



ERDA CITY
2163 W Erda Way – Erda, UT
(435)243-5577

CUP 2024-02

Home Based Business

Conditional Use Permit

Public Body: Erda City Planning Commission

Meeting Date: November 12, 2024

Parcel IDs: 08-024-E-0036

Current Zone: RR-5 (Rural Residential)

Property Address: 1475 E Country Lane

Request: Conditional Use Permit to operate a home based business

Planning Staff Recommendation: Approval

Applicant Name: William Christy

PROJECT DESCRIPTION

William Christy is requesting a conditional use permit to operate a home based business at his residence. His business rents roll off dumpsters. Boss Roll Off Dumpsters has a lease with property in the Peterson Industrial park to store the dumpsters. He will have one truck under 26,000 GVW and may at times have one dumpster on the truck overnight for an early morning delivery. The truck and all equipment will be stored in an accessory structure on the lot. The business has 2 employees one of which is the owner. There will only be two employees max at any given time at the home. Hours of operation are 7 am – 7 pm. The application does not state how many days a week they will be in operation. The application states that there may be occasions when minor repairs need to be made to the dumpster. It would be no more than one at a time and the repairs would be completed in the accessory structure. Any major repairs will be sent out to a 3rd party for repair.

SITE & VICINITY DESCRIPTION



The subject property is located on Country Lane in the RR-5 zoning district. The property is single family rural residential surrounded by single family rural residential.

ISSUES OF CONCERN/PROPOSED MITIGATION

Only issues of concern would be dumpsters being stored at the home. Mitigation would be to place condition that no outside storage allowed at home and one dumpster on the truck on in the shop for repair at a time and must be stored within enclosed structure

NEIGHBORHOOD RESPONSE

Any comments that are received prior to the planning commission meeting on November 12th, will be forwarded to the planning commission for review and summarized at the meeting.

PLANNING STAFF ANALYSIS

Planning Staff has completed a Site Plan Review of the conditional use application. Erda Land Use code table 15-5-3-2 allows home based business in the RR-5 zoning district with the following conditions.

Home based business

Owner of business must occupy residence as their primary residence.

May be permitted to have no more than 4 employees or contractors that reside outside of the dwelling at the residence at one time provided there is at least one off-street parking area available on the property for each employee and contractor.

No outdoor storage all equipment and storage shall be in an enclosed structure.

All work shall be performed inside an enclosed structure.

Shall be limited to four vehicles larger than a class 6 related to business operations; such vehicles shall not be allowed on residential neighborhood roads and business shall have access to a collector road approved by the City.

Hours of operation as per Erda Code 6-19-5 regulations and may be further restricted by Conditional use permit.

PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Erda City Planning Commission makes a motion to approve the proposed conditional use for the Boss Roll Off Dumpsters with the following conditions:

No more than two employees at home with adequate off street parking.

All equipment and vehicles shall be stored in an enclosed structure.

All repairs shall be done inside an enclosed structure.

No customers at home.

No outside storage.

Dumpsters shall be stored off site.

Hours of operation to be Monday – Friday 7am – 7 pm

Conditional Use Permit Application

*May be required to go before planning commission.

Property information and location (all lines applicable to this site must be filled in)

Parcel # 08024E0036 Lot # 36

Subdivision Name: COUNTRY LANE RANCHETTES

(For office use only)

CUP #: _____

Is this an amendment to previous CUP? Yes ☐ No ☐ Is this a temporary CUP? Yes ☐ No ☐

Application Determination:

Approved ☐ Denied ☐ Conditions imposed? Yes ☐ No ☐

By: _____ Date: _____

Property Owner(s) Information

Name(s): William E. Christy III

Address per tax rolls: 1475 Country Lane

City/County: Erda State: UT Zip: 84074

Office/home phone: 435-849-7376 Fax: _____

Mobile phone: 435-849-7221 Message phone: _____

Email address: rent@bossrolloffs.com

Applicant's Information if different than Property Owner(s)

*Agent Authorization notarization needed

Name(s): _____

Address per tax rolls: _____

City/County: _____ State: _____ Zip: _____

Office/home phone: _____ Fax: _____

Mobile phone: _____ Message phone: _____

Email address: _____

All information in this application is required and must be completely filled out and signed with the required paperwork submitted or the application will be denied.

There shall be no presumption of approval of any aspect of the process.

