

Erda Planning Commission Minutes

6/7/2022 – 7:00 pm

Deseret Peak Conference Room

Call to Order 7:02

1. Roll Call Mark, Russ, Jerry, Cory, Kathy. Diane and Matt came in a few minutes later.
2. Pledge and Prayer
 - a. Pledge Skipped no flag available, Mark offered prayer
3. Approve Minutes from 5-24-22
 - a. Jerry moves to approve minutes Cory 2nds, the voting is unanimous.
4. Administrative Items – No public input
5. Legislative Items – Public input
 - a. Zoning Map
 - a. This is different from the general plan. This is what gives the public something to work with to change their area if they want to. General plan is looking to the future, zoning is what it is currently at today. There are currently 11 zones on the Tooele County Zoning Map.
 - b. Diane-I've looked at this several times but I wasn't sure what we were going to do with this.
 - c. Cory-It's my inclination to take it as it currently is. R1-10 is a little denser. It is 10k sq feet lots. That's about ¼ an acre. RR10 is kinda an unusual zone, bigger than the R10 but not significant. Golden Gardens is one of the different areas, which is a P2 zone. Then there are PC zones, one is where Oquirrh Point will be and the other is Skywalk just above where Golden Gardens is. Outside of those it's either 1 acre, 5 acre or agricultural. We do have some commercial south of Erda Way on the 36 and a little piece of commercial just south of the airport. Any concerns about those things? They've been living under this and accept this as it is.
 - d. Diane- I like that this goes with the general plan and will work with it.
 - e. Craig- If someone comes for a rezone if it fits with the general plan then you can rezone if you want to. If it doesn't fit with the general plan then you need to do a general plan amendment.

- f. Cory- I suggest that we change the general plan. We are not bound to do every section in the zoning options. We want to not be obligated to have to change the zoning even if it fits the current general plan.
- g. Mark- Do we want to be proactive and change now the places along the 36 where we know where the commercial area is already planned. And get ahead of this. So if their land is an imminent domain it would be seen as commercial. Do we want to proactively get this changed?
- h. Diane- There are homes in that area right now. But can you still build new homes there if we change the zoning?
- i. Craig- It depends on what specific zoning we adopt.
- j. Mark -Are we protecting anybody's rights by being proactive in this effect?
- k. Jerry- Do we want to let the owners know what the future of that area is?
- l. Matt-Are there any areas to proactively change to be more inline with what we've already agreed upon in the general plan. In a way to help or protect the citizens.
- m. Mark-General synopsis as we move into those areas where it is a relatively new space. I think we can use some of these classifications strategically to help define what type of growth we want in these areas.
- n. Cory- Is there anything you think that we want to change?

Jerry- I think we should let it grow by need, rather than preemptively do it.

- i. Open Public Hearing
 - a. Mark- Motions to open the public hearing, 2nd by Cory voting unanimous.
 - b. There is no public comment. Jerry moved to close the public comment hearing, Kathy 2nds the motion, Voting was unanimous.
- ii. Close Public Hearing
 - a. Jerry moved to close public comment hearing Kathy 2nd the motion, Voting was unanimous.
 - b. Cory-I made a motion to change the name to Erda City zoning map and keep it zoned as it is. Matt 2nd.
 - c. **Roll Call vote** Mark-yes, Russ-yes, Jerry-yes, Cory-yes, Kathy-yes, Diane-yes, Matt-yes
- b. Permanent Land Use Ordinance
 - a. Cory-The big part of this is zones.

- b. Mark- If we are changing the verbiage to say that it isn't stipulated then what is the harm in having those land use designations?
- c. Jerry-We changed the language for the zoning to make more sense. That we could add more as needed but that we didn't have to use all of those different zoning types. I am a proponent of PC zones. Say we have our zoning from ½ acr to 5 acre. Let's say in our PC zone that it needs to be mixed
- d. Craig-There are requirements for a PC zone, it has to be 100 acres. There is no density that has been decided.
- e. Mark- We don't want to tie our hands. We look to people to come in to develop the land to provide the type of community we want. Let's make sure that in the future it could be there to help us. I know we have low and medium density and maybe we need to add something to allow us to be more flexible.
- f. Diane-If it is zoned PC and someone wants to come in and develop it. Do we have to let them do it if it fits the general plan and the rules of the PC zones?
- g. Craig - There is no guarantee that a zone change will happen. Currently we have that 25 percent of all land being developed has to be open space. We can up this percent if you want. I like the trails portions and the open spaces portion.
- h. Cory- I am a little more interested in not having more regulations. It's a lot easier to add something on then to strip things down and make it less. I would like this to be easy for my neighbors to understand.
- i. Mark-Where is the happy medium on this? Perhaps get rid of the outliers and do something that would be helpful. I get what you're saying about simplifying. I just don't want to give away the tools that we can use in the next 10 years. Maybe we should have things that match the lifespan of the general plan.
- j. Russ-If you take things off the table then they don't come up. If it's not even there then people might not be as inclined to move into Erda. They don't want to see it be so strict that they don't even have the option, so they won't even want to come.
- k. Cory-To the point, I don't know of any citizens in Erda that are clamoring over getting something different.
- l. Diane-We need a definition of each zoning as to what it specifically is and if it would fit in our general plan for the next 10 years.
- m. Mark-I would need to look at each one and see if it's even applicable for our city.

