

Erda Planning Commission Minutes

12/13/2022 – 7:00 pm

Tooele County Building - Auditorium

Call to Order 7:02pm

1. Roll Call

- a. Cory Warnick, Jerry Hansen, Diane Sagers, Mark Gull, Russ Brimley
- b. Jennifer Poole-City Recorder, Rachelle Custer-City Planner
- c. Kathy Mallis-Is not in attendance, Commission has 1 vacancy.

2. Pledge and Prayer

- a. Mark led the prayer, Jerry led the pledge of allegiance

3. Approve Minutes from 10/25/22

- a. Cory moved to approve the minutes from 10/25/22, Jerry seconded the motion.
- b. Voting was unanimous to approve the meeting minutes from 10/25/22.
- c. Meeting minutes from 10/25/22 Approved.

4. Conditional Use Permit (03-2022) Tooele County School District-Approval for Middle School Located at 5300 North Stallion Way, Erda, UT

- a. Rachelle Custer- Erda City Planner. Tooele County School District (TCSD) is asking for a Conditional Use Permit for the new Jr. High they are going to be building. The area is zoned RR5 and has 18.99 acres, a public use facility such as schools are allowed in these areas with a CUP. The purpose of this CUP is so that this body can place reasonable conditions on the School District to mitigate any adverse impacts the school may cause to the neighboring properties. The only way the CUP can be denied is if there is an impact where a reasonable condition can not be placed to mitigate. There are significant issues or questions with the traffic study. My recommendation to you is: to hear from the applicant and have the opportunity to ask some questions to the applicant, hold the public hearing and to hear from the public, and then to table this item until the school district can hire a 3rd party engineer to work on behalf of Erda City to review the traffic impact statement. There could be some impacts that could extend clear to Bates Canyon Rd and SR 36, there are some

residential properties that are going to be affected. 1 for sure but up to 3 or 4 are likely. Do you have any questions for me?

- b. Cory- To have a 3rd party traffic study done? So the one that was done was not by a third party?
- c. Rachelle- Hales Engineering was hired by the district to do the traffic impact statement which is the one before you. The recommendation is that the district hire a 3rd party engineer that is not associated with Hales to review the study and to answer the city's questions.
- d. Cory- The road on the east side of the school is part of the County what kind of conditions can we impose?
- e. Rachelle- The conditional that you could impose that would affect Tooele County would be that the site plan must be approved by all affected entities prior to construction. Once the site plan is submitted it will go out to all the entities, engineering, fire, SPID, anyone that would be affected by the school. They will all have to sign off on the site plan before they can move forward.
- f. Cory- This traffic study was done for the Jr high and the impact it will have.
- g. Rachelle- The Jr. High is scheduled to be done in 2025 and the traffic study only goes till 2027. It gives us a level of service of D in 2027. If we are a D in 2027 then in 2029 we are going to fail. Then it will be up to Erda city to mitigate those issues.
- h. Cory- It's up to us to ask for them to improve current roads?
- i. Rachelle- If it is a safety issue. Then you could.
- j. Mike Garcia-Tooele County School District - We are here seeking the CUP. We have met with Jacob Clegg and went over some preliminary site plan items. The fact that Erda city borders the county and half of this road goes into the county does make things complicated. This was turned in a while ago, we really do need to get construction going early this next year. I don't know what specific things you want me to address. We did hire Hales to look at the traffic in the area. I am not sure what you want to hear from us. We live in the community as well. Schools can be both an asset and burden. We want to make this as good for everyone as possible. We want to work together and be good neighbors.
- k. Mark- I realized that traffic is one of the main issues that we are addressing. You have a list of mitigation plans that are scheduled. Are all of those mitigation plans going to happen staged or all at once during construction.
- l. Mike- On some of those conditions we were hoping to work with the different municipalities to see what is needed, what is required and what is desired to get the best results. We've talked about staggering the start

times of the different schools to help alleviate the congestion. It's a fine line. We are open to those types of suggestions and requirements. The road would probably be one of the later things we completed with the project. Right now it shows it going to a 5 lane road. But that is something we could discuss and could happen sooner. There are a lot of entities we are trying to work with.