APPLICATION IS HEREBY MADE TO THE PLANNING COMMISSION REQUESTING THAT:

(Describe in as much detail as possible the business and use on property)

We are starting up new Dumpster Company only dealing in construction debris, no house hold type garbage. Bins will be taken from job site to landfill and dumped, returned to the job site or to the next job site. In a rare event we bring A empty bin back to our home business to be taken to the next customer. Truck & bin to be parked in the shop we have onsite to be delivered to the customer the next day first thing. Truck is a medium duty truck with same motor in any other Ram pickup truck this is a NON-CDL required truck under 26,000 lbs. We would be operating between 0700 (7am) – 1900 (7pm) No employees only owner operator. We wont be doing any major repairs that will be done at a shop. All our equipment is new as well. We are sub-leasing a spot at the Depot 105 S. Glenn CT. Bldg. 2002, Tooele Home will be storing the truck / home office and minor maintenance. Only bins that will be onsite outside will be for My personal use (e.g. Yard waste, property cleanup & renovation projects (1-3 bins) depending on projects.

Total acreage of parcel: 5 Area occupied by this use: Shop 40' (W) x 70' (L)

Current zoning designation: RR5 Current use of land (residential, commercial, etc.):

What area(s) of the property will be used for the business (accessory structures, yard space, in the residence, etc.)?
2 bays of my shop and 40' (W) x 50-70' (L).

How many Employees will be coming to work at the property (whether to pick up items or work)? 2

How many deliveries or pickups will be made to the property?: NO 3rd. Party Delivery or pickups (i.e. Customer, delivery companies, etc.

How many customers will be allowed at the property at one time? 0

What type and how much raw and finished product will be stored? NONE

How and where will equipment and materials/product be stored? Truck & bins in shop and only bins (1-3) for personal use would be outside based on home / maintenance & renovation projects, If anything ever changed we would build a structure per City & County CUP to house any other business trucks or equipment.

What will your hours of operation be? 0700 (7am) to 1900 (7pm)

Include the following with the application:

Applicant City

Site Plan with the following:

1. A north arrow, the scale of the drawing, and the date of the drawing.
2. Street names and addresses.
3. **Property lines with dimensions.**
4. All sidewalks, driveways, curbs and gutter, **and parking areas** (if any).
5. **All existing easements, rights-of-way, and any other significant features on the site.**
6. **Existing buildings** and significant features located on adjacent properties **within 50 feet (50')** of the subject property boundaries.

Responses to the following questions:

1. How does your proposed project fit in with surrounding properties and uses? Will NOT have any effect as we will have truck in shop to keep out of weather and UV rays.

2. In what ways does the project not fit in with surrounding properties and uses? None – There are plenty of other home-based business with much more equipment, heavier equipment. We have a single under 26,000 lb. Non-CDL truck with the same motor that is in the any other Medium Duty pickup truck. Truck will be parked inside our shop, and the bins will be at a sub-leased yard space at the old Tooele, UT Depot 105 S. Glenn CT. Building 2002, Tooele, UT 84074 or at job sites.

3. What is your plan to mitigate the potential conflicts/nuisances with surrounding properties and use, if an exist?. I have talked to my neighbors sharing the same property lines on each side and behind me and they were fine with the home-based business. As long as im following the CUP, which allows me to store equipment in a covered structure. Only bins (est. 1-3) as stated will be for personal property use as listed above for Yard & other home projects and renovations. If any concerns arise, they can always talk to me as we have done in the past, and I will do my best to adjust to keep them happy with in reason.

Applicant City

Applicant must provide to the Erda City Recorder's office, or email (jpoole@erda.gov) addresses of adjacent property owners of this property (and immediately across the street).

1447 Country Lane, Erda UT, 84074 (West)

1501 Country Lane, Erda UT, 84074 (East)

1464 Country Lane, Erda UT, 84074 (South)

1492 Country Lane, Erda UT, 84074 (South / East)

1566 Erda Way, Erda UT 84074 (North)

1520 Erda Way, Erda UT 84074 (North / West)

1612 Erda Way, Erda UT 84074 (North / East)

Conditions imposed:

*Staff or planning commission may add further restrictions.

In submitting this application, I (We) agree to the following conditions and understand that any breach of any one or more will cause this permit to become void:

1. No more than 10 employees may be employed at the dwelling that does not reside within the dwelling. All other employees of the business who work at the dwelling shall be residents of that dwelling.

2. No retail or wholesale sales be conducted that would present a nuisance or interfere with the normal residential traffic pattern in the neighborhood.

3. All federal, state, and local codes, laws, regulations, and license requirements be complied with.

4. On site advertising shall be in accordance with Tooele County sign ordinance and shall not be more than 2 square feet in area.

5. All dwellings on the premises shall be kept in such a way that their exterior will be maintained in a residential manner.

