

Erda Planning Commission Minutes

5/23/2023 – 7:00 pm

Erda City Office-Fire Station

Call to Order 7:00PM

1. Roll Call

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

2. Pledge and Prayer

- a. Kathy led the pledge of allegiance
- b. Mark led the prayer

3. Approve Minutes from 4-25-23

- a. Kathy moved to approve the meeting minutes from 4-25-23, Cory seconded the motion.
- b. Voting was unanimous to approve the meeting minutes from 4-25-23.
- c. **Meeting minutes from 4-25-23 APPROVED**

4. Public Comment

- a. No public comment was made
- b. Diane moved to close public comment, Cory seconded the motion
- c. Voting was unanimous to close the public comment
- d. **Public Comment Closed**

5. Administrative Items:

- a. Swearing in of Mr. Clyde Christensen as a member of the Erda City Planning Commission
- b. Jennifer Poole-swore in Mr. Clyde Christensen

6. Legislative Items – Public input

- a. Lawson Subdivision (SUB 04-2022) Preliminary and Final Application. The subject property is located at 5132 Heidi Way. The request is to subdivide lot 2 of the Buzianis Ranchettes Phase 1 into two lots, lot 1 2.91 acres and

lot 2 2.22 acres. The property is zoned RR-1 and is surrounded by 5 acre lots.

- b. Open Public Hearing
 - a. No comments were made
 - c. Close Public Hearing
 - a. Cory moved to close the public hearing, Jerry seconded the motion
 - b. Voting unanimous to close the public hearing
 - c. Public hearing closed.
 - d. Rachelle- The only reason this is a standard and not a minor is it's an amended subdivision. There are no infrastructure issues or other conditions. You can see in your packet that it is in compliance with the general plan. There are no issues of concern that have been raised.
 - e. Cory-You said it is amending it? Is that the current subdivision?
 - f. Rachelle- Yes it's just amending the current subdivision to make this one lot into two.
 - g. Clyde-Do they have enough water for 2 residences?
 - h. Rachelle- Yes the Health Department has signed off on this for their water.
 - i. Mark-Moved to approve the preliminary and final subdivision applications per staff recommendations, Cory seconded the motion.
 - j. **ROLL CALL: Kathleen -Yes, Mark -Yes, Jerry -Yes, Diane -Yes, Clyde-Yes, Russ-Yes, Cory-Yes**
 - k. **Voting Unanimous Lawson Subdivision Preliminary and Final (SUB 04-2022) APPROVED**
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- l. Tooele County School District CUP (CUP 03-2022) application for Stansbury Junior High School. 5300 N Stallion Way
 - i. Public Hearing is currently open
 - a. No comments were made or received.
 - ii. Close Public Hearing
 - a. Diane moved to close the public hearing, Mark seconded the motion
 - b. Voting was unanimous to close the public hearing
 - c. **Public hearing closed**
 - d. Rachelle- They have been before you 2 times now. The first time there were some concerns with the study. The school district went back to their engineers and did further study taking more into consideration. They came up with a 3rd

party traffic study. They went back and revised the traffic study now that they added the consideration of the new high school. They came back with Bates Canyon Rd should be widened and the lanes narrowed to 11ft lanes. They think these improvements should be done by 2025. They should make some striping changes on Bates and the SR36. UDOT says they will look at whatever the county wants them to address. As for parking the minimum required is 1 space per 3 employees and they are providing 173 which is way over the required amount. Planning Staff recommends that the Erda City Planning Commission makes a motion to approve the proposed conditional use for the Stansbury Junior High School with the following conditions: **1-Traffic mitigation on Bates Canyon Road as recommended by the traffic engineer be constructed as part of the school construction. 2-School district continues to work with UDOT to mitigate the traffic impacts on SR 36 and Bates Canyon Road as recommended by the traffic study. 3 - Engineer's recommendations be included in the school construction. 4- All lighting on the site be directed down to mitigate the impact to neighboring homes.**

- e. Diane-I have a question. They are talking about this traffic study and this new school as part of it moving some of the traffic to the new high school. Are they taking into consideration the growth of the city?
- f. Rachelle-The new traffic study takes this into consideration
- g. Diane- What if both schools are at full capacity?
- h. Rachelle- This does take that into consideration.
- i. Mark- This does take that into consideration, a note states that once Stansbury reaches 1,800 students they will look at building a new school.
- j. Rachelle- That is why the district has switched their school plan to look at building a new school at a population of 1,800 so they can plan for the new growth.
- k. Mark- How much of Erda will be attending this school? How many will go here vs going to the new high school?
- l. Rachelle- I would imagine that the majority of the Erda residents will go to Deseret Peak.
- m. Mark-The road they have on the plan on the east side is that there?

