

Erda Planning Commission Minutes

10/11/2022 – 7:00 pm

Tooele County Building - Auditorium

Google Meet joining info: <https://meet.google.com/ccq-uhym-ram>

Or dial: (US) +1 949-546-7265 PIN: 456 286 594#

Call to Order 7:00 pm

1. Roll Call

- a. In Attendance: Cory Warnick, Diane Sagers, Kathleen Mallis, Jerry Hansen
- b. Not in attendance: Russ Brimley, Mark Gull
- c. Jennifer Poole-City Recorder, Craig Smith-City Councilman

2. Pledge and Prayer

- a. Cory Warnick led the pledge of allegiance, Diane Sagers led the prayer.

3. Approve Minutes from 9-27-22

- a. Cory the most we can get is 3 votes on this as I can't vote if I wasn't there. So we will table this till the next meeting when the others are here to vote.

4. Public Comment

- a. Cory, we have added this section as the public hearing has already been held but wanted to give the public another opportunity make comment if they wanted to.
- b. Paul Kunz- I would like to see more transparency. If you google Erda, you can't find stuff online. I can't find anything on Erda City. All I can find is very little info. It's been very difficult to find anything out. Please provide more transparency.
- c. Cory-Moved to close public comment, Kathy seconded the motion.
- d. Voting was unanimous to close public comment.
- e. Cory-Just for public information, we do have a city website, it's Erda.gov. It will have all of the planning commission meetings and minutes on there, as well as the city council's agenda, minutes, and handouts.
- f. Jerry: It's a little difficult to navigate. But once you play with it you can find all of those items.

5. Legislative Items – Public input

- a. Paul and Kimberly Kunz Re-Zone Application (REZ 01-2022)

524 Bryan Rd, Lot 3 of Painted Acres seeking to be rezoned from RR5 to RR1

- a. Cory I wasn't here. I'd like to hear about the comments from the last meeting on this issue.
- b. Jerry- Basically we brought all those concerns up about location and if it fits in the area. Mark had the idea to get some additional information about what the plan was with the rezone. And what we asked for he has provided. The concept plan shows what his neighbor wanted with the location of the road. It also has the fire and safety issues addressed. The road as far as a private road fits the requirements. That's basically in a nutshell what was discussed. He met all the requests made of him last week.
- c. Kathleen-I think Jerry covered it well. It was very helpful for me to see the provided information. I was wondering about the folks on lots 1, 2, 3, and 4
- d. Paul- The 2 from the west I haven't heard anything from them. I have talked to the Frys they were at the first meeting.
- e. Diane-Your property backs where?
- f. Paul-It backs against the Warrs.
- g. Cory-If that is a private road, in 10 years you sell the property where does the responsibility of that road lie?
- h. Paul-It would be the responsibility of the home owners to take care of the road and have it plowed and such.
- i. Diane-Is it possible to put in part of a covenant to keep the road clear and maintained?
- j. Paul-I think there is. I am not in favor of an HOA, but I do see the point of making sure the road is taken care of.
- k. Cory-It's nice that the driveway is on the side it allows for others to do the same and allow more continuity.
- l. Paul-I spoke with the Frys a year ago and they have the same idea.
- m. Cory- Why not put the roads in the same area and share the road?
- n. Jerry- I don't have any more concerns. I know that we are going to have these types of situations come up. I firmly believe that if the landowner has made every effort to take care of the concerns we had we shouldn't restrict them; it's their land. I know it's in the 5 acre area, but I think it fits.

- o. Kathleen- When you look at this parcel and the surrounding properties. It's really a hodge podge. In this particular case I agree with Jerry. You provided the things we asked for. In this case I feel that there are 1 acre lots around in that hodge podge area. I think it will blend okay in that area and neighborhood. I do worry about what is to come. But in this particular case and the surrounding properties. It seems doable.
- p. Jerry- If I was a developer and I had 40 acres and I could do a planned community I would like to have a mix of the different types of lots 5 acre, 1 acre, even 1/2acre. A few years down the road there will be more of this. And we can take each on their own case.
- q. Diane-Motioned to recommend the Paul Kunz rezone application for approval to the City Council, Jerry seconded the motion.
- r. Cory- I haven't said my piece, we haven't discussed the general plan. We made everything east of Droubay Rd low intensity and west of Droubay is medium intensity. This fits that. If I had my preference we would have all four of those lots do this at the same time and have a general plan for it.
- s. **Roll Call Vote: Cory-Yes, Diane-Yes, Jerry-Yes, Kathy-Yes**
- t. **Motion PASSES vote 4-0 to approve the recommendation of the approval of the rezone to the city council.**

6. Comments from Commissioners

- a. Diane-That Erda.gov it doesn't work on my computer but it does work on my phone. There is a glitch there.
- b. Kathleen-Everything that has been done is there on the website.

7. Adjournment

- A. Jerry-Made a motion to adjourn the meeting, Cory seconded the motion.
- B. Voting unanimous to adjourn the meeting.

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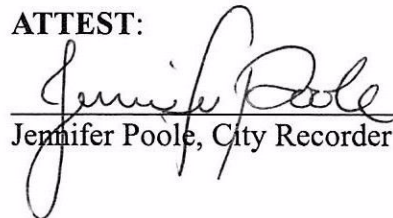
Note: these minutes represent a summary of the meeting and are not intended to be verbatim.

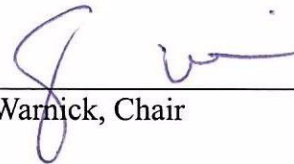
Prepared by: Jennifer Poole, Erda City Recorder

PASSED AND APPROVED by the Planning Commission this 25th day of October, 2022.

ERDA

ATTEST:


Jennifer Poole, City Recorder


Cory Warnick, Chair