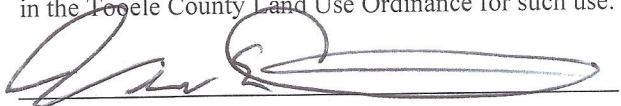
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I (We) as the owner(s) of this property have read and do hereby agree to and understand the above terms and conditions without reservation and place my signature below as an act of such agreement. It is further agreed and understood that should I (we) violate any of the above conditions, this permit shall become null and void without further process and such use will not be permitted upon the property. This permit is issued site specific and not transferable to another property, but may be transferred to a new owner.

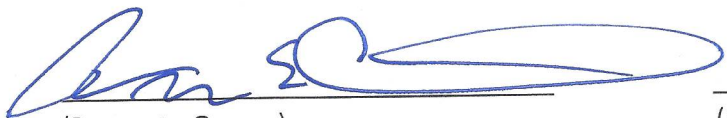
I (We) understand that the Zoning Administrator shall not authorize a conditional use permit unless the evidence presented is such as to establish that such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, and the proposed use will comply with the regulations and conditions specified in the Tooele County Land Use Ordinance for such use.


APPLICANTS SIGNATURE9/18/24
DATE
PROPERTY OWNERS SIGNATURE9/18/24
DATE

AFFIDAVIT

PROPERTY OWNER'S AUTHORIZATION

I (we), William E. Christy the owner(s) of the real property located as follows: 1475 Country Lane ERDA, UT 84074 and further described in the attached application, do authorize the applicant listed in this application permissions to use this property as listed in this CUP application. I (We) understand that if the use is granted it will stay with the property if new residence(s) move in. We further understand that if this use is discontinued for a year or more the use is no longer allowed on the property and a new CUP application will be required. Any violations regarding this CUP will be addressed with the property owner.


(Property Owner)

(Property Owner)

(Property Owner)

(Property Owner)

Notary

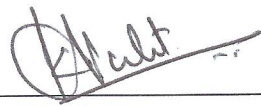
STATE OF UTAH)

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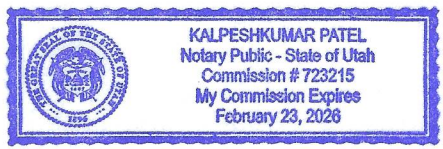
County of Tooele)

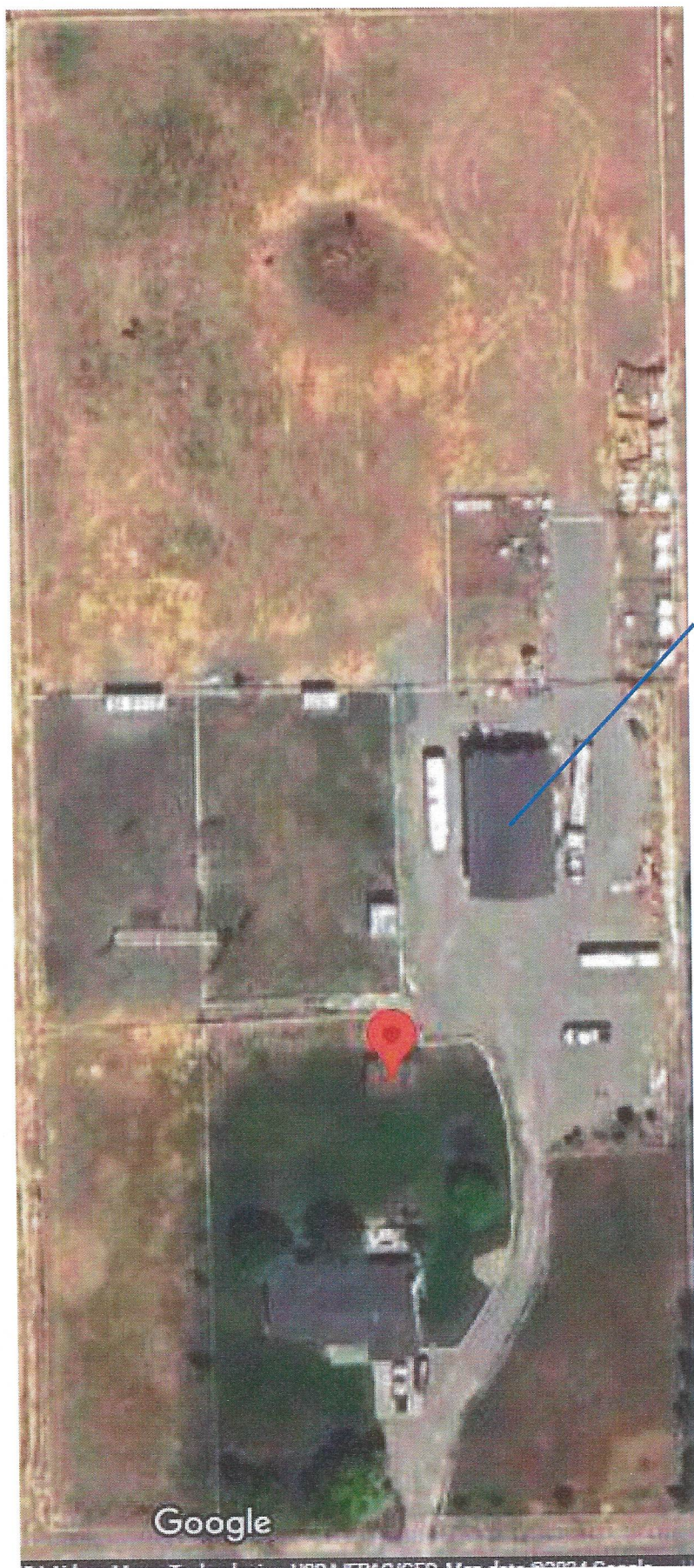
Dated this 19th day of September, 20 24, the property owners above personally appeared before me and acknowledged that he/she signed the above Notice and that the statements contained therein are true.