- n. Cory- This handout is from the general plan. There is an airport zone on this list. Does it seem like it makes sense to have this zone?
- o. Mark-I think if we are going to have this airport zone then we need to define it as what we want it to look like.
- p. Cory-To Craig's point we can't add this on. Let's create and adopt an airport zone later. Manufacturing we have an M-D. It's manufacturing distribution. There are only 3 parcels that fit this zone. Obviously it's already zoned. It's established. M-G that's a manufacturing general zone. I am not versed to tell the difference between those two.
- q. Mark-What are the other ones in the manufacturing designation? Maybe we can eliminate some.
- r. Cory-Reads the list of different types of manufacturing zones. Let's cross off MGH(Manufacturing Hazardous Materials).
- s. Mark-I think we should keep the railroad, we are going to need rail access. We need to take advantage of what our city does have going for it. Use the resources that we do have. The railroad is already there, it's not going anywhere.
- t. Cory-If we aren't going to use the zone in the next 5 years I think we should leave it off and come back to it.
- u. Mark- I am okay, it goes against the rule of what we planned. But let's put this on for potential uses.
- v. Mark- Is the manufacturing distribution zone just for trucks going in and out and delivering things?
- w. Cory- Maybe we go with which zone has a broader meaning?
- x. Matt-I think the distribution is quieter.
- y. Craig-If it were me I'd leave all I could.
- z. Cory- Reads manufacturing zones cont...
- aa. Jerry-Let's keep it, Matt-keep, Mark-Keep, Cory-get rid, Kathy -get rid, Diane- get rid, Russ - (Was this get rid?)
- bb. Cory-This designation could be a dump or sewage plant.
- cc. Diane- I don't think we need this. I think most things are already on route to the Stansbury place. So why should we open this up? We don't need it and won't for many years.
- dd. Cory-Let's vote Matt solid waste keep or get rid? Matt-get rid, Mark it fit's the 5 to 10 year then let's keep it to work on later. Cory-Let's move it to the 5 to 10. Russ and Jerry agree.

- ee. Cory-Next is a TI Travel influence. I see one on this map; it's south of Erda in Grantsville. I think if we don't know what it is then let's not adopt it.
- ff. Cory-LES it is Open Space, that's one of the recommended ones to keep. We will need to define this later. If it is with open space then it shouldn't be manufacturing. Let's give this further thought.
- gg. Cory-We are keeping zones MG-H, R-T, there are 2 and ½ that are 5 to 10 year use.
- hh. Cory-Employment- EU that's just employment use. I think that's just a general idea for all commercial. Establishing the zone for proposed employment used in the area. Such as an office or others like it. It's currently around the airport area. I like it because it has the potential to simplify it. But we'd need to define it for our city.
- ii. Mark-Let's work with PSOMAS and get them to give us more info on what these zones should look like. I think we should keep it as it's on the general plan.
- jj. Cory-Reads commercial zoning designations.
- kk. Matt-I think the varied designations give us more power to define what is allowed in there.
- ll. Mark-It's establishing a buffer between different land uses. The varied designations give the ability to buffer.
- mm. Cory-Commercial neighborhoods is an area where it's supposed to be a conglomerate of different retail and service industries.
- nn. Craig-The different reasons for the commercial differences is to make it so a grocery store won't be by a sewer pump place.
- oo. Mark-We as a community want to have commercial areas, we need to keep these so we can promote that type of growth.
- pp. Jerry- Employment and commercial we keep everything in each of those designations. If it's under employment and under commercial how are they tied together?
- qq. Mark-Do we have to designate each area. Does someone come before the area and ask us to designate each area that they want it to be changed to. I think we should keep them so people have those options.
- rr. Diane-We do need to have those commercial areas for those who want to do those?
- ss. Matt-Are we more like Park City or are we more like Tooele? Keep everything in employment and commercial for now?
- tt. Cory- To be Determined on TI until we can get a better description of what it is. Cory continues to read the commercial zones. Let's go

