

## Erda Planning Commission Minutes

4/25/2023 – 7:00 pm

Erda City Office-Fire Station

### Call to Order

#### 1. Roll Call

- a. Russ Brimley, Kathleen Mallis, Diane Sagers, Mark Gull, Jerry Hansen, Cory Warnick
- b. Jennifer Poole - City Recorder, John Brems - City Attorney

#### 2. Pledge and Prayer

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

#### 3. Approve Minutes from 4-11-23

- a. Diane moved to approve the meeting minutes from 4-11-23, Cory seconded the motion.
- b. Voting was unanimous to approve the meeting minutes from 4-11-23
- c. **Meeting minutes from 4-11-23 APPROVED**

#### 4. Public Comment

- a. Matt Hymas- I don't live here. I am on the Utah State School Board of Education and I represent Erda. I am also the executive director of Excelsior Academy on Erda Way. I have worked at Excelsior previously then left in 2014 when it was only one building. In my first week back here the issue that was brought up to me was that we needed to fix the car pool. My main goal is to get all parking off of Erda way, the church parking lot and Liddell Lane. I have a map here and want to show you what we want to do. But we may need the city to help us with this. Thank you.
- b. Jerry moved to close public comment, Kathy seconded the motion to close public comment
- c. Voting was unanimous to close public comment
- d. **Public Comment Closed**

5. Administrative Items- No public input
- a. **Tealby Village Development** is seeking an extension under Chapter 9 Planned Unit Development (Tooele County) **Preliminary Plan Extension** 9-6(7) Subject to an extension of time granted by the planning commission,
  - b. **Tealby Village Development** is seeking a **CUP Extension** per Chapter 9-7(5) (Tooele County) However, upon written request of the applicant, the one year period may be extended by the planning commission for such time as it shall determine for good cause shown, without further hearing.
  - c. Diane- I need to say now that Tealby Village is built on Sagers family property it's not my property. I won't be getting anything from this but my kids might. I do need to share that right now to make everyone aware but I do plan on participating in this discussion.
  - d. John Brems: City Attorney-Tealby village was hand in hand with Erda Estates, you heard from Erda Estates last meeting and approved their extension. For Excelsior I'll just mention that Tooele County in their motion when they approved this was that when the applicant submits an application for preliminary and final plan they are to provide and comply with 1. When the applicant submits an application for the preliminary and final plan stages for the PUD, additional information is provided regarding the planned water and sewer utilities, as well as additional details regarding any landscaping and trail elements within the PUD. 2. The developer mitigates any traffic issues on Erda Way with additional plan and additional for Excelsior Academy. As well as loading and offloading mitigation. 3. Plan for storm water retention during preliminary and final stages. Those are the conditions that Tooele County put on that approval. It would be my recommendation to give them the same extension you gave to Erda Estates.
  - e. Derald- Matt's comments are so timely. Tealby village has been integral to solving the drop off and pick up with Excelsior. To get the traffic off of Erda way. The ability to have the extension will be important to getting those worked out with Excelsior.
  - f. Cory- Has there been any significant changes made to these plans at all. I know you've submitted updated concept plans for Erda Estates. Have there been any changes to this as well?
  - g. Derald-With an extension there will be an updated concept plan. This plan doesn't show any open space. Even though the applications of Tealby Village and Erda Estates are separate they go hand in hand together. This application is really an important piece to solving the Excelsior traffic

issues. I don't believe this concept shows any open space. But I think we are looking to focus on the Excelsior drop off and pick up.

- h. Kathleen- You were talking about doing the drop off and pick up in the rear is that still the plan?
- i. John- I suggest you address that after you are finished with the current agenda item.
- j. Mark-Motioned to grant the extensions as recommended for the 1 year extension from today for the PUD Preliminary Plan extension and the CUP extension for Tealby Village, Jerry seconded the motion
- k. **ROLL CALL VOTE: Russ-Yes, Kathleen- No, Diane-Yes, Jerry-Yes, Cory-No**
- l. **FINAL VOTE 4-2 MOTION PASSED to approve the extension to Tealby Village on the Preliminary Plan and CUP**
  
- m. John-If you want to do planning I think you ought to direct Rachelle to bring stuff back. Give her specific items to work on and bring back to you. Both Rachelle and I are working on an outline of what Tealby Village and Erda Estates are going to have to work with. Chapter 9 is very confusing but we are working it out and we'll get it to you to review.
- n. Cory- From what I remember in my training if a person brings up an item in the public comment section of the meeting it can be talked about and discussed in the meeting just no actions or votes can be made on anything. So if we want to continue the discussion about Excelsior and the parking we can.
- o. Matt- I understand that this is not an agenda item today. I just wanted to let you know about what we are thinking. I am not here to negotiate or ask for anything. But just to speak to the general idea. Here is a map overlay. You can see our carpool system and it's chewing up the asphalt on Erda Way. Our biggest concern is not if a student will get hurt but when. You can see what we've done here. 6200 ft of total queuing length. We did a traffic study and we had 700 cars coming in the morning and 500 leaving, then in the afternoon we had 300 cars coming and 500 leaving. Our issue is as you can see in our plan that Erda Way does not look like what Erda Way does right now. In the plan we've drawn up it adds some items that we need help with. I understand there is a development trying to build to the east of us. But this should work no matter what is being built there.
- p. Diane-There are two separate schools here. What about the parents that have kids in both schools?

- q. Matt- If you are elementary only you'll pick up in front of the elementary, if you only have middle school kids you'll pick up in front of the middle school. If you have both there is a queue in the middle. It's not a perfect system but it'll help. We want to put up a fence on Erda way as well as make some other adjustments.
- r. Mark-Do you have plans for a high school?
- s. Matt-The reason I hesitate to answer this is I've had that question asked of me for a long time. We are in the process of purchasing 17 acres in the back to possibly build a high school. We want a high school, I think Excelsior can do better than the current school system and in the future we'd like to have one there.

6. Comments from Commissioners

- a. No comments were made.

7. Adjournment

- a. Mark moved to adjourn, Russ 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 23rd day of May, 2023.

**ERDA**

  
\_\_\_\_\_  
Diane Sagers, Planning Commission Chair

**ATTEST:**

  
\_\_\_\_\_  
Jennifer Poole, City Recorder