



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

Zoning Map Amendment Summary and Recommendation

Public Body: Erda City Council

Parcel IDs: 01-415-0-0001

Property Address: Bates Canyon and Droubay Rd

Meeting Date: August 14, 2025

Current Zone: RR-5

Request: Zoning map amendment from RR-5 to RR-1

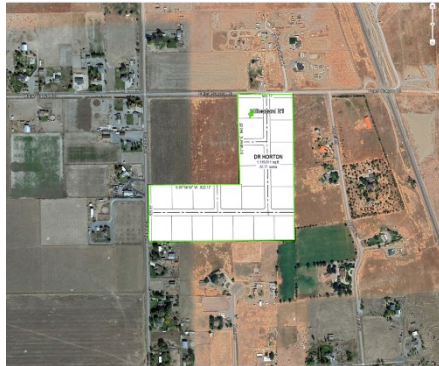
Applicant Name: DR Horton

Planning Commission Recommendation: Unfavorable recommendation

PROJECT DESCRIPTION

Mr, Garrett with DR Horton is requesting a zoning map amendment from RR-5 to RR-1 on 25.71 acres for a 21 lot single family residential subdivision to be located at the intersection of Bates Canyon Rd and Droubay Rd.

SITE & VICINITY DESCRIPTION



The subject property is located at the intersection of Bates Canyon Rd and Droubay Rd. The request is to rezone 25.71 acres from RR-5 to RR-1. The applicant will come back with a 21 lot single family residential subdivision on this property.

ZONE CONSIDERATIONS

Requirement	RR-1
Height	35 feet
Front Yard Setback	30 feet
Side Yard Setback	Main building 15 feet



	Accessory buildings – <ol style="list-style-type: none"> 1. From the front setback to distance ten feet behind the main dwelling – 15 feet 2. From a distance ten feet behind the dwelling to the rear of the lot – 10 feet
Rear Yard Setback	Main building 30 feet Accessory buildings 10 feet
Lot Width	Minimum lot width - 125 feet Minimum frontage on a public street or an approved private street – 25 feet
Lot Area	1 acre minimum
Lot Coverage	Maximum building coverage 20%
Required improvements	Street grading, street base, onsite surface drainage facilities, culinary water facilities, wastewater disposal, and street monuments

GENERAL PLAN CONSIDERATIONS



On the general plan this piece of property is envisioned to be low intensity residential. This property is surrounded by RR-5 zoning.

ISSUES OF CONCERN/PROPOSED MITIGATION

Issues of concern from Planning Commission

General plan designation is low intensity residential

Development adding more wells and septic tanks to area

Planning Commission requested a denial for services from SPID which has not been received.

Developer providing one acre foot of water per lot which would require landscaping and livestock restrictions that would need to be enforced.



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NEIGHBORHOOD RESPONSE

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

Several neighbors attended the public hearing and would like to see the properties east of Droubay remain in the RR-5 zoning.

PLANNING STAFF ANALYSIS

Planning Staff has completed a review of the zoning map amendment application and the traffic study. The traffic study does not anticipate any impact on the adjoining roads from the proposed development. The applicant intends to have wells and alternate septic systems with three lots per well. They have been in discussions with the health department and have acquired some water rights from the seller.

Developer requested services from SPID and was verbally denied. It is recommended that something be provided in writing from SPID for our records.

The property is surrounded by RR-5 zoning. However, there are several one acre lots in the RR-5 zoning district near this property. The zoning west of Droubay and slightly south is zoned RR-1.

PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Erda City Council carefully examines all materials presented to make a motion.

Planning Commission made an unfavorable recommendation for the following reasons:

General plan designation is low intensity residential

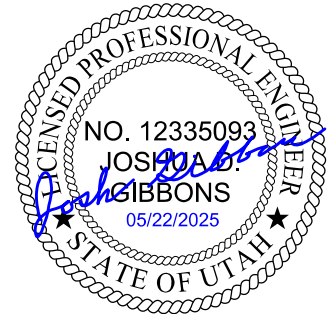
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MEMORANDUM

Date: May 22, 2025
To: Erda City
From: Hales Engineering



Subject: Erda - 21 Lots Trip Generation Study

UT25-3017

Introduction

This memorandum discusses the trip generation study completed for the proposed 21 Lots development in Erda, Utah. A vicinity map of the proposed development is shown in Figure 1.



