

Erda Planning Commission Minutes

03/14/2023 – 7:00 pm

Tooele County Building - Auditorium

Call to Order 7:00 PM

1. Roll Call

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

2. Pledge and Prayer

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

3. Approve Minutes from 2-28-23

- a. Diane moved to approve the meeting minutes from 2-28-23, Russ seconded the motion to approve the minutes.
- b. Voting was unanimous to approve the minutes from 2-28-23.
- c. **Meeting Minutes from 2-28-23 Approved**

4. Public Comment

- a. Diane opened the meeting to public comment,
- b. Seeing as there was no public comment the public comment was closed.

5. Administrative Items

- a. None at this time.

6. Adjournment

- a. Jerry moved to adjourn the regular meeting, Russ seconded the motion to adjourn the meeting.
- b. Voting was unanimous to adjourn the regular meeting
- c. Regular Meeting was adjourned

7. Commencement of WORK MEETING after adjournment of regular Planning Commission Meeting. 7:05 PM

8. Discussion of Roads.

- a. Should we add a provision to the subdivision ordinance which mandates connectivity of roads to future subdivisions?
- b. Mark-I think we need to put this in there if we want a community that isn't piece meal. I think we need to put something in there about connectivity. We need to be able to alleviate the traffic that will come.
- c. Diane- I've seen roads with cul-de sac after cul-de-sac and the main road is clogged up. We do need to plan ahead for the traffic. How do we propose to do that?
- d. Jerry-Rachelle said that the county is doing a transportation study and it needs to be cohesive with that. We could apply for a study to do this about what we might need.
- e. Kathleen- One thing I worry about with bigger developments is the egress. Oquirrh Point has done a good job of egress and where people are going to be. But some of them I worry about. That the access to it might not be sufficient for what is going in there. I am not sure Chocrane could accommodate the traffic that is going in there.
- f. Jerry- There are other roads that are going to need some attention like church road. I think we need to do something to address this. I don't know how we can do that without a traffic study.
- g. Cory-I am less worried about the big developments I'm more concerned about these smaller developments. I get they can't put in a whole road system, but we could require that they accommodate the future possible roads.
- h. Mark- With the Zeller parcel, nothing against that, but there is no future for that in and out. Those remaining 5 acres are going to be developed someday, how are those people going to be getting in and out? I don't feel that's an adequate plan. If we create an ordinance that requires connectivity, it could be of benefit to others. I think if there is an impact that you're placing on the community or others that all should pay for those utilities or facilities. I think people need to help pay their part for what their impact is going to be. I Just want to be fair to all people.
- i. Russ- We have a development with several hammerheads, it's just a mess, people have to go in and out and in and out.

- j. Cory- I want to avoid limited outlets. I want these communities to connect to each other.
- k. Rachelle- The county just added a connectivity piece that could be helpful.
- l. Cory- We are trying to eliminate as many dead ends as possible.
- m. Mark- We also want to look at the adjacent area that is going in and possible roads.

9. 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?
- b. Mark- I don't know how we could require trails in the smaller areas that wouldn't be helpful, but in the larger subdivisions I can see why that would be a necessary element.
- c. Rachelle- So i'm hearing that any subdivision that is adjacent to a current trail system should create some connectivity to it.
- d. Russ- I would love to see some way to get the trails onto both sides of the 36, that connects the community of Erda.
- e. Rachelle- If you don't make the developer pay for it now as they are putting it in then the city will have to pay for it later.
- f. Follow up with Jerry Hansen on Rabbit Road/Trail discussion**
- g. Jerry-So Rabbit Lane is privately owned, by quite a few people.
- h. Rachelle- I have some concern about removing that from the roads plan, we don't need it now but we might need that in 20 years to be a road.
- i. Rachelle - A lot of the roads on the Master Plan are privately owned and the city will just have to acquire them as they are needed in the future.
- j. Mark- Derald, have you lined up your roads to connect with Liddel?
- k. Derald- I have not, but that is something I can look into to create better connectivity.
- l. Diane- Where do we stand, I don't think we have conclusions but some good food for thought. To look at what we do have and see what we can do to make it better.
- m. Jerry- I think we need to all look at these items a little more carefully, do some more research and leave rabbit lane as it is.
- n. Cory- We want trails along the major roads as we can, as far as roads go we don't want there to be as many dead end roads.
- o. Diane- We will bring this up again.
- p. Rachelle- The county master transportation plan should be done this fall.
- q. Diane- How much being outlined there is going to affect us?

- r. Rachelle- I think for what you're trying to accomplish you could go ahead and move forward. Then we can look at the county's plan when it comes out.

10. Adjourn the work meeting

- a. Jerry motioned to adjourn the work meeting, Russ seconded the motion to adjourn the work meeting.
- b. Voting was unanimous to adjourn the work meeting
- c. Work Meeting Adjourned.

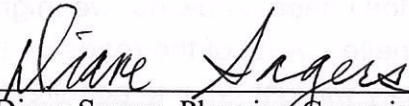
Pursuant to the Americans with Disabilities Act, Individuals needing special accommodations should contact Jerry Hansen @ 435-830-1244

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

Prepared by: Jennifer Poole, Erda City Recorder

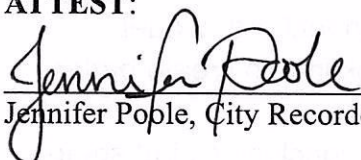
PASSED AND APPROVED by the Planning Commission this 28th day of March, 2023.

ERDA



Diane Sagers, Planning Commission Chair

ATTEST:



Jennifer Poole, City Recorder