- m. Mark-When you say later what does that mean?
- n. Mike- It would happen with the school opening. The roads would usually be last. Contractors would also generally give us time lines.
- o. Cory-I assume that you're going to try to connect to Coventry on the east side of the 30? Have you considered that at all?
- p. Mike- We were looking into that, but we hadn't been able to get everyone involved into an agreement. We didn't look into tying into anything else. To try to keep it as safe for students we don't want it to be a bypass for a neighborhood.
- q. Russ- So Bates is the only way in and out?
- r. Mike-Correct.
- s. Jerry- It says on the general plan that Bates Canyon will eventually go all the way west. That would then be more traffic coming in there.
- t. Cory- I feel a little bit snake bit by another school in the city that has not planned well for traffic and it's been an issue.
- u. Mike- That is why we are not facing Bates so that most of the staging will happen on the additional road. We tried to limit the impact by the way we faced the school.
- v. Diane- The Jr. High and High school are across the street from each other, is there going to be some kind of a safety thing there for the kids crossing the street?
- w. Mike- Right there by the bus lane is going to be going back and forth traffic. Besides a crosswalk and the ones for the flashing lights we haven't looked at anything beyond that. That is a concern for us as well the pedestrian and vehicle traffic.
- x. Mark-Where is the bus lane? Is it out front or on the east side?
- y. Mike-It's on the north end, it's separate from parent traffic. It lines up with the bus lane at the high school.
- z. Mark- The intent was to keep those access separate?
- aa. Mike- Buss and vehicles just don't mix well. Normally we try to keep them separate where we can.
- bb. Jerry- It's some of the same issues they had at Tooele Jr. High School.

- i. Open Public Hearing
 - a. Russ- Motioned to open the public hearing for the Jr. High School CUP, Mark seconded the motion
 - b. Voting unanimous to open the public hearing.
 - c. **PUBLIC HEARING OPEN** for Conditional Use Permit for Stansbury Jr. High School.
 - d. Cory-We did get an email from Cynthia Cobbley this week. I spoke with her on the phone and her concern is that on the road that's been drawn in on the east side of the Jr. High if that new road did go further south it would run into her home and property. And she wanted to make it very clear that she is against it continuing that direction and cutting off her property.
 - e. Riley Carpenter- I live by where they are going to put the Jr. High. First I want to say that Cindy said that it was so nice that you called her after getting her email. I am coming to address the road. I am not in opposition of the school. My house is south of Cindy's and it's between Bates Canyon and Church road. It wouldn't cut off half my front yard like poor Cindy's but it would be directly behind our homes. Whoever Hales engineering is, that was an interesting read. In the Condition Use summary it suggests that the road could continue on south. I don't want that road to continue onto Church rd. It's in the proposal but not in the traffic impact study but not in the solutions for the impact study. We are not naive that things are growing, we just want to feel like things are on the up and up. We want to know who is going to foot the bill to continue that road further south and that it would negatively affect us. They looked into coming into Coventry way, but didn't look into doing that further south. If the traffic study isn't talking about doing that, and we want to know why it's out there to maybe happen.
 - f. Judy Warr- My biggest concern is I own the property that is south and west of the new school. My husband and I actually traded a parcel of ground to the school so it could be built where it is. One of the things that I know was discussed was the road situation. It would definitely impact our way of life, if the road was put behind or in front of Cindy's house. I have a well that is there and hay fields that are there. It will go right through my field. I have 8 wells and they aren't cheap to drill

somewhere else. That needs to be thought about before those roads are put in. I would appreciate some of that stuff looked into. I am hearing all kinds of things and I've never been approached about anything.

- g. Rich Neilsen- I live in the Stansbury park homes just east of this development. I am very excited to have the jr high. Part of the reason we decided to move there is for the junior high. I come from a different perspective on this. I was a high school principal in southern Utah. The things you are talking about are valid concerns. When I do hear 5 lanes that sounds a little concerning. I do think it would be good to work out those paths to cross the streets from the schools. It's good to really nail down some of the logistical issues. If you don't you'll have to go back and fix things. It's gonna be a great site. A five lane road could be a concern for those students.
- h. John Wichkowsky- I live just west of the school I am wondering, are you saying that this traffic study doesn't involve a road going between Bates Canyon and Church Rd because you couldn't get the landowners to agree on what's going on there?
- i. Mike- We were approached to look at putting a road there, and that deadline passed. That's when we put the road fully on our land. We don't have intentions of adding the road any further south.
- j. John Wichkowsky- You don't have any plan or a wish to connect Bates and Church road? And do that in front of your school for another ingress and egress.
- k. Mike- No, as a taxing entity we shouldn't put in a road that solely helps another entity like developers unless they are willing to participate. Unless another road ends up at the south end, we don't have a plan or wish to connect this road all the way to Church road.
- l. John Wichkowsky- I can tell you there is going to be a problem for people turning left in and out of Bates. Then there is going to be a call to connect that road all of the way to Church road. It seems pretty clear that that should happen. I don't know why it's not part of this study? It's built in right now. It's already a problem to turn left at Bates Canyon. This says 5 lanes on Bates Canyon road? Are they

going to take more of my property? I don't know how they can do that without taking others' property. No one has approached us about taking our property. We were forced to give an easement to Rocky Mountain to widen the road. If they think they are going to widen that even more they are going to pay me for the land they want to take. I understand you don't want a road through your front or back yard, but it might be needed. It is already backed up like crazy for 40 min before school starts and it sounds like a cluster to me. I've never been a big fan of a lack of planning when this stuff goes in. To say "well we couldn't get the agreement of owners to get this so we didn't include this.". This is a problem and should be addressed now.