Figure 1: Vicinity map of the proposed development in Erda, Utah

Background

The proposed development is located to the southeast of the Droubay Road / Bates Canyon Road intersection in Erda, Utah. The project includes 21 single-family houses. A site plan for the proposed development is included in Appendix A.

Trip Generation

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE) *Trip Generation (11th Edition, 2021)*. Trip generation for the proposed project is included in Table 1.

As shown in Table 1, it is anticipated that the proposed development will generate approximately 242 trips on an average weekday, including 20 trips during the morning peak hour, and 24 trips during the evening peak hour. Minimal traffic impact to the nearby road system is expected with this low amount of trips.

Table 1: Trip Generation

Trip Generation Erda - 21 Lot TIS								
Land Use ¹	# of Units	Unit Type	Trip Generation			New Trips		
			Total	% In	% Out	In	Out	Total
Weekday Daily								
Single-Family Detached Housing (210)	21	DU	242	50%	50%	121	121	242
AM Peak Hour								
Single-Family Detached Housing (210)	21	DU	20	25%	75%	5	15	20
PM Peak Hour								
Single-Family Detached Housing (210)	21	DU	24	63%	37%	15	9	24
1. Land Use Code from the Institute of Transportation Engineers (ITE) <i>Trip Generation</i> ,11th Edition,2021.								
SOURCE: Hales Engineering, May 2025								

Conclusions

The findings of this study are as follows:

- The proposed development includes 21 single-family houses. It is anticipated that the project will have two accesses.
- It is anticipated that the proposed project will generate approximately 242 trips on an average weekday, including 20 trips during the morning peak hour, and 24 trips during the evening peak hour. Minimal traffic impact to the nearby road system is expected with this low amount of trips.

If you have any questions regarding this memorandum, please contact us at 801.766.4343.

APPENDIX A

Site Plan

PHASE 1-PROPOSED BASE V11B-5
ERDA, UT
PHASE 1
ERDA 21 LOTS

Ward Engineering Group
Planning • Engineering • Surveying
PH: 801.497.8040
221 West 800 South, Salt Lake City, Utah 84101