02/23/2026
My Commission Expires



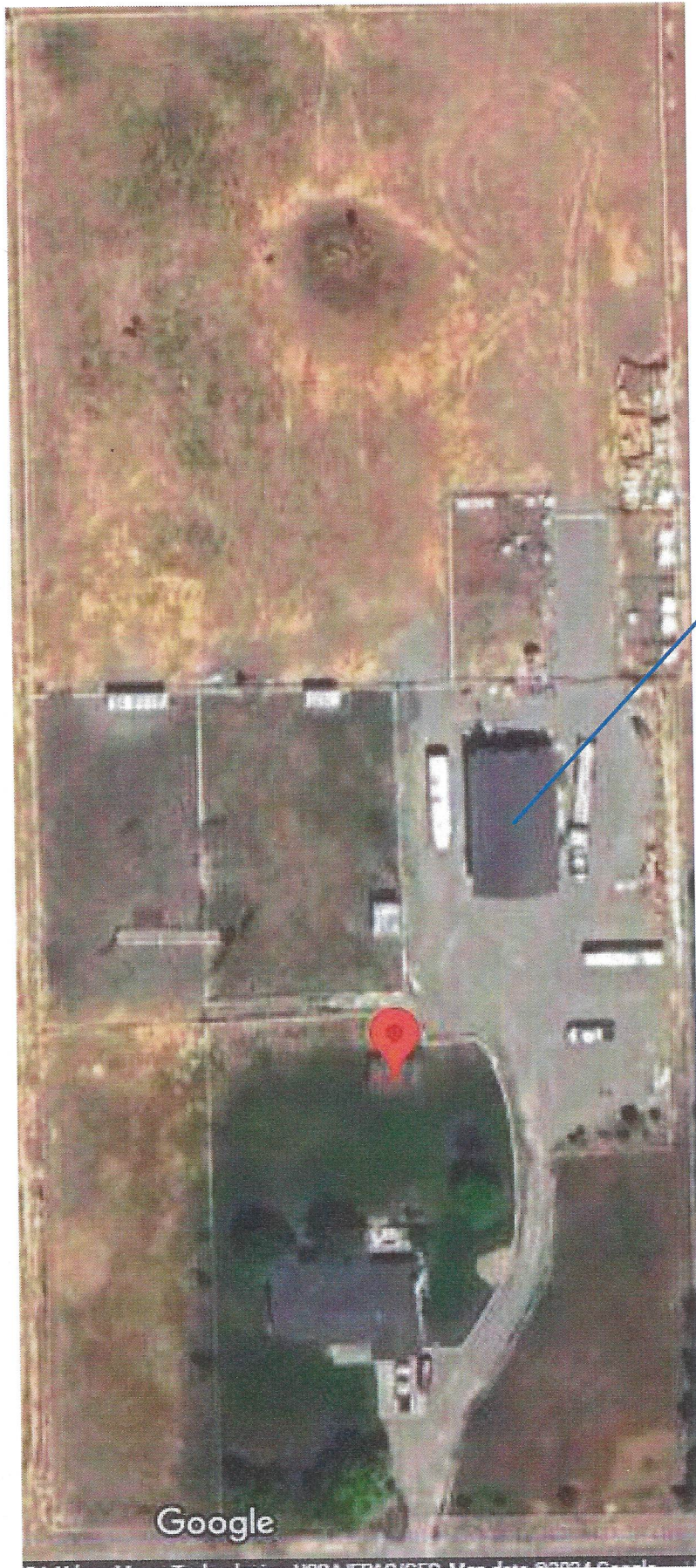
Notary Public





1 Non- CDL Truck to be parked in shop. Any minor maintenance may be done in shop and major repairs will be taken to a repair shop





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