

Erda Planning Commission Minutes

2/28/2023 – 7:00 pm

Tooele County Building - Auditorium

Call to Order 7:00 PM

1. Roll Call

- a. Diane Sagers, Cory Warnick, Jerry Hansen, Russ Brimley, Mark Gull, Kathleen Mallis.
- b. Jennifer Poole-City Recorder, Rachelle Custer-City Planner on-line

2. Pledge and Prayer

- a. Cory led the pledge of allegiance
- b. Jerry led the prayer

3. Approve Minutes from 2-07-23

- a. Mark motioned to approve the minutes from 2-07-23, Russ seconded the motion.
- b. Voting was unanimous to approve the meeting minutes from 2-07-23.

4. Public Comment

- a. Keith Toone- I understand this meeting is to discuss the possibility of a planned community. I'm just voicing my opinion on Planned Community Zones. We had a referendum not too long ago. There were over 900 signatures collected on it. For not letting the PC zone go in. That's over 80 percent who are opposed to it. There have been several referendums against high density housing or high density communities as it's called. I think that the city council instead of putting it to a vote. I challenge the developer to go out and get the signatures of people who want those PC communities. It's already been discussed, PC is not what the citizens want. People have moved to Erda for the rural feel and 1 acre lots. If we keep trying to change it to the next day break it won't be what our Erda is today.
- b. Marion Deware- My understanding was when we voted to become a city we voted to maintain our area as a rural area with 1 acre lots. I'm advocating that and not having planned communities.
- c. Bonnie Hause- (Online comment) I agree with Keith also. There are 80 percent of the people that want no less than 1 house per acre. We want to be individual and separate. You keep adding things from the county that we don't want. I don't appreciate it. We want to have our horses and cows

and mini farms. I'm sorry "Mr. Smith" wants to put in high density housing. I don't want to deal with the RVs and toys parked in the street. People moved here for the rural lifestyle. Quit following the county, let us be the independent community we wanted to be.

- d. Joyce Jacobson (Online comment) - I agree with Bonnie Hause and the others. We moved out here for a rural lifestyle. If you live near Erda Way with the schools trying to get there during the day it is ridiculous. Tooele City is set up for high density housing, that's where it should go. They are set up for that. We don't have infrastructure to allow people to come in and down our roads, it's very congested. We moved out here to get away from the high density housing and traffic.
- e. Allison Kipp- I have spent hundreds of hours with the people in the communities all over this county, getting signatures for referendums. I have listened to the people, most of the time they came to me to sign the referendums. Most people don't want high density housing. Grantsville has some apartments, Stansbury park has some townhomes, overall I can tell you in my time listening to people, people don't want those things. People in Erda don't want anything less than a rural 1 acre lot. Some on the east side would prefer 5 acre minimums . I know some 1 acre subdivisions are going in. We door knocked in Erda, we got more than enough signatures to get this on the ballot and the city council took it off. Along comes this again, but I beg you all to listen to what the people want. They want to maintain a rural community.
- f. Cory motioned to close the public comment, Russ seconded the motion to close the public comment.
- g. Voting was unanimous to close public comment.
- h. Public Comment Closed**

5. Administrative Items

- a. Discussion of a possible Erda Planned Community Zone.**
- b. Kathleen - I live on an acre lot, I've enjoyed that opportunity to live there and have that kind of space. I've always prayed that Erda would stay rural. I personally feel that 1 acre lots in west Erda are appropriate. I feel that a lot of information has been passed around and that a lot of people have been contacted and referendums have been done. I think the voice is loud and clear what the people want.
- c. Diane - The state of Utah is currently looking at and the Senate has passed a bill to rein in referendums. If $\frac{3}{4}$ of a legislative body passes something it wouldn't be subject to referendums. At some point housing is

going to be a problem. It's in our future, perhaps we need to prepare for that future. Maybe high density housing is 1 acre lots. If we do do a PC zone then it's going to be a real hatchet job on this template and we need to create our own.