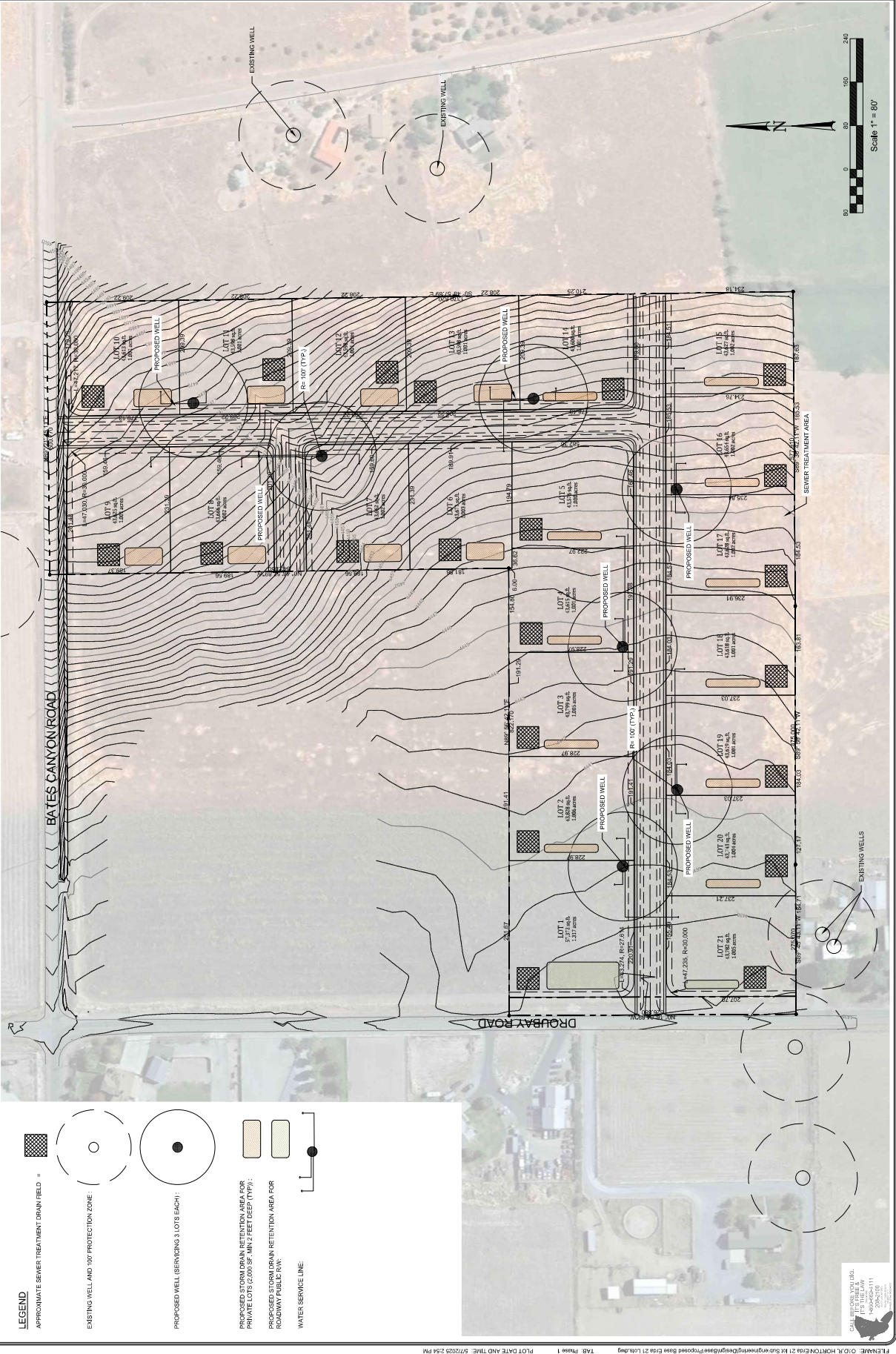


CLIENT: D. HORTON
DMD: PROPOSED BASE ERDA 21
JOB No.: 2021-03541-23
DATE: 06/20/2023

DRAWN BY: WARD
CHECKED BY: WARD
DATE: 06/20/2023

REVISIONS

EX-01
SHEET



LEGEND

- APPROXIMATE SEWER TREATMENT DRAIN FIELD
- EXISTING WELL AND 100' PROTECTION ZONE
- PROPOSED WELL (SERVICING 3 LOTS EACH)
- PROPOSED STORM DRAIN RETENTION AREA FOR PRIVATE LOTS (2,000 SF MIN 2 FEET DEEP (TYP.))
- PROPOSED STORM DRAIN RETENTION AREA FOR ROADWAY PUBLIC R/W
- WATER SERVICE LINE

CALL BEFORE YOU DIG
UTAH DEPARTMENT OF HERITAGE
AND ARCHAEOLOGY
1-800-452-2600

NORTHWEST CORNER OF
SECTION 26, T2S, R4W, SLB&M
(FOUND TOOELE COUNTY
SURVEYORS 4" BRASS
MONUMENT WITH RING AND LID
NO DATE)

POINT OF
BEGINNING
BLEAZARD

BATES CANYON ROAD

POINT OF
BEGINNING
DR HORTON

BASIS OF BEARING
S 89°21'59" W 2642.13'

NORTH QUARTER
CORNER OF SECTION
26, T2S, R4W, SLB&M
(FOUND 3" BRASS
TOOELE COUNTY
SURVEYOR
MONUMENT)
DATED 1983

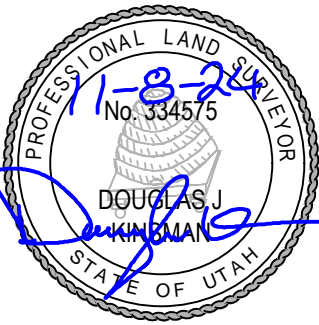
DROUBAY ROAD

BLEAZARD

686,300 sq.ft.
15.76 acres

DR HORTON

1,119,811 sq.ft.
25.71 acres



S 0°15'51" W 1361.58'
834.70'
526.88'
S 0°15'51" E 2649.39'

