

Erda Planning Commission Minutes

5/24/2022 – 7:00 pm

Tooele County Building - Auditorium

Google Meet joining info Video call link: <https://meet.google.com/iwy-fvcj-xoj>
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Call to Order 7:02

1. Roll Call: Matt, Kathy, Cory, Jerry, and Russ
2. Pledge and Prayer
3. Approve Minutes from 5-10-22 Jerry moved to accept minutes Matt 2nds the motion the voting was unanimous
4. Administrative Items – No public input
5. Legislative Items – Public input
 - a. General Plan Adoption
 - a. Matt motions to open public hearing, Russ 2nds the motion to open public hearing the voting was unanimous.
 - i. Open Public Hearing
 - a. Derald Anderson, I live in unincorporated Tooele County. Thank you to city council planning and zoning and PSOMAS. I am really pleased about this plan. It's a good plan. It's well thought out, professional, logical, thoughtful and I think it tries to reach that middle ground. There are different desires and needs for this community to be successful. I've taken a minute to highlight a few of those. It's so nice to have a general plan lay out an outline exactly what many of us have been trying to tell this community for years. This highlights the exact concepts. Best practices are to focus your high intensities by major intersections, major corridors and where facilities are most accessible. What does that tell us? We have hwy36. It's our main road, that's where our main intensity is going to be. When it comes to height and development we will be putting it on hwy 36, to maximize and be the most efficient by major nodes. That's where we will now have facilities in that area. It looks like we have some desire to put some commercial on those roads. Look for places to buffer our land use. There are places for the agricultural and rural feel. Step intensity down from major roads

and intersections, then step your density down from there. When you go away from those places you'll find your larger lots. Make your decisions based on fact, market trends, not emotions. As the planning commission and city council is making decisions, use those market trends of where the growth is going to go. Not illogical emotional facebook comments. Interesting and very insightful, can we have a community of 1 and 5 acre lots? It says it won't work, it's not economical the city can't be sustained. If you only have large lots it makes commercial development impossible. {Page 13 4th paragraph. For a city, commercial is the lifeblood of any city. You have to have that tax base. If not, your residents carry that burden. Large lots make the costs unsustainable. For government agencies to be able to assist a community there needs to be small lots and high density to subsidize your larger lots. Contrary to what people have wanted for the last few years. Townhomes pay their way, apartments do, large lots don't pay their way. A 5 acre lot pays 3% more in taxes but needs 100 percent more in services. When a city needs to repave a road they have so much more to do for that 1 house. Going on the more compact the development the lower your property taxes will be. The more intense development needs less infrastructure needs they are 90% less. The water usage is 10k less gallons per week for a townhome than a 5 acre lot. Smaller lots use less water. Erda Estates, that's a development that's been approved that's been fought and sued for years. In Erda estates there are 1 acre and quarter acre lots and townhomes. For those 100 townhomes 30 acre ft of water. $\frac{3}{4}$ to 1 acre lots need 57 acres of water. It doesn't say we shouldn't have large lots. It just says that it needs to be subsidized by smaller lots. I also find it interesting in the general plan for the zoning. It points out some zoning Erda doesn't have. It's sad to have you be a planning and zoning and then have your hands tied. A PC zone is a powerful tool to plan out the community. A pc zone can be a 1 acre lot or 5 acre lots. It can be used in many different fashions. But now you don't have that opportunity. It's like telling a contractor to build you a house with out the most basic tools. This general plan just says that if you don't have some of those tools it's going to make your job a whole lot harder.

Cory- I propose to leave the hearing open Russ 2nds motion the voting was unanimous.