- d. Jerry- If you look at the general plan the way it is right now. Our high density is ½ acre lots and that is mostly closer to SR 36. As you come west you have 1 and 5 acre lots and employment which can turn into commercial lots closer to the airport. I believe we can define what a PC zone is, and what that density is in a PC zone. I think it's a tool to allow us to have a conversation with the developer. So there can be better planning. I think a PC zone can be a combo of 1 and 5 acre lots. I think the concern is we have a template that is the county but we can make our own, that template is a guide and I don't believe this is what we want, I just think that the PC zone is a tool. From my background as a mechanic it's important to have many different tools. We already have in the general plan what our densities are. We've inherited some places with high densities and this would give us a better tool.
- e. Diane-If we use a template we don't have to start from scratch and we can keep what we want, and get rid of what we don't.
- f. Kathleen- There are a lot of things going on in more rural areas and we can look at what they have and see if they have any good options.
- g. Jerry- This can't be done in an evening, this will take time.
- h. Russ-This is not a good use of our time. We became a city to get out from under the County. We defined our densities and our general plan. This seems like a waste of our time. Nobody wants it. We want commercial and 1 and 5 acre lots. I don't think we should entertain it until we do need it. I think if we open up this can of worms then people are going to start applying for it. We just finished defining all of these things and the city plan, why are we going back through this. We are not the city council, we are the planning commission. We have no power to approve these things; we are to plan things and then submit them to the city council. I think until the state comes in and tells us we have to have it, we shouldn't have it. I don't think the state is going to come in and just make us do it in a blink of an eye.
- i. Mark- We have a community that wants 1 acre lots, and everything that comes with that. We also need to stop and think about things in 5 years. I think with what was said in the beginning and with the legislation that is coming, that there are all kinds of reasons why we should think about it and discuss it. I don't think it's a waste of time to be proactive in our thought process. Just like we plan where roads are going to be and the

general plans. These are all good plans to consider, and housing is an issue. I don't think anyone on this committee wants less than 1 acre lots. But establishing something that could work in Erda's favor and would be consistent with what the residents of Erda would allow, would give us more flexibility. We are our own community, if we are going to entertain any changes, we can make it what works for us. I'm not saying we need to change the density of Erda, but I'm open enough to see if there is a reason or need to have this and let's think about how we can organize our community. Let's make a space and be consistent and stay within the parameters that the community wants. It's always good to have a discussion. Growth is coming in our community. Developers are going to come and develop Erda, and as a planning commission how do we want to organize that development. Russ mentioned having or getting commercial businesses. How are we going to affect what type of commercial we want here? How are we going to facilitate getting those items into our communities?

- j. Russ- Everything you just said is in the general plan.
- k. Mark- I just saw a subdivision go through our last meeting that doesn't have a good long term plan, and I don't like that. I'm concerned about how that will play out. This isn't about the 1 acre density, it's about being able to communicate and make what's best for the community that's consistent for what the people want.
- l. Cory- I think this is worth consideration. We have lots of things on here to discuss. Referendum fatigue- I haven't done nearly as much as Allison, but it's a lot harder to gather signatures. I don't think it's right to pass something and have to have it referendum. I think we should do what is right and let the consequences follow. We need to do what is best with what we have here and now. I've struggled with this, I was a staunch opponent of this. As you've pointed out we could make one that fits Erda. I've given this a lot of thought. I know we want more walkability and trails and roads. I think we can just add those to our subdivision ordinance. I don't know what we can do that can't be done with our current zoning.
- m. Diane-Do we pursue this? Take time to try and see what we can do?
- n. Cory moved to open public comment, Russ seconded the motion to open public comment
 - i. **Public Comment Open**
 - a. Marion Deware- I liked what you said that defines high density as 1 acre.
 - b. Keith Toone- He brought up a point that we already have things in place. An example of possible high density is the ADU. It can be

the higher density that might be required later on. Use the tools that you've been talking about.