S 89°56'56" W 822.17'

S 89°45'57" W 275.07' S 89°56'56" W 475.00' S 89°36'56" W 577.91'

S 0°48'44" E 1370.82'

S 0°48'44" E 843.05'



HORIZONTAL GRAPHIC SCALE



(IN FEET)

HORZ: 1 inch = 300 ft.

WEST QUARTER CORNER OF
SECTION 26, T2S, R4W, SLB&M
(FOUND 3" BRASS TOOELE
COUNTY SURVEYOR MONUMENT)
DATED 1983

PROJECT NUMBER
10218A
PRINT DATE
11/8/2024
PROJECT MANAGER
D. KINSMAN
DESIGNED BY
M. SANDOVAL

1 OF 1

BLEAZARD EXHIBIT

1357 EAST BATES CANYON ROAD
ERDA, UTAH 84074
EXHIBIT "B"



SANDY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

TOOELE
169 N. Main St, Unit 1
Tooele, UT 84074
Phone: 435.643.3590
WWW.ENSIGNENG.COM

Zoning Map Amendment Checklist

Address: Intersection of Bates Canyon Rd and Droubay Erda, UT 84704

APN: 01-415-0-0001

General existing site characteristics including ownership, topography, soils, drainage, vegetation, and other physical characteristics of the area proposed to be changed

John Bleazard is the property owner. the property existed as irrigated agricultural land that had not undergone major grading activities. No structures were observed at the subject site at the time of our investigation. The site slopes gently to moderately to the west and has a maximum topographic relief of approximately 50 feet. Access to the site is gained through either Droubay Road or East Gates Canyon Road (paved, 2-lane roadways), the other sides of the property consist of similar irrigated agricultural land.

The site is overlain by approximately 4 to 12 inches of silty topsoil. Underlying the topsoil, we encountered 2½ to 3 feet of silty clay with sand in 2 of the 5 test pits underlain by silt with sands and gravels. Bedrock was not encountered to the depths explored. Based on our geologic review of the site, the topsoil soils are underlain by Holocene-aged lacustrine and alluvial fan deposits associated with post-Bonneville processes or Holocene-aged younger fan alluvium.

Legal description of the area to be zoned

A parcel of land, situate in the Northwest Quarter of Section 26, Township 2 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning North 89°21'59" East 814.12 feet from the found monument representing the Northwest corner of Section 26, Township 2 South, Range 4 West and running:

thence North 89°21'59" East 500.77 feet along the East-West running Section line;

thence South 00°48'44" East 1,370.82 feet;

thence South 89°36'56" West 577.91 feet;

thence South 89°56'56" West 475.00 feet;

thence South 89°45'57" West 275.07 feet to the North-South running Section line;

thence North 00°15'51" West 526.88 feet along said line;

thence North 89°56'56" East 822.17 feet;

thence North 00°48'44" West 843.05 feet to the East-West running Section line to the Point of Beginning.

Contains 1,119,811 square feet or 25.71 acres.

Types of land uses permitted, conditional or prohibited in the current zoning district and the proposed zoning district

RR-5 requires 5 acres per SFD. Applying to build single family houses on 1 Acre lots, which is a permitted use under RR-1.

Existing transportation patterns to include public and private roads and internal and external circulation patterns, rights-of-way, easements, and parking

This is a small subdivision with adjacent property zoned RR-1. If this is required for this rezone application, please advise.

RIGHT OF WAY EASEMENT GRANT, IN FAVOR OF WASATCH GAS CO., TO LAY MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, REMOVE AND REPLACE PIPE LINES, VALVES, VALVE BOXES, AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES AND INCIDENTAL PURPOSES, THROUGH AND ACROSS A PORTION OF THE SUBJECT LAND. SAID RIGHT OF WAY AND EASEMENT GRANT RECORDED SEPTEMBER 12, 1930, AS ENTRY 188885, IN BOOK C, AT PAGE 467.