- a. Cory-For the public's info I made an unofficial worksheet for us to work on. Let's go on that list. Kathy, do you want to talk about the airport?
- b. Kathy- I sent out some info about the history of the airport. I did that, because it makes sense that they put employment there and on top of existing homes there. I would call it a difference of options on what we want the airport to do for us. They have a flight school, skydiving, and the BLM uses it heavily in the summer to fight fires. In the county meeting they were showing the plan for the overlay zone. It wasn't adopted by them. They've never said why they want to develop the airport. They want to start bringing in bigger planes to the airport. Is it for business, is it to offset some of the traffic from Salt Lake? Lets just be aware of the airport and how we want it to service the community? Do we want freight planes going in and out of there? They want us to approve this, and a lot of the large landowners around the area weren't in the meeting. The airport doesn't do anything for Erda City, I don't know if there will be any revenue for the city.
- c. Cory- What items in the general plan are you concerned about in the general plan. Page 17
- d. Matt-The race track was trying to promote bigger planes.
- e. Kathy-It's a small comment for protected potential expansion of the Tooele valley airport.
- f. Jerry-I know the airport has been buying up more land. The Walter ranch owns most of the land there. If they sell they have to sell it to the airport. I know Golden Gardens on the east side, if he sells his property he has to sell it to the airport.
- g. Cory- I think on page 17 they are recommending that at some point that we create a new zone, or what it has to be we should just have an airport zone. Are you saying you are opposed to having that zone at all?
- h. Kathy-I think it meets the needs of Erda city and I don't see a need to expand it or grow it. There are plenty of things outside the city. What does it mean for the city? What does Erda City get?
- i. Jerry- I kinda agree that around the airport there will probably be employment.

- j. Cory -In general how do we feel about having an airport zone. Just in general, if we want to give that area its own zone? On page 17 it says we add a zoning district, it talks about adding 3 more one being an airport zone.
- k. Jerry-The airport is already there, it has to have its own zone.
- l. Russ-As far as the airport it's a necessity. I don't know how you balance the commercial growth that's going on there. I think it's necessary for the expansion that's happening.
- m. Cory, what do you think about leaving the zoning that's there.? Kathy- I'm okay with that. Jerry, let's talk about the zoning on page 16 the employment portion of it.
- n. Jerry-PSOMAS is projecting the entire area as its Skywalk, the Walters ranch that's the whole area and employment zone. That's a lot of property. I'd take Golden Gardens out. I'd cut out where the airport already owns the property. That's about 1/3 of the east side there. That would be about where they already own there.
- o. Cory-Golden Gardens stays residential?
- p. Kathy-It's built out with the exception of the skywalk property.
- q. Cory- I would like Chris from POSMAS to be a part of this conversation.
- r. Chris- Most people do the general plan to go further than that. We wanted to build resilience in. There is no chance that this will be built out in 20 years. We got a lot of feedback, they wanted to get the greatest value for their property. When the airport tries to take it from them with eminent domain. If we zone it for employment then they will get more money for their property. The airport does want to put some traffic out there to alleviate the main airport. The economic standpoint is the airport may not provide money but what we put next to it might bring in money for the city. That's why we put it as employment. It gives you flexibility to make it multiple types of employment. It would be compatible with the land use and general plan. Chris it makes sense to put employment around the airport. It will bring in much more tax revenue for the city. Having the airport in your city can be a big economic help. Even if the airport itself isn't paying tax revenue.
- s. Kathy-Does employment prohibit residential moving in?

- t. Chris-Inside of the employment district the main use must be employment supportive. You can have residents but the main use must be for employment. We are trying to look at the long term use. We want to buffer the incompatible uses with the others. That's why if we put employment there then it's going to be a better use than putting residents next to the airport. So moving forward it would be employment.
- u. Jerry-Its south of Erda where it's agriculture sensitive, it's a farm. I know part of that's already zoned for commercial. But it's agriculture sensitive. Wouldn't it make sense to keep it the same type of zoning?
- v. Chris-If there are specific areas that need to be changed. Let me know.
- w. Kathy- I know what the owner of that green parcel has in mind to do. It's some residential and some commercial. Darrell said look at the facts and not emotions. But I still think it's our duty to protect the residents who are already out there.
- x. Cory-So you want to leave Golden Gardens out of this zoning?
- y. Kathy-A good number of the residents there fear imminent domain, bad home values, and height restrictions.
- z. Chris- I made that comment in context, because some of the residents were confused and said they were afraid of imminent domain happening. The only thing we can do is help with property value. To help them get the most out of it.
- aa. Cory -Make Golden Garden medium density residential, how would you vote on this?
- bb. Russ-There's nothing you can do about the airport, we can't control that. We have to look at the best case scenario for the future. No one wants to live there. If SL international want's to expand it there is nothing we can do. But to protect the property owners that might sell. They would get more value if it was employment. I hate to put it out like that. It's nice now but in 15 years from now, things will expand. If we don't get in on that, that's tax revenue we would lose out on. I hate to say it. I think it's gonna end up this way eventually.
- cc. Craig-Golden Gardens was the first planned community in Erda. This doesn't affect the current zoning there.