- c. Terry Christensen- To me this is one of the most important decisions you make. It won't be a farming community here much longer. We wanted the farming community, the animals. Rural not city. Planned communities with high density don't belong in Erda. We've already lost it with Oquirrh Point, that will ruin Erda. ½ acre density is good, but Oquirrh Point ruined that. We became a city so we could make our own plans. You've got to write it down and make it plain and simple or they will find a way around it. I hate to hear growth is coming. We need water in place before we can keep agreeing to all of this growth. We need to hear more plans about how to retain the water. It's just not a sustainable plan to keep bringing people to Erda.
- d. Aubrey Smith- There is nothing in a PC zone that says it has to be high density, but what it does is it gives something to the community in exchange for a subdivision. The 100 acres for 100 lots with no open space. This will not last, those farming families are done. If you have 100 homes for 100 acres that's nothing for the community, if you have them on ½ acre lots then that's 50 acres for open space and for the community. I understand the idea that until the legislature tells you to do it you don't want to do it. But your job is to plan. You are supposed to think ahead and be ready for when it does. We might not need moderate income housing yet, but we will. But to have some control where things go you need to plan it. We have had a concern about water for a long time. To say that all of Erda doesn't want this is an overstatement. Forty percent of registered voters signed for not wanting a PC zone, but that's not everyone. I appreciate that people came out here to share what they feel. It's good to have community feedback. I know you are doing a thankless job. I appreciate you.
- e. Marion Deware -The thought that on 100 acres maybe you have 80 houses and then leave 20 open you don't have to fill every acre with a house.
- f. Allison Kipp-We didn't go to every home we got over 40 percent, no one ever told me no. Just because we didn't get 100 percent of the voters doesn't mean more don't agree we did what was required then stopped.
- g. Craig Smith- I am here as a citizen. Getting comments about the system can work. If you drop this all together it would go to the

council with an unfavorable recommendation. I hope you take what you've heard today and build something that the people of Erda would like that wouldn't need to be referendum.

- h. Joyce Jacobson (Online comment)- We inherited these spaces with no open space. If you have ½ acre lots there's no guarantee that you'll have open space. It has to be in the ordinance and specifically spelled out. These apartments they're talking about, it's not for the community to use, it's for the apartments and people in those communities only. It's not for the entirety of Erda. I appreciate all that you're doing in trying to listen to all of the citizens.
- i. Allison Kipp-I listen to the Planning Commission meetings and the City Council meetings. From what I understand the city council never asked you to do this, to consider a PC zone. I don't see how you can be forced to review it if you've never been instructed by the city council by vote to review this.
- j. Kathleen motioned to close the public comment, Jerry seconded the motion.
- k. Voting was unanimous to close public comment.

ii. Public Comment Closed

- a. Diane- So from what I understand right now anyone from the public can suggest a topic for our consideration. Is that right?
- b. Cory-From what I understand
- c. Rachelle Custer (City Planner, On-line) - This has never been a formal item on an agenda, if the council asks for you to make a motion on the agenda not just as a discussion item. But to this point this has only been a discussion. If we vote to table this it won't go before anyone. A discussion is for you to decide if you want to have an official vote. If an application is submitted officially then an official vote would have to be given.
- d. Cory- I have a motion to table this until such a time where either an applicant or the city council asks us to consider it. Russ seconded the motion.
- e. **Roll Call Vote Cory-Yes, Jerry-Yes, Kathleen-Yes, Mark-Yes, Russ-Yes, Diane-Yes**
- f. **PC Zone Discussion TABLED**
- g. Russ- I would not be against talking about a PC zone if it fell within the work we've already done. Cory mentioned that if we work with what we've got and could add those items into what we already

have. If we are going to pursue this PC and make it fit what we already have.

- h. Mark-If someone comes with a 100 acre lot they can have all those homes except for the roads. Why would they offer up free space?
- i. Russ- We don't need to reinvent the wheel, just make it better in our subdivision ordinance to include those items.

6. Adjournment

- a. Cory moved to adjourn the official meeting and move to the work meeting after a short recess, Jerry seconded the motion.
- b. Voting was unanimous to adjourn the meeting and move to the work meeting.
- c. Meeting Adjourned

7. Commencement of WORK MEETING after adjournment of regular Planning Commission Meeting.

- a. 8:20

8. Discussion of Amending Planning Commission RULES OF PROCEDURE

(https://docs.google.com/document/d/1y_RqIN8hWAGtnmDQ0w6LDtXTpuJMwHPm/)

Agenda Rules 2.1 and 2.2. Should we amend to be able to have work meetings AFTER the regular meeting or maybe even leave it up to the discretion of the chair for each meeting?

a. Diane- These items are about the rules and procedures of meetings and when we can have work meetings. In theory our work meetings come before our meeting. I like that it says leave it up to the discretion of the chair.

b. Mark- I can't do work meetings before our regular meetings.

c. Craig Smith- Some of this is outside of your purview, if you want to take a motion and vote we can draft a resolution and send it onto the city council.

d. Cory- We want to clean up the language to make the work meeting either before or after at the discretion of the chair.