MERGER IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, RECORDED JANUARY 7, 1936 AS ENTRY NO. 202793 IN BOOK EAT PAGE 406.

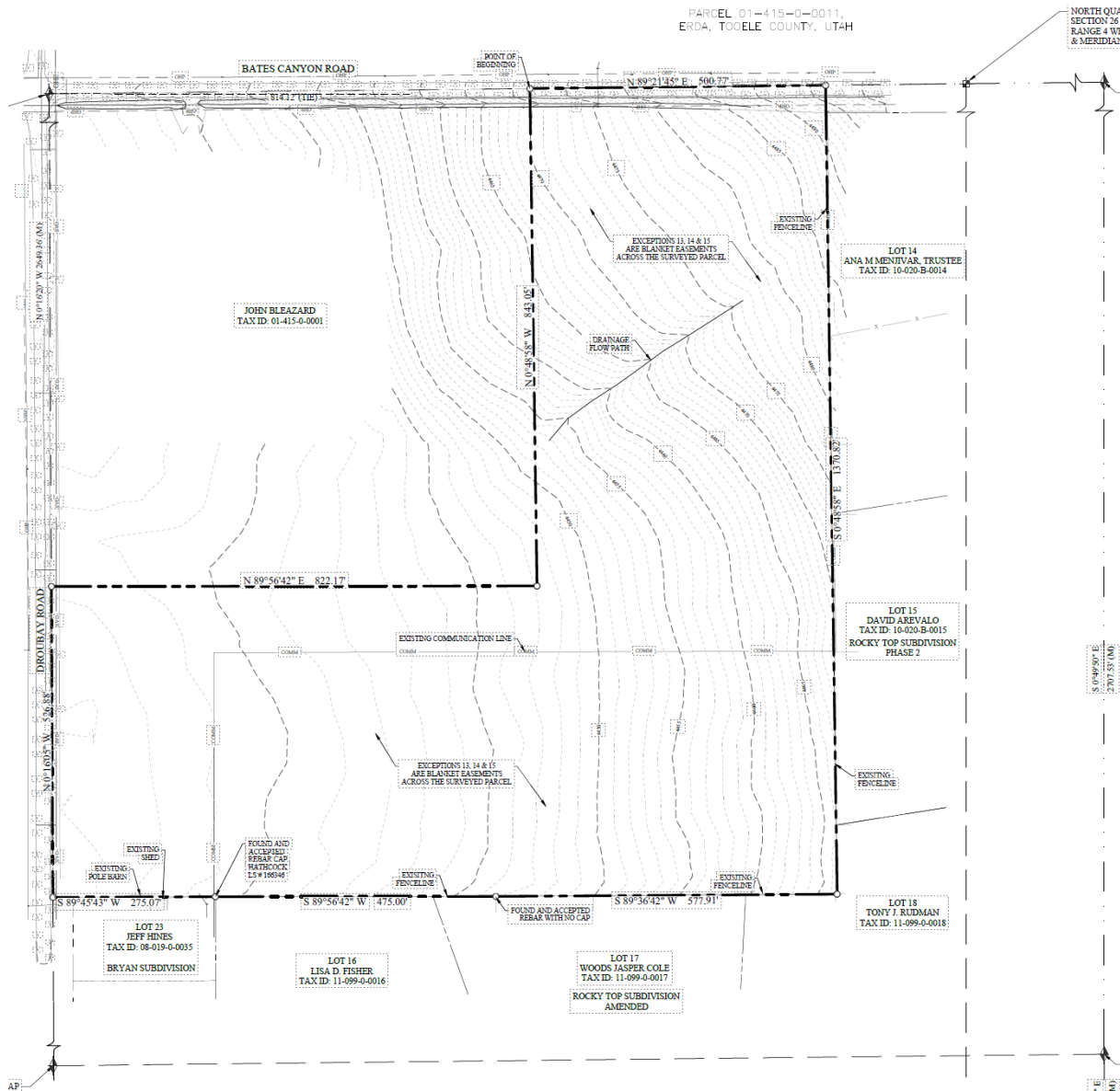
(SURVEY FINDINGS: DESCRIPTION IS BLANKET IN NATURE ACROSS THE ENTIRE SURVEYED PARCEL)

Existing and proposed land uses, open spaces, impervious surfaces including streets, parking areas, structures, and buildings with a general description of size area, intensities/densities, and height, and proposed storm-water drainage facilities;

This has been rural agricultural land. The subdivision application would then provide engineering plans for 21 one-acre single family lots.

