

Erda Planning Commission Minutes

10/25/2022 – 7:00 pm

Tooele County Building - Auditorium

Call to Order

1. Roll Call

- a. Cory Warnick, Jerry Hansen, Kathleen Mallis, Russ Brimley, Diane Sagers (came in a few minutes late)
- b. Not Present- Mark Gull
- c. Jennifer Poole-Erda City Recorder, Craig Smith-City Councilman

2. Pledge and Prayer

- a. Russ led the pledge of allegiance, Kathleen led the prayer.

3. Approve Minutes from 10-11-22 and 9-27-22

- a. Cory-Suggested to skip this item until more members of the commission are present.
- b. Jerry-Made a motion to approve the minutes from 9-27-22, Diane seconded the motion.
- c. Voting was unanimous to approve the minutes from 9-27-22
- d. Cory- Made a motion to approve the minutes from 10-11-22, Kathleen seconded the motion.
- e. Voting was unanimous to approve the minutes from 10-11-22.

4. Legislative Items – Public input

- a. Zeller Standard Subdivision Application (SUB 01-2022)
618 Erda Way, Current Parcel Subdivided into 1- 5.6 acre lot and 3- 1 acre lots.
 - a. Hunter and Shannon Hawks- We plan to build a lot just behind there. We are asking for an easement just to the side of the lot to build behind their lot. There would be 4 new lots created. I think the remaining 5 acres would just stay a green belt and we'd continue to farm it. And the lot next to Erda way just has a barn on it. I know there needs to be an easement through the empty lot to create the private road. We've chosen to do the hammer head planned road. And the type of road put in will be road base put in.

- b. Jerry- According to the plans the private road is what you've put here and it fits the city's requirements for what it needs to be. It provided access for fire trucks at the end of that road. Everything else I've looked at looks good. I know that Mark asked if that road could go back further to connect to the next lot further down the road. But you're leaving it as open space.
- i. Open Public Hearing
 - a. Russ-Moved to open the public hearing, Jerry seconded the motion to open the public hearing.
 - b. Voting unanimous to open the public hearing
 - c. Public Hearing on Zeller Subdivision Application Open**
 - d. No Comments were made.
- ii. Close Public Hearing
 - a. Cory-Moved to close the public hearing, Russ seconded the motion to close the public hearing.
 - b. Voting was unanimous to close the public hearing.
 - c. Public Hearing on Zeller Subdivision Application Closed.**
 - d. Jerry- If you look at the general plan, their area in the general plan is shown as medium density. This falls into that realm. On the south on the street and in the subdivision around there is surrounded by 1 acre lots. There is a parcel next to them that someday might ask to be rezoned to RR1. I personally think this is a good fit and a good fit for their family.
 - e. Russ-There are RR1 lots and zoning all around it, and right next to it, and to the west. I don't have any issues with it. They are going to keep it a private road. In the future they do have the option to tie it to the new development.
 - f. Kathleen-I have a question about sewer and water. What are your plans for that?
 - g. Hunter-I've been told by the health department that we need a level 3 septic system and we plan to tie into the existing Zeller well.
 - h. Kathleen-This septic 3 is a new thing?
 - i. Hunter- I've spoken to the Health Department and this is a new item that they are requiring for all new builds.
 - j. Diane-How many water rights do you have?
 - k. Hunter-I think we have 12 plus. I know new homes need 1 and a half.

- l. Jerry- I know with the new septic tanks, the county is requiring them to be inspected every so many years, and a fee to have someone come out and inspect it.
- m. Hunter-We've gotten a few bids on septic tanks, and only a few places can even put in a tier 3 septic. But we've gotten a bid where they will include those yearly inspections.
- n. Cory- If in the future others want to rezone, would this be set up to be able to tie this road into others?
- o. Hunter-I am not sure what the lots next to us are going to do. The plan had previously been to sell those lots to a developer. But that didn't happen and I don't know what will happen in the future. But it could be possible to connect in the future on the east end.
- p. Cory-I wonder if we make it so they leave a 30 ft swath where they can't build a home there so we could connect it to other roads in the future. I am not sure where it would be. But I would like to plan now to leave that open so we could have that option in the future. In the future if that does become an issue you'd want the easement to extend into that 5 acres to be able to connect to future roads.
- q. Russ- It's just an easement that may not even happen but it leaves it open for the planning of the future. It would be a 30 foot easement for future road development.
- r. Hunter-I don't think we have any plans to build anywhere on the 5 acre lot.
- s. Cory- That's great if that's your plan, but in the future if you have to sell or something happens then the next person could do whatever they want. So we want to put in a stipulation so that is a requirement for anyone who would build.
- t. Hunter-If it was ever to be developed I know that road standards change, if things change in the future would we be grandfathered in at that time?
- u. Cory-It would be considered a legal non conforming issue.
- v. Russ-We want to think ahead, we don't want a bunch of hammerhead roads that dead end. If this makes sense let's do this now. Make a space for future development.
- w. Hunter- In that subdivision if that does get developed, I can see how we can get those roads connected in the future.
- x. Cory-Maybe we say that on lot 304 we don't allow a house within 60 feet of the southern property line. That way we have the room for the road and for more homes to be built.

- y. Hunter-I also have an application for a Conditional Use Permit on our lot. My father in law said it was not required at this time?
- z. Craig-It was on the agenda tonight. We pulled it off, as it's for a lot that doesn't exist yet. And in Erda an Additional Dwelling Unit is a permitted use and you won't need a CUP for that. On the issue of the subdivision. In talking with the City Engineer the 30 ft easement is if lot 202 is developed they could still put a dedicated road there. A stipulation or condition on lot 304 could be problematic. We don't have anything in our code that allows us to do that. I don't think we can do that, because it goes above and beyond what the city code requirements are. What they've picked fits our code. But until they do something with lot 304 we can't make it a condition of approval as it fits outside the scope of what we are able to do.
- aa. Cory- Craig you mentioned in the past that we could approve things with stipulations.
- bb. Craig-You can do that on rezones. You can get wild and crazy with what you want as they are asking you to change things. With subdivisions you are just making sure it fits what the city code is.
- cc. Russ-Moved to vote on Approving the Zeller Subdivision application, Jerry seconded the motion to vote to approve the Zeller Subdivision Application.
- dd. Roll Call Vote: Diane Sagers-Yes, Jerry Hansen-Yes, Kathleen Mallis -Yes, Russ Brimley -Yes, Cory Warnick -Yes Mark Gull-not in attendance**
- ee. Voting Unanimous 5-0 to approve the Zeller Subdivision Application.
- ff. Zeller Subdivision Application Approved.**

5. Comments from Commissioners

6. Adjournment

- a. Jerry-Made a motion to adjourn the meeting, Diane seconded the motion.
- b. Voting was unanimous to adjourn the meeting.
- c. Meeting adjourned.

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

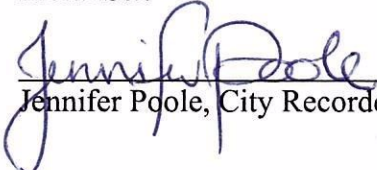
Note: these minutes represent a summary of the meeting and are not intended to be verbatim.

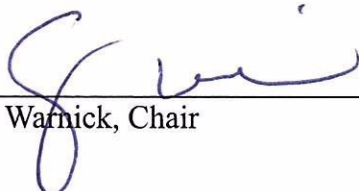
Prepared by: Jennifer Poole, Erda City Recorder

PASSED AND APPROVED by the Planning Commission this 13th day of December, 2022.

ERDA

ATTEST:


Jennifer Poole, City Recorder


Cory Warnick, Chair