- on to the agriculture/sensitive zones. I know we have an M-40. Is anyone in favor of keeping those 2 higher agriculture zones?
- uu. Mark-What's wrong with keeping A-5, A-10, A-20?
- vv. Russ-Our city isn't going to go more agricultural.
- ww. Mark-What if a landowner wants to take some of their land and develop it but keep it zoned as agricultural. If we are going to have a residential 5 why can't we have an agricultural 5.
- xx. Russ-Are you saying if a person has an A-20 and they want to change it to ag -10 and use some of it for residential purposes?
- yy. Diane-In the past they've had to subdivide the land and have some of it rezoned in order to build
- zz. Cory-What's the purpose of keeping it agricultural?
- aaa. Craig- There are huge differences between residential, and agricultural. If it's agricultural they can have unlimited animals with no regulations.
- bbb. Mark-This is a farming community, this A-5 allows me to maintain my rural lifestyle. I can have those unregulated animals. And keep my lifestyle and there are good tax purposes.
- ccc. Diane-I don't see the benefit, other than the animal portion of this. I am not convinced that we need this.
- ddd. Mark-Let's leave a-10 and a-20.
- eee. Cory-Let's get rid of A-5 and A-40. A-20 we are keeping no matter what. A-10 Keep or rid? Majority want to get rid of A-10. 4-3
- fff. Mark-It's a lot harder to get someone's attention and to get someone to pay attention to you and to add it on there then if we just have it as an option.
- ggg. Cory-Reads Agriculture zones, let's TBD (to be determined) those we don't understand. Like WUI.
- hhh. Cory those we are adopting are.....MU-40, A-20, DWSP0
- iii. Cory-Reads residential zone codes, I think PC zones are interesting and have potential.
- jjj. Mark-I think it's good, it allows us to entertain options from developers. We already have designations on the map.
- kkk. Cory- We could do what we've done with the airport. We can make the changes that we need to the PC zones to make it fit more of Erda. I think we can put this in the short term development.
- III. Diane-why are we shelving this?
- mmm. Mark-It's because we don't have a definition for it yet. And we need to define what our PC zone looks like.

- nnn. Cory, we will not add this to our recommendations to the city council but will work on it soon and recommend later.
- ooo. Cory RR10- We do currently have some of those in Erda. Read more residential zone options.
- ppp. Jerry-keep R-1-21, R-1-12 and R-1-10. Those are just under a quarter of an acre. We can define the PC zone as we want, but it would give a developer more options.
- qqq. Mark-The only time I think we are going to go under a quarter of an acre would be on a PC.
- rrr. Russ- We are going to do our commercial zone next to the hwy and then this provides an option for buffering those areas.
- sss. Cory- I proposed for R-1-10 to be unavailable for future developments. That one is allowed but no more in the future.
- ttt. Craig- R-1-21 might be appropriate for Erda. A PC zone has to be 100 acres. If it's less than that it doesn't qualify.
- uuu. Mark-So the ½ lots are not allowed to have septic tanks according to the current laws. If a developer comes in and wants to do ½ acre lots. What would we say? They would have to take their sewer system to Stansbury.
- vvv. Diane-I think we need to understand PC zones better.
- www. Mark-So what we are saying is that we would just get rid of all the zones below ½ acre.
- xxx. Cory-We've talked about PC but, R-1-8 no R-1-10 not available in the future. R-1-12 not available, R-1-21 is technically just under ½ acre. What are the thoughts?
- yyy. Mark-It still has to be brought before the planning committee, it's not a commitment it's just an option. It's just saying there's the potential for it.
- zzz. Cory-Leave in R-1-21, We are going to cross off the R-M-7, R-M-15, and R-M-30. Those are for multiple housing units like condos and apartments. My suggestion now that we have this part done is that we accept the rest of it, meaning Tooele Counties land use plan.
- aaaa. Jerry-I think we've been living under it. We can recommend it to the council and they can change it if they need to.
- bbbb. Craig-There are a lot of changes that will be made, and we've already done some like the animal use.
- cccc. Mark-I worry that we would forget about it. If we are going to adopt it, we for sure need to have a priority list of things we need to

discuss in the future and put it on a list and work on it. I don't want it to be forgotten. We could simply make a list and work on it.