Existing and proposed utilities and infrastructure

There is a comm line easement. The subdivision application would then provide engineering plans for 21 one-acre single family lots.



RIGHT OF WAY EASEMENT GRANT, IN FAVOR OF WASATCH GAS CO., TO LAY MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, REMOVE AND REPLACE PIPE LINES, VALVES, VALVE BOXES, AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES AND INCIDENTAL PURPOSES, THROUGH AND ACROSS A PORTION OF THE SUBJECT LAND. SAID RIGHT OF WAY AND EASEMENT GRANT RECORDED SEPTEMBER 12, 1930, AS ENTRY 188885, IN BOOK C, AT PAGE 467.

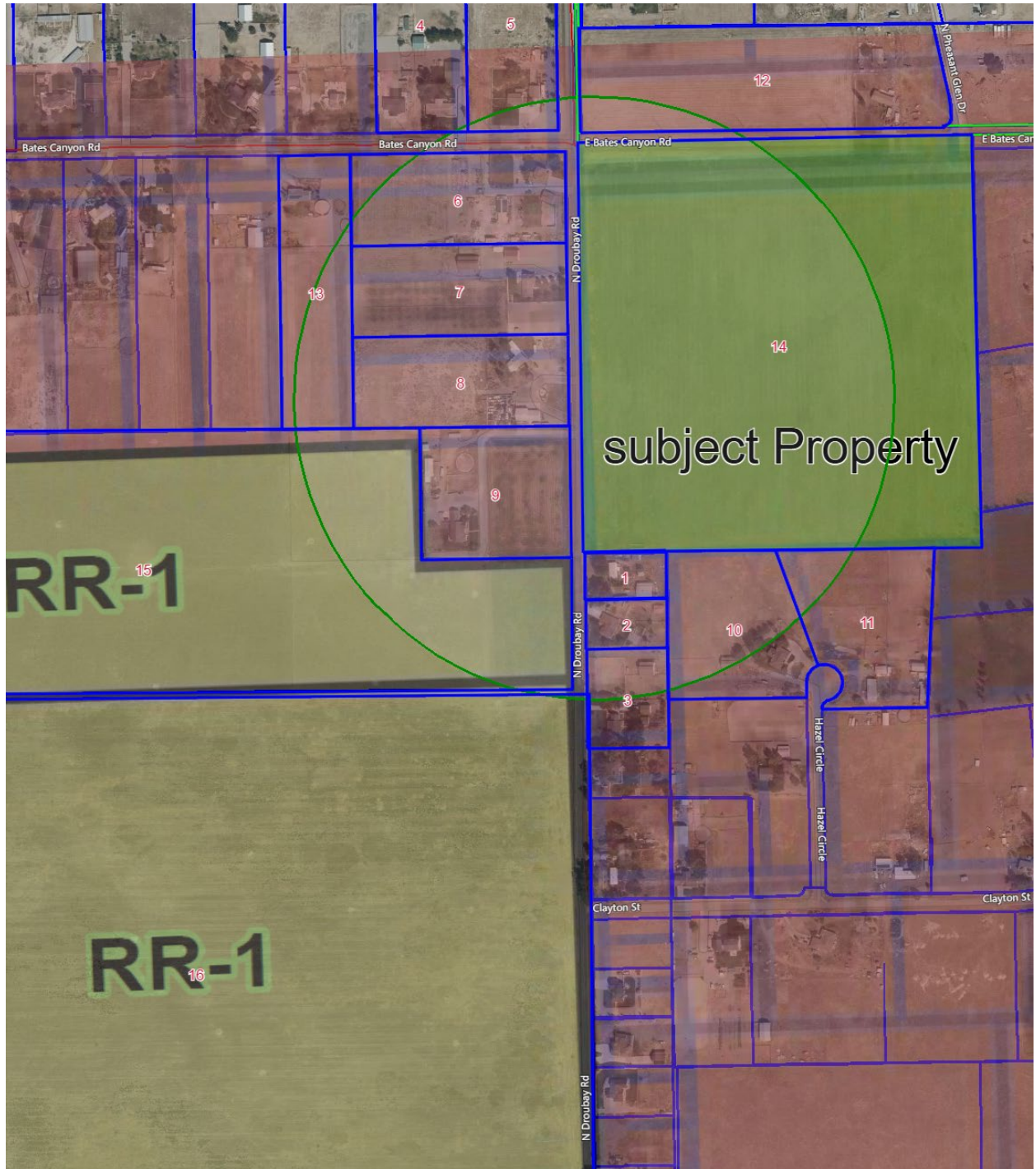
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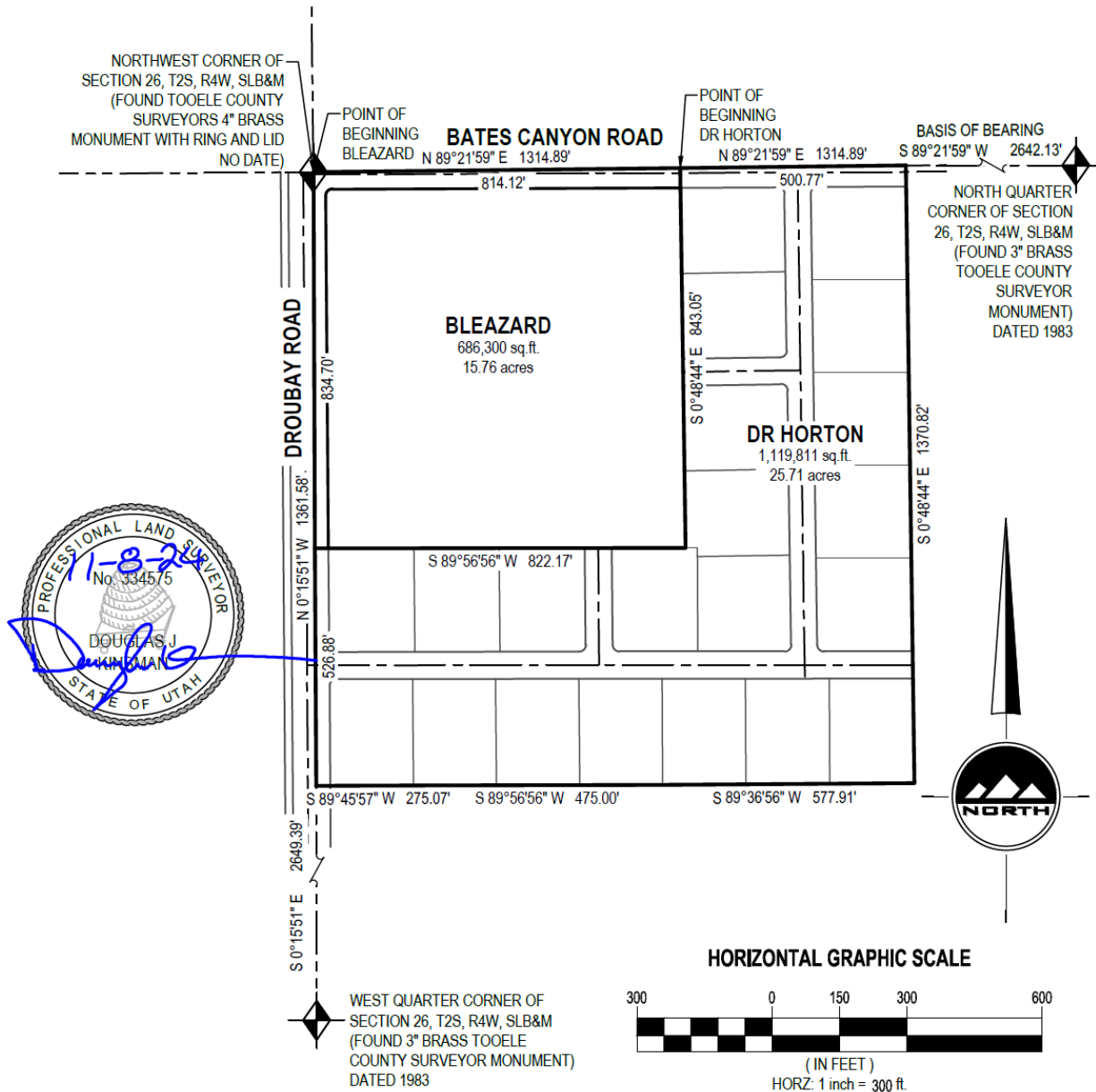
Relationship of proposed zone change with Tooele County General Plan and how specifically the proposed zone change would conflict, conform, complement, or otherwise affect the Tooele County General Plan as well as any special studies that are designed to further detail the Tooele County General Plan in a specific area