- m. Jared Groeberg- I live south of Cindy. I am concerned about the talks of the roads. I'm opposed to any roads that connect Bates and Church Rd. I am also not in favor of turning Bates into a five lane road.
- n. Mark- Motioned to leave this public hearing open and continue the discussion to the next meeting, Diane seconded the motion
- o. Voting was unanimous to leave the Public Hearing Open
- p. **PUBLIC HEARING LEFT OPEN** for future comments
- q. Mark- There are obviously a lot of comments about what we shouldn't do and what we are in favor of, and not a lot of suggestions as to what to do. We need those, wanting to have something in place, so that we aren't back here in 5 years on the city's dime trying to fix this. I think we need more input from competent professionals. There needs to be more ins and outs here. Suggestions for how we can improve the ingress and egress of the area.
- r. Diane-If Stallion way was widened, why wouldn't some people from Stansbury use that instead of the highway? To me that seems to bear some consideration. I also think we need a 3rd party traffic study.
- s. Russ-That will be a nightmare, with only 1 way in and 1 way out. I am also not excited about 5 lanes. We need to make sure we don't copy what's already there. That's a problem. We need someone to come in and look at it again. Until there is housing there how can people exit into

neighborhoods. We are going to have Cochrane that will go straight through. It's going to be the same issues as the other. I know that buses will help. We need to find a smooth way of traffic flow, I don't have any reservations there. It's just that the traffic is going to have to be looked at.

- t. Diane- We do need to look at others situations, we don't want to harm others livelihoods.
- u. Russ-It can't be 2 lanes, that is just a disaster.
- v. Mark- I would encourage more interactions from all parties, doing the research so that everyone's needs are being met. This is a unique situation. I know that you want to get started in 2023, but I want to make sure that all parties are happy and that the right things are being done for everyone.
- w. Cory- I think it would be good to have another study done or at least a review of this one.
- x. Russ- We've had a meeting already where a contractor has come and said that these roads will fit, when we know it won't work.
- y. Cory-We've talked about the 2 schools high school and jr high but there is also the elementary school that is right there.
- z. Lorri Witkowski- I would like you to consider-the fact that it's long been on the Tooele County general plan for a trail to continue on Bates Canyon road. You can see they honored that. You need to consider if you take that out and the space on our property you take out connectivity and walkability. There needs to be safe trails for the kids to walk and the residents to ride their bikes. Do your research, you'll see the value of having those types of connectivity. It's not always going to be open land. It doesn't have to be 3 or 5 lanes, if you put a road in first.
- aa. Mark-Are you talking about the trail on the south side?
- bb. Lori- It is supposed to be on Rabbit, the sidewalks are useless on the north side. We should be promoting walkability.
- cc. Cory- I motioned to table this CUP with the condition that the School District pay for a 3rd party traffic study, Mark seconded the motion.
- dd.ROLL CALL VOTE- Mark-Yes, Jerry-Yes, Cory-Yes, Diane-Yes, Russ-Yes**

ee. **Stansbury Jr. High CUP Tabled** until the school district obtains a 3rd party traffic study on behalf of Erda City.

5. Meeting Schedule Discussion

- a. Cory-We haven't had to have 2 meetings a month. I think we could move to 1 time a month.
- b. Mark- I am not opposed to going down to 1; it could make those meetings long. We can address this in the future.
- c. Jerry- I think we should leave it at 2 times a month but if there's nothing on the agenda we cancel it. Let's be flexible.
- d. Cory- I think we are in agreement that we don't have a sufficient reason to change the current schedule, so we will leave it as is.

6. Comments from Commissioners

- a. Jerry-I knew there wasn't going to be any other comments tonight than other about the traffic study. When it said that the traffic in 2027 the traffic was going to be poor. I agree that there really needs to be a much better solution than what this is offering.
- b. Russ- Glad to see everyone out, this matters. Make sure you're here, I want to know how you feel. It's good when we have neighbors and people that are directly affected. I'm glad you're here. Thank you.
- c. Diane- I'm glad to hear from you, you've given us more to think about and plan for.

7. Adjournment

- a. Cory motioned to adjourn the meeting, Russ seconded the motion
- b. Voting was unanimous to adjourn the meeting

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

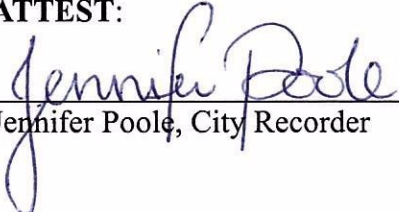
Note: these minutes represent a summary of the meeting and are not intended to be verbatim.

Prepared by: Jennifer Poole, Erda City Recorder

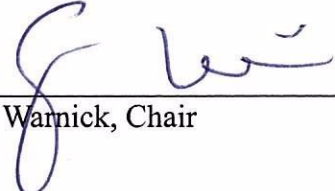
PASSED AND APPROVED by the Planning Commission this 24th day of January, 2023.

ERDA

ATTEST:



Jennifer Poole, City Recorder



Cory Warnick, Chair