendment only changes the setback from the side property line and does not change the 15-foot front setback. Detached homes will maintain five-foot side setbacks, providing 10 feet between homes. The monument will be outside the clear-view zone and meet setback requirements.
- c. **Council Discussion** – Council expressed concern about approving the larger monument dimensions without knowing the exact design, materials, lighting, ownership, maintenance responsibility, and whether the larger dimensions could be used at every entrance. Rachelle explained that, as proposed, the dimensions could apply at each entrance, but Council could impose additional restrictions and tie approval to a specific

design and location. John stated that the HOA could be required to maintain the monument and recommended that Council review the proposed design before approving it.

- d. **Developer** – Presented the proposed monument as a steel art feature with community identification signage and landscape lighting. It would be located near the northwest corner of the detention basin within the HOA park and would be owned and maintained by the HOA. The developer stated this is the only large monument planned, although smaller signs may be installed at other entrances.
- e. **Council Discussion** – Council also discussed whether maintaining the 3,000-square-foot minimum lot size would require eliminating any lots. Rachelle clarified that no lots would be lost; the additional lot area would instead reduce open space because the development currently exceeds its open-space requirement. The alternatives would be larger lots with less open space or retaining the attached homes as originally designed. Council expressed support for the lot-size amendment but continued to have concerns with the monument amendment. Rachelle confirmed that Council could approve the other amendments separately from the monument amendment.
- f. **Kyle motioned to consider Resolution 26-11 Approving Amendments to Oquirrh Point Community Structure Plan minus the sign amendment for now. Scott seconded.**
- g. **ROLL CALL VOTE: Scott- Yes, Clyde- Yes, Kyle- Yes, Larry- Yes**
- h. **Resolution 26-11 minus the sign amendment APPROVED 4-0.**
- i. The Council instructed staff to bring back the sign component with examples of different sizes.

10. Council Representative Reports

- a. **Scott** – Raised concerns regarding the dedicated open space buffer along Oquirrh Point, including roads and a trail within the buffer. He stated the buffer was originally intended to provide separation from his farm for safety and questioned when the plans changed. Rachelle and the developer explained that the roads, trail, and open space are included in the City-approved plans and that the Planning Commission required the trail. The developer confirmed that a six-foot steel no-climb fence will be installed along the property line and that the HOA will maintain the open space. Following discussion regarding the buffer, fencing, maintenance, and safety concerns, the proposed fence along the property line was considered acceptable for addressing the safety concern.
- b. **Larry** – Requested an update on the Enbridge gas agreement. John reported there is no update and that he will follow up.
- c. **Sheldon** – Reported that the County removed the gate and bollards on Rabbit Lane. Concrete barriers are temporarily in place at both ends of the trail to prevent vehicle access while a new gate is constructed.
- d. **Clyde** – Asked about the work occurring near Bates Canyon and Highway 36. Scott stated it is related to SPID sewer lines.
- e. **Sheldon** – Reported that the upcoming RPO meeting will include discussion regarding transitioning from the RPO to an MPO through the Wasatch Front Regional Council (WFRC). Options include joining an MPO or forming an RTPO; however, an RTPO would not include funding.

11. Adjournment

- a. Clyde moved to adjourn the meeting, Kyle seconded.
- 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 and Jessilyn Stagg, Deputy Recorder

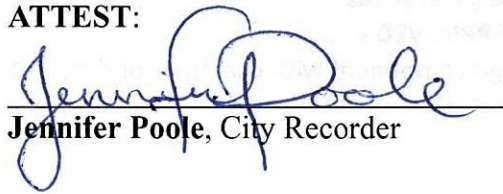
PASSED AND APPROVED by the Council this 8th day of October, 2026.

ERDA



Sheldon B. Birch, Council Chair

ATTEST:



Jennifer Poole, City Recorder