

Erda Planning Commission Minutes

6/28/2022 – 7:00 pm

Tooele County Building - Auditorium

Call to Order 7:01pm

1. Roll Call Diane, Jerry, Cory, Mark
2. Pledge and Prayer Cory ,Diane
3. Approve Minutes from 6/7/2022 Mark moved to approve minutes from the last meeting, Diane 2nds to approve the minutes, the voting was unanimous.
4. Administrative Items – No public input
 - a. Recommendation to end Moratorium
 - a. Cory- I don't think there is any paperwork, I think we should propose once those general plans are in place we can remove the whole moratorium. Diane agrees
 - b. Jerry-The people are waiting and want to move forward. I think we should let them.
 - c. Cory- Motions to have a public comment on ending the moratorium Mark 2nds and public comment is now open.

No Comments Made

- d. Cory-Moves to close public comment, Diane 2nds the motion the voting was unanimous.
 - e. Cory motions to recommend that once the general plan and land use ordinances have been adopted then we end the moratorium Diane 2nds the motion, it passes unanimously.
 - b. Conditional Use Permit - Motorhome on Property for Aaron and Corey Poulsen
 - a. Craig- Aaron and Cory are asking for an RV on lot 205 in Lakeshore Ranch; they want to use the RV for temporary housing while they are constructing their new home. It should be ready to move into in October. Our code says that a Conditional Use Permit may be issued by the zoning admin if the structure is used as a temporary dwelling and would be moved and ceased to be occupied as soon as a certificate of occupancy is issued. It also may still be stored on property but utilities disconnected. It can't be used as a house for more than 24 months but 2 two six month extensions can be issued if applied for.

- b. Cory Fullsion- Our lease is coming up at the end of this month. There are no vacant RV parks anywhere. We have searched all over for any available spots to rent for the RV. We will be ready to move in in 4 months.
- c. Aaron- We do have access to dump the sewage off property. We have water and power already. We are just trying to follow the rules. We will be ready to move in, in October.
- d. Diane-What is your source of water?
- e. Aaron-We have water on sight, we are hooked up to Erda Acres. We have been trying to jump through the hoops so we can.
- f. Mark- Is where you are storing the RV now going to be in the same place you'll keep storing it once you can move into your place?
- g. Aaron-It's a large 1 acre lot, we have horse property on both sides of us. It will be close to where it will be stored once we can move out of it into the home.
- h. Mark-That horse property behind you just has that barn there right?
- i. Aaron-Yup it's just the horses and the barn. It's hidden acres that are right behind you.
- j. Diane-Moves to open the public hearing, Cory 2nds the motion voting was unanimous.
- k. Aaron- I think the paperwork speaks for itself. We're just trying to dot all the i's and cross all the t's.
- l. Mark- Motions to close the public hearing, Cory 2nds the motion, the voting is unanimous.
- m. Cory-One thing that Craig said is this is something that we have the power to approve this and it's done.
- n. Craig-All conditional use permits if you can't abate impacts with reasonable conditions. Then it could be rejected.
- o. Cory-Any questions for Ensign Engineering?
- p. Mark-I don't see any reason why not to approve this. They have tried to fix all issues and I don't have any other considerations.
- q. Cory from Ensign-We don't have any other concerns just having the plan for sewer, they just can't dump it on site, which they've made plans and allowances for.
- r. Jerry-I don't have any concerns and I do want to welcome them to Erda.
- s. Cory-I make a motion to issue this conditional use permit with no additional conditions outside the law. Diane 2nds the motion.
- t. Roll Call Vote: Jerry-Yes, Cory-Yes, Diane-Yes, Mark-Yes. It passes. Conditional Use Permit APPROVED

5. Legislative Items – Public input

a. Annexation Policy Recommendation

- a. Craig-Update on this, you've seen the policy the attorney drew up, the map is being made at Ensign Engineering. The law says once we have that map we have to send it to all affected entities 14 days before the hearing. And then 10 days for the public notice. This will be ready to have a hearing on it in the 2nd meeting in July.
- b. Diane-You said that it has to be presented to all affected persons.
- c. Craig- This just allows people to annex if they want to. It's any agency not the property owners. So like rocky mountain power, spid, tooele county, tooele city, ect There isn't much we can do unless there is something on the policy you don't like, But if not we can table it till the rest is ready.
- d. Cory-I think that we could table this till we can do the official recommendation. I haven't read through this fully.
- e. Mark-Motions to table this Erda Annexation policy till the meeting on July 26th. Diane 2nds the motion the voting is unanimous.

6. Comments from Commissioners

7. Adjournment

- a. Cory moves to adjourn the meeting, Mark 2nds, the motion the voting was unanimous.

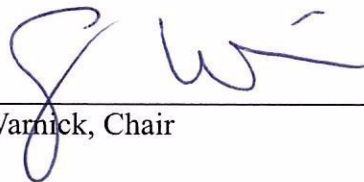
Pursuant to the Americans with Disabilities Act, Individuals needing special accommodations should contact Jerry Hansen @ 435-830-1244

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

Prepared by: Jennifer Poole, Erda City Recorder

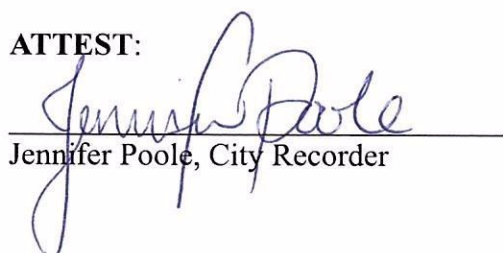
PASSED AND APPROVED by the Planning Commission this 12th day of July, 2022.

ERDA



Cory Warnick, Chair

ATTEST:


Jennifer Poole, City Recorder