- dd. Jerry- I think we ought to leave that as purple, but add to it.
At least part of the agriculture sensitive to the south of it.
- ee. Cory-Should we do an amendment to switch golden gardens?
- ff. Kathy- Golden gardens is built out. What about Skywalk will this change the options for what they want to build.
- gg. Cory -This wouldn't change what's already there, it will give guidance for the future.
- hh. Jerry-I think we need to add a buffer to the south of the airport. That takes clear up to across the street from me.
- ii. Chris-This would affect future lots built there.
- jj. Jerry- I know one of the proposed routes for the midvalley highway is right close to there.
- kk. Chris- We did not want to take away from the rights of people who already have plans there and zoning there.
- ll. Jerry- You have the Walters and Salts that all have larger lots and the church has that parcel there. It's all agriculture sensitive. I guess what Ray did was change it to commercial and residential.
- mm. Jerry-If we move those lines I feel it will be more consistent for the future of the area. It doesn't change the current zoning. But if they want to apply for a zone change this plan will determine if it would fit in the plan and if we can change it to that.
- nn. Cory- Straw poll, if we draw that line across and make that employment how do we feel about this?
- oo. Chris-The amount of employment shown around the airport will take a long time to build out, which means the land will be protected for a long time.
- pp. Cory-Next item, are the service districts on page 15 community service districts.
- qq. Jerry- I would like a better explanation of this.
- rr. Chris-State law prohibits you to control the limits on what a building can be. So a community service district allows residents to determine what type of buildings would go in this area. Trails, streets, ect. It gives them greater ability to control what their community will look like. So creating these districts helps them have ownership of what will be developed. Using densities makes it so developers have to ask for a different density. You can tell them that they can

have in the development but it has to follow the guidelines of this community service district. What this CSD allows is it lets the residents determine what they want it to look like. It allows you to negotiate those open space places to get more for your community.

- ss. Cory- I am not a fan of community service districts. It's not a big deal, I may be in the minority. That's just me. I get the other side of it, but I am in more favor of less government.
- tt. Chris-We put in a CSD there as a preservation zone for that area. There have been developers that have come in and want to develop there. So this was to help protect that area. You can make a community service district 100 percent open spaces. It helps guide what the community will feel and look like.
- uu. Russ- I am more interested in what affects my life. I want to have more input in my area and not so much by the airport. It gives people more control.
- vv. Chris-This gives the divided residents an ability to have what each of them want.
- ww. Russ -At some point some of us the 1 and 5 acre lot people are going to be outnumbered. With so much growth. I don't think the people on the east should have as much say on the airport as the people that actually live next to it.
- xx. Craig -One of the beauties is you can create new ones. It's a way to help local people control their areas.
- yy. Jerry-I would rather leave it as it is, it would be easier to split it in the future.
- zz. Chris-This really hasn't been done in Utah yet. It's been very successful in helping the other residents be involved.
- aaa. Russ-Does this help our cause at all, with other groups that might want to leave. Giving them more control of their area makes sense. I like the size. How can we make it so they want to stay? I really hope we can encourage them to stay, perhaps give them more control of their area. It might give us a bigger footprint for the city and taxes. It would give them an opportunity to speak for themselves.
- bbb. Cory -Eliminate or keep service districts? Cory-eliminate, Kathy- keep, Russ- keep, Matt- keep, Jerry- keep. If we are going to create those then let us create one more around Oquirrh Point. Do you like the idea of creating a 4th one? It