dddd. Cory-Jenn can put together agendas months in advance and we can work with her. How do we feel about recommending to adopt the remainder of this to the city council? If we can talk about those things, and recommend them little by little.

eeee. Craig-I would love to have this on the agenda in a few weeks.

i. Open Public Hearing

a. Cory moved to open public hearing, Russ 2nds the motion voting was unanimous.

a. Craig Smith Erda- I appreciate all your efforts to get this done.

ii. Close Public Hearing

a. Russ moves to close the public hearing, Mark 2nds, voting was unanimous.

b. Cory- Do you want to go through each chapter heading?

c. Mark-Maybe we can live under that, as they are set up and are good enough for now and not delay it any more than needed tonight.

d. Craig- John has gone through much of the code.

e. Cory-Non conforming buildings, on street parking, mobile and manufactured homes, recreational coach uses and parks, site plan, construction has to have natural flow, I would be in favor of getting rid of 10 and 11. If we don't have those then does it mean they can come in and do anything they want.

f. Mark-I don't want to just get rid of something without knowing more about it.

g. Cory-The purpose is to provide a place for mobile and manufactured housing areas in the city. They can not be located anywhere then permitted by zoning. With our zoning I don't think we need to worry about this.

h. Cory-Reviews the changes made to which zones will be recommended. M-D, M-G, MG-EX, C-N, C-S, C-H, C-G, M-G, MU-40, A-20, DWSP0, RR-10, RR-5, RR-1, R-1-21.

i. Mark- We should also make a note of all of the TBD zones that we will be discussing in the future for possible recommendation.

j. Craig- I would put in my recommendation what we are going to recommend and then have someone present at the

meeting , and those that you will look into and create for the needs of Erda.

- k. Cory- Motions that we recommend for approval to the city council all of the chapters that are currently temporary land use ordinances with the exception of only recommending the zones we've discussed tonight and any previous ordinance we've recommended supersedes what's in here. Jerry-2nds.
- l. **ROLL CALL VOTE** Kathy-yes, Diane-yes, Cory -yes, Jerry yes, Mark -yes, Matt-yes

c. Annexation Plan

- a. Cory- There are 2 levels of the annexation policy that it needs to fit. This is an overarching idea. As part of this we have to have a potential annexation map. This is pretty boilerplate. We need a map showing the possible expansion area. And yes, no one can annex out of the city.
- b. Craig-We have a couple of land owners that want to annex into Erda but we have to have a policy in place.
- c. Cory-Let's think about the north, I think Stansbury. I think all the room for annexation is east of 36.
- d. Craig- the question is how far on the east side north and south of the 36 do you want to go?
- e. Matt-Let's go as far as we can and let the land owners decide what they want to do.
- f. Cory-If we are going north on the East side of 36, it gets to a point where there is a lot of commercial on the west side of 36. Should we include this too?
- g. Russ- I think so.
- h. Craig-We need a motion to draw those lines up to lakepoint and pine canyon township. That could be the recommendation for the map to look at .
- i. Jerry- Motions to create a map with 2 areas East side of 36 first part going north across from Stansbury Park and including the commercial on the west side of 36 that all the way to lake point. Then on the south side on the east of Droubay road all the way to historic pine canyon then east. Russ 2nds the motion. Voting is unanimous.
- j. Craig-Is there anything in the policy you'd like changed or adjusted?
- k. Cory- Jenn please have this on the next meeting agenda.

i. Open Public Hearing - No public hearing held. Proper entities not notified.

6. Comments from Commissioners

7. Adjournment

a. Mark motions to adjourn the meeting, Cory 2nds the motion the voting is unanimous.

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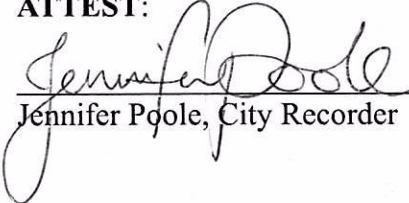
Note: these minutes represent a summary of the meeting and are not intended to be verbatim.

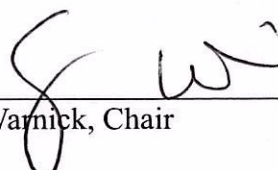
Prepared by: Jennifer Poole, Erda City Recorder

PASSED AND APPROVED by the Planning Commission this 28th day of June, 2022.

ERDA

ATTEST:


Jennifer Poole, City Recorder


Cory Warnick, Chair