- n. Rachelle- That will be a private road that only leads to the school.
- o. Mark- So that future road is only for queuing?
- p. Rachelle- It will be owned by the school district.
- q. Mark- That worries me a little bit, that this won't be a viable through route. Do you know if this is channeling out of Liddle lane?
- r. Rachelle-Yes it is. But this is an onsite road.
- s. Diane- You've talked about the county road plan, is Erda a part of that?
- t. Rachelle- Yes Erda is a part of that, and you adopted the County Master Transportation Plan. If you wanted this road to be different you'd have to change your master plan to make it a requirement to finish that road.
- u. Clyde-Have they given any ideas as to how they will stripe the roads like left lane turns?
- v. Rachelle- There is a map there that shows the different striping. They will also reconfigure the bus lines for the high school to work with the jr. high.
- w. Diane-What about the flashing lights and crossing guards? To keep those kids safe?
- x. Mark- What if we get to 2030 and we need those 2035 improvements?
- y. Rachelle- We can go to the District and ask them. But that's about it.
- z. Mark-Can we put a condition that they have to do another study before then and evaluate if those conditions are working or if we need to do something more or different?
- aa. Rachelle- Yes we can make that a condition, then it's just up to the city to remember to follow though.
- bb. Rachelle- Just so you know the county is going after a grant to get the sidewalks finished all along Bates Canyon.
- cc. Cory- A concern that I have is keeping continuity with trails that are already there. So if it's asphalt then keep it that way and build with like material. Another concern I have was the 11 ft lanes, it looks like it's not the whole way but only in a few areas where there are intersections.
- dd. Mark-I like that it has a 2 stage plan, but I would like to have it evaluated in 5 years so we don't end up with our hands tied in 5 years with nothing to do about it.

- ee. Rachelle- I need to commend this body. It's because of your questions, items you've raised that we've gotten this far with the School District.
- ff. Russ- With the lighting they were talking about the ball fields and stuff? Wouldn't that be at the high school?
- gg. Rachelle- Yes I believe so. But they are also looking to put in a swimming pool in the future. As all of the schools share Pratt Aquatic Center.
- hh. Cory-My biggest one is pedestrian crossing, I know we talked about a flashing light and a crosswalk. When the head guy from Excelsior came he said 1 kid getting hit is too many. We should have the foresight to see this through. Whether we have to make a fence or tunnel where kids have to go there to cross.
- ii. Mark- I think the stop sign on Bates and Stallion in 2035 will be a help with that. The fact is our stewardship in that area is half a road.
- jj. Rachelle- We could ask about a crossing guard the Sheriff's department is responsible for overseeing those.
- kk. Mark-Perhaps it could be a recommendation for the School District to coordinate with the Sheriff Department to provide a crossing guard.
- ll. Diane- High School kids don't go home right after school. They have activities and things that won't be just at 8 and 3.
- mm. Clyde- There will also be a lot of bus students going to this school.
- nn. Rachelle- The School District lowered the radius for bussing for this school to 1.5 miles as there isn't a lot of walking area.
- oo. Clyde- What about extra lighting?
- pp. Rachelle- We can have them put up street lights at the intersections or entrance ways to the schools.
- qq. Cory-My other concern, that intersection on 36 and Bates has become really bad with bad accidents. If they are going to be re-striping it, can we do something to make it safer?
- rr. Russ- No Yellow lights. Just Green or Red.
- ss. Mark-Who owns that ditch area next to the intersection on Bates and SR36?
- tt. Rachlle-UDOT, but if we want to use that area the county would have to do those improvements.

uu. Mark-From what I see in the plans with the 2 left turn lanes on SR36 onto Bates I think that will help. They even accommodate for the increase on the east side of that intersection.

vv. Cory- I want to review some of the items we've brought up to see if we agree as a commission. We need at least 4 head nods to count it as a yes to add it to the conditions of the CUP. So first continuity with existing trails? 4 head nods, evaluate the traffic study in 5 years? 4 head nods, the district providing an adult to help facilitate the crossing sections? 4 head nods, add onsite lighting at the entrances of the jr. high and high school on Bates Canyon Rd? 4 head nods.

ww. Cory motioned to approve the CUP for the Jr. High with the following conditions the 4 as recommended by the staff, and an additional 4 conditions 1- Continuity of the trail to the east of the property to maintain the design, 2-re-evaluate the traffic impact study in 2030 with the purpose to do traffic improvements sooner if needed, 3- the school provide an adult crossing guard to assist the crossing of the students, 4- they have onsite lighting at the entrances at the jr high and high school on Bates Canyon rd, Russ, seconded the motion

xx. ROLL CALL: Cory-Yes, Russ-Yes, Clyde-Yes, Diane-Yes, Jerry-Yes, Mark-Yes, Kathy-Yes

**yy. Tooele County School District CUP (03-2022)
APPROVED with 8 conditions.**

7. Comments from Commissioners

- a. Jerry- Thank you Rachelle, and Welcome Clyde.
- b. Clyde-To introduce myself a little. We've lived in Tooele valley for 34 years. I worked in the oil fields in WY for 10 years. I've worked at the Tooele Army Depot for 22 years. I've been retired for 3 years. We've been in Erda for 10 years now.

8. Adjournment

- a. Clyde motioned to adjourn the meeting, Jerry 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 June, 2023.

ERDA

ATTEST:


Jennifer Poole, City Recorder


Diane Sagers, Planning Commission Chair