- gives them more say in their community and minimizes their say in other areas. Adding a 4th CSD around Oquirrh Point.
- ccc. Chris-That makes sense.
- ddd. Russ- They are already there, let's get ahead of it.
- eee. Cory- #4 There is nothing official on the 6 mile annexation.
- fff. Russ-Is there something we could do to affect them staying in Erda? Is there any glimmer of hope?
- ggg. Craig- It's very unlikely.
- hhh. Cory-Page 21 roads. Bryan road to paint horse road. If you draw a line it's almost a quarter mile from one road to the other. If you go straight across it's closer to moonlight. In my mind it doesn't make sense to extend it. What do you think?
- iii. Darren-They are not going to add another light on Hwy 36 they have already been determined by UDOT. Oquirrh point will have the light at Erda way.
- jjj. Chris-There will not be a light but there is already an established road and trying to create more of a grid.
- kkk. Jerry-Are they extending Toms lane to Chocrane?
- lll. Craig-Yes they are. Some of these roads may never happen but just a recommendation for a very long term plan.
- mmm. Cory-What are your thoughts? Eliminate Bryan road extension. Everyone expressed they were okay with that. # 8 is Rabbit lane. I think we should make it part of the plan to keep it as trails and open space. Everyone agrees about the Rabbit lane trail and extension.
- nnn. Russ- #7 Intensities. We can establish intensities but we don't necessarily have to define what they are. I like the way it's drawn. The main densities should remain closer to Hwy 36 and commercial stay on Hwy 36, down Erda way, and on the new roads. That's where our hubs and sewer and water should be. I'm not saying what the intensity should be defined as, but the general plan is as it should be. We do have our buffers. And the leveling of intensities. We are going to have to find ways of diverting road ways and out to Hwy 36.
- ooo. Chris-That was the point of the grid roads, the half mile grids were supposed to help elevate the traffic and give avenues for people to go.

ppp. Russ- I agree with the commercial in red, and make it easy for commercial lanes to go there. But as you go further west and east you get further buffers. As far as lot size, we already have the 1 going in, it might detail how this continues to go. We need to figure out these buffers. It looks like 400 west was where you'd change densities. Because the 1 acre lots are a stone's throw from there. But more of the ½ acre, 1 acre and go from there. That's where a lot of the consumers will go. Let's put them in the same neighborhood.

qqq. Jerry- I agree with Russ. Knowing that Excelsior wants to put a high school there. There are just some things that are coming.

rrr. Russ-We have our first going in and we'll see as it goes but that's a couple of years out.

sss. Chris- So going west from 400 you want to have lower intensities?

ttt. Cory -So 2 weeks ago I thought we should only have 2 intensities. I wanted to get away from SL and Tooele. I get that it'll cost more in taxes, but I'd pay that to keep it more rural.

uuu. Chris-The new requirement is once you hit 5k you will have to upzone your areas. It's a new law.

vvv. Cory-In my career I've worked with many law enforcement people. They are my friends. And they do say that more people does mean more crime. It's not the type of people that come, it's just the numbers. Higher intensity helps more than they hurt. I have a friend who is a mayor. She says that property taxes are never going to pay for everything. I am not convinced that we need the high intensity. Perhaps we put the high intensity next to the Oquirrh Point.

www. Kathy-Would we actually ever build out to have that type of population?

xxx. Chris- You need high intensity in order for commercial to come. Some commercial places won't come if you don't have the residents to support it. You do whatever, that's just why the high intensity is there and it's all located next to the commercial.

yyy. Cory- I wanted to be on this commission to avoid high density. It's my plan to perhaps put Oquirrh Point as the high

density and have the others mid and low densities. Straw poll? Keeping those 3 densities but moving the high intensities by Oquirrh Point. (Everyone was okay with this plan.)

zzz. Cory- I'm on page 17 #4. It has 53 proposed zones. I feel that is way over thinking it.