We believe it RR-1 would complement the Tooele County General Plan. Ward Engineering is working on engineering, which would inform for greater detail, and should be available soon.

An area map showing adjacent property owners and existing land uses within 1,000 feet of the area proposed to be rezoned; property owner labels printed from the recorder's office.



The location, description, and acreage of land uses



PROJECT NUMBER 10218A PROJECT MANAGER D. KINSMAN	PRINT DATE 11/8/2024 DESIGNED BY M. SANDOVAL	<h2>BLEAZARD EXHIBIT</h2> 1357 EAST BATES CANYON ROAD ERDA, UTAH 84074 EXHIBIT "B"	 ENSIGN THE STANDARD IN ENGINEERING SANDY Phone: 801.255.9529 LAYTON Phone: 801.547.1100 CEDAR CITY Phone: 435.965.1453 RICHFIELD Phone: 435.896.2863	TOOELE 169 N. Main St, Unit 1 Tooele, UT 84074 Phone: 435.843.3590 WWW.ENSIGNENG.COM
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Approximate location and number of residential units along with approximate square footage, density, and height

See Previous entries above.

Approximate location and square footage of non-residential buildings; (November 2023)

Not Applicable.

Calculation of approximate amount of open space both before and after buildout construction, indicating areas of expected open space and new landscaping, and including maintenance plans for these areas

See previous responses.

The site has unusual or unique natural features, a demonstration of how proposed development preserves and utilizes natural topography and geologic features, scenic vistas, trees, and other vegetation, and prevents the disruption of natural draining patterns, and if appropriate, geotechnical studies submitted to indicate soil types, depth of bedrock and slope stability

Not Applicable.

A description of the availability of culinary and irrigation water, community facilities such as schools, fire protection services and other types of facilities that would serve the re- zoned area and how these facilities are affected by this proposal

Mr. Bleazard has sufficient water for this project.

Schools:

Elementary	Rose Springs
Junior High School	Clarke N Johnsen
High School	Stansbury

Likely the NTFD would provide fire services.

Approximate location and size of storm water detention and retention areas and calculations on the impact to those systems as a result of the change in density and use of land;

All storm water detention and retention areas, including calculations, will be included when completed by our Engineering team.

An indication of the construction schedule of any project proposed

We are eager to get underway as soon as rezone and final plat are approved.

For multi-phased projects, a phasing plan that describes the anticipated timing and geographical extent of each phase

Not applicable.

A detailed traffic study showing the vehicle trips per day on average at buildout and a determination how the project would significantly alter existing traffic patterns or volume

Should this rezone require a detailed traffic study for the 21-lot subdivision, we are open to discussing the type needed.

For applications involving a PUD, a table of proposed dimensional standards for the proposed land uses or phases including lot sizes and frontages, building heights and intensities, and setbacks and a description of any requested exceptions to the requirements of the underlying zone; and

Any other study or information required by the planning commission or Zoning Administrator

This will not be a PUD. As needed, we will provide info.