Rule 10.1 - Should we amend the rules to include how things get on the agenda?

a. Diane-Do we want to amend how things are able to get put on the agenda?

b. Cory - I asked for this, Diane said that anybody can put something on an agenda. Right now there are only a few ways, the city council, an applicant, and right now anybody in the city can add something. I think if there is a better way, it should have to go through us, an application, or the city council.

c. Diane- So you want a more formal way for people to submit something on an agenda.

d. Rachelle Custer- How things are added to the agenda are by applications, a council member asking, or from planning staff. There are times where we meet with a resident and talk about an item and see if it's worth submitting an application. A Planning Commission Member should have the ability to add something to the agenda that they feel should be discussed.

e. Cory -We think that we would like the four following options Planning Commission, City Council, Planning Staff, Application

9. Discussion of General Plan

a. Should we amend the general plan to define that Rabbit Lane is only in the plan as a trail and not as a street?

b. Diane-By doing that does it make it so people can't drive down to their yards? I just don't want to take away their right of ways.

c. Mark-If you are going to take something away that was planned as a road that essentially replaces that it could cause issues. I don't think we can just change something, without having something else in place. You have to have a plan for traffic, we can't just leave it.

d. Cory-I walk down that lane 3 to 4 times a week. I would rather have a lane a little further east.

e. Mark- I think we need to do a little more due diligence on ownership of that land and area.

f. Cory-Jerry would you look into who owns the parcels along Rabbit lane and the easements?

g. Russ- Why does it matter who owns it? If we want it to be a trail can't we just say it's a trail.

- h. Craig- Rabbit lane is not privately owned. The county at some point in time closed it and designated it a trail.
- i. Diane-If it's been closed off as a trail we want to designate it as a trail.
- j. Cory-I think we can talk about this again in 2 weeks and then have a possible vote on it in 4 weeks.
- k. Rachelle-If we are just removing that section we can just talk to PSOMAS and have them fix it and then we can notice it. We can look into getting this updated and changed.
- l. Should we amend the general plan to define what low, medium and high intensity means?
- m. Cory-It would be nice to get everybody on the same page. I know that some council members think anything less than 5 acres is high intensity. I think it would be good for everyone to be on the same page.

Diane- In the interest of time the roads and trails discussion items will be moved to the next work meeting.

10. Discussion of Roads.

- a. Should we add a provision to the subdivision ordinance which mandates connectivity of roads to future subdivisions?

11. Discussion of Trails.

- a. Should we add a provision to the subdivision ordinance which mandates an off-street trail system with (potential) connectivity to the rest of the city?

12. Discussion on Moving Meeting Place to Erda City Office at the Fire Station

- a. Jenn- We can have meetings there, we won't have the equipment necessary to do a very good recording or good audio, but I have been authorized to purchase some small equipment to make it work.
- b. The Planning Commission would like to officially move their meetings to the Fire Station.
- c. **The Planning Commission was unanimous in their desire to move their meeting.**

13. Work on creating a possible Planned Community Zone for Erda City

14. Adjournment

- a. Cory moved to adjourn the work meeting, Jerry seconded the motion
- b. Voting was unanimous to adjourn the work meeting

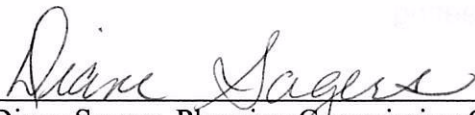
Pursuant to the Americans with Disabilities Act, Individuals needing special accommodations should contact Jerry Hansen @ 435-830-1244

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 14th day of March, 2023.

ERDA



Diane Sagers, Planning Commission Chair

ATTEST:



Jennifer Poole, City Recorder