aaaa. Chris-You don't need all those zones you don't have to have all of those zones.

bbbb. Cory-As far as the general plan goes let's eliminate all of those and keep it much simpler.

cccc. Chris-We just showed what types of zones are possible, and you use the ones you want.

dddd. Cory-We are trying to find something that is a good fit. We want to make it Erda City zoning.

eeee. Chris-This is for a temporary plan so you have something in place. You don't want people to come back and sue you. If you adopt the Tooele County zones then shortly change them to what you want Erda city.

ffff. Craig-Maybe we change the language from **should** to **may be** added. And that they **may be** added individually to the land use ordinance.

gggg. Cory-We like this change as a commission.

hhhh. Chris -Are there specific zones that you want removed? Do you want us to just show agriculture? How do we want to change it?

iiii. Cory- I think that's a future discussion. We are a little out of time do we want to continue? There is a deadline for when this needs to be approved. The deadline is the end of June.

jjjj. Craig- By the end of June all of this has to be approved or we will be unzoned. The state is clear you can do 1 180 day moratorium.

kkkk. Cory-Water and sewer, for future developments. Erda City doesn't have any water or sewer. Why is it on the plan?

llll. Chris- You need to be able to have a voice when these things come in.

mmmm. Jerry- I have concerns about Excelsior. They have asked for 25 acres. That goes behind the Jr High and Elementary. That takes the rest of that piece of land. Do we have a say for traffic or anything? It's already a mess right now.

nnnn. Cory- I don't know if we can control that with a general plan.

oooo. Craig- That land is already commercial and that would fit. But you could insist that they have the parking lot space and plans for the roads that will be needed.

pppp. Derald-We would like to bring to you something that would fix and make that better. But the current zoning won't allow us. But all of the ordinances won't allow any of that to change. It's the current actual zoning that is there.

qqqq. Cory-I've made a list of changes 1-Golden Gardens switching to residential (this will stay as commercial. 2 - South of the airport will fall into employment not yellow, just green. 3 - keeping CSDs 4 - adding a 4th CSD around Oquirrh Point. 5 - taking out 1200 east 6 - not doing the Bryan road extension 7 - showing the Rabbit road as a trail with an extension 8 - high intensity zone only around Oquirrh Point. 9 - Everything east of Droubay will now be a medium zone. 10 - portion on page 17 change language not to require those zones but we can look at it.

ii. Close Public Hearing

- a. Cory- motions to close public hearing on general plan Kathy 2nds the motion, voting is unanimous motion passes.
- b. Cory-Moves to recommend for approval to the city council the general city plan with the amendments. Matt 2nds the motion. **ROLL CALL VOTE - Jerry-yes, Russ-yes Matt-yes, Kathy- yes, Cory- yes. It passed 5-0.**

b. FUTURE ITEMS

- i. Zoning Map (Future Public Hearing)
- ii. Permanent Land Use ordinance (Future Public Hearing)

6. Comments from Commissioners

7. Adjournment Jerry moves to close the meeting Matt 2nds the motion, voting was unanimous.

Pursuant to the Americans with Disabilities Act, Individuals needing special accommodations should contact Jerry Hansen @ 435-830-1244

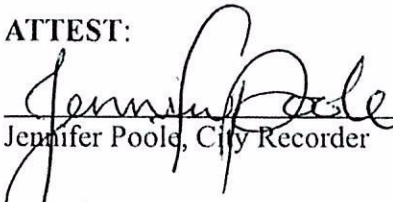
Note: these minutes represent a summary of the meeting and are not intended to be verbatim.

Prepared by: Jennifer Poole, Erda City Recorder

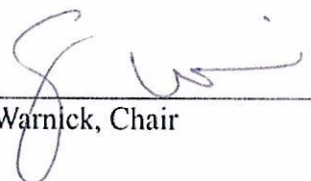
PASSED AND APPROVED by the Planning Commission this 7th day of June, 2022.

ERDA

ATTEST:



Jennifer Poole, City Recorder



Cory Warnick, Chair