



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

## REZ 2025-74

# Zoning Map Amendment Summary and Recommendation

**Public Body:** Erda City Planning Commission

**Parcel IDs:** 01-452-0-0001 & 01-452-0-0011

**Property Address:** Located on west Pole Canyon Rd next to the airport

**Request:** Zoning map amendment from A-20 (Agricultural) to MD (Manufacturing Distribution)

**Applicant Name:** Walters Ranch

**Meeting Date:** September 9, 2025

**Current Zone:** A-20

## PROJECT DESCRIPTION

Walters Ranch is requesting a zoning map amendment from A-20 to MD on 160 acres to allow the property to be developed with manufacturing and distribution uses.

## SITE & VICINITY DESCRIPTION



The subject property is located on west Pole Canyon Road east of the airport. The request is to rezone 160 acres from A-20 to MD.

## ZONE CONSIDERATIONS

### 17 -2-1. Purpose of Manufacturing Distribution (M-D) zoning districts.

The purpose of Manufacturing Distribution (M-D) zoning districts are to provide areas in appropriate locations where light manufacturing, industrial processes and warehousing not producing objectionable effects may be established, maintained and protected. The regulations of this district are designed to protect environmental quality of the district and adjacent areas.



## 17 -2-3. Development restrictions to manufacturing zoning districts generally.

In manufacturing zoning districts:

- (1) Minimum yard setback requirements shall be established in the conditional use permit or planned unit development approval, except that no commercial building shall be located closer than 50 feet to any residential district boundary line or to any street line which continues as frontage into a residential district, and providing they do not encroach on any easement.
- (2) Buildings and structures shall cover no more than 50% of the lot area except as may otherwise be allowed through planned unit development approval.
- (3) Improvements required by the planning commission may include:
  - (a) street grading;
  - (b) street base;
  - (c) curb and gutter;
  - (d) sidewalk;
  - (e) on-site surface drainage facilities;
  - (f) culinary water facilities;
  - (g) wastewater disposal;
  - (h) street monuments; and
  - (i) any other infrastructure deemed necessary.
- (4) The following provisions apply to Solar Energy Systems:
  - (a) No above-ground Solar Energy System facility or structure (other than access roads, gates and fences) shall be located closer than one mile to any Residential District boundary line (not including Agricultural Zoning Districts) unless otherwise approved by the Zoning Administrator through the site plan review process.
  - (b) Except as set forth in 4(a) above, no minimum lot size, maximum lot coverage or building height, or other side yard or setback requirements apply to Solar Energy Systems.
  - (c) No minimum off-street parking or open space requirements apply to Solar Energy Systems.
  - (d) The installation of sidewalks along the entire property line abutting a public street is not required unless the Zoning Administrator determines that a sidewalk is necessary to serve a public need or the public health, safety and welfare.
  - (e) Rooftop Mounted Solar Arrays located on industrial buildings in any (M-G and M-D) Zoning District are exempt from the one-mile buffer requirement.

## 17 -2-4. Development restrictions specific to M-D zoning districts.

- (1) Any area outside of a building used for any activity other than off-street parking and loading shall be completely enclosed within a solid fence or wall of a height sufficient to completely screen such activity from the street or from adjoining parcels.
- (2) All uses shall be free from objectionable noise, hazards and nuisances.



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## 17 -2-5. Maximum building heights.

The maximum building height in M-D zoning districts shall be 35 feet. There is no maximum building height in M-G zoning districts.

## GENERAL PLAN CONSIDERATIONS

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The general plan designates this property as employment which is compatible with the M-D zoning district.

## ISSUES OF CONCERN/PROPOSED MITIGATION

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Salt Lake City Airport has been notified about the requested zoning map amendment.

## NEIGHBORHOOD RESPONSE

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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.

## PLANNING STAFF ANALYSIS

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Planning Staff has completed a review of the zoning map amendment. The property will need a traffic study, water and waste water at the time of subdivision.

## PLANNING STAFF RECOMMENDATION

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

Please provide the following information

3 - 9. Zoning map amendment procedure.

- (1) Applications for amendments to the zoning map shall be completed in full, signed, supplemented with any additional information required by the planning commission. An application which is incomplete or provides insufficient data shall be just cause for denial.
- (2) A proposed amendment to the zoning map shall be initiated by the filing of an application for rezoning with the City. An application to amend the zoning map should address:
  - (a) general existing site characteristics including ownership, topography, soils, drainage, vegetation and other physical characteristics of the area proposed to be changed; **Raw ground not developed**
  - (b) a legal description of the area to be zoned; **I attached the tax noticed with application they have the legal description on them**
  - (c) types of land uses permitted, conditional or prohibited in the current zoning district and the proposed zoning district; **it currently zoned A20 we want it to be zoned for MD**
  - (d) existing transportation patterns to including public and private roads and internal and external circulation patterns, rights-of-way, easements and parking; **Raw land**
  - (e) existing and proposed land uses, open spaces, impervious surfaces including streets, parking areas, structures and buildings with a general description of size area,
  - (f) existing and proposed utilities and infrastructure; **Raw ground**
  - (g) the relationship of the proposed zone change with the Erda General Plan and specifically how the proposed zone change would conflict, conform, complement or otherwise affect the general plan as well as any special studies that are designed to further detail the Erda General Plan in a specific area; **it would complement it by changing it from AG 20 to commercial for businesses, by the airport**
  - (h) an area map showing adjacent property owners and existing land uses within 500 feet of the area proposed to be rezoned; **I sent that with my application, property owners include the airport which supports the rezone.**
  - (i) the location, description and acreage of land uses; **160 acres which is next to the airport.**
  - (j) the approximate location and number of residential units along with approximate square footage, density and height; **raw ground no housing**
  - (k) the approximate location and square footage of non-residential buildings; **raw ground**
  - (l) the approximate location and square footage of non-residential buildings; **none**
  - (m) a calculation of the approximate amount of open space both before and after build-out construction, indicating areas of expected open space and new landscaping, and including maintenance plans for these areas; **Raw ground**
  - (n) if 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; **None**
  - (o) 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; **None**

(p) the 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; **none**

(q) an indication of the construction schedule of any project proposed; **none its not being developed**

(r) for multi-phased projects, a phasing plan that describes the anticipated timing and geographical extent of each phase; **Raw ground**

(s) a detailed traffic study showing the vehicle trips per day on average at build-out and a determination how the project would significantly alter existing traffic patterns or volume;

(t) 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 **None it is pasture for our cattle we are not developing it.**

(u) any other study or information required by the planning commission or zoning administrator.

(3) The planning division of the engineering department shall review the proposal and submit to the applicant and the planning commission a staff report on the proposed application. The planning division shall analyze the impact of the proposed change on the development of the land within the community and City. In making a staff report, the planning division shall evaluate the proposal and address the following:

(a) whether the requested zoning is in conformity with the City's general plan; **It does go with general plan it is by a section that is already zoned MD**

(b) a finding that there have been material changes in the character of the neighborhood, community or City such as to justify a change in the zoning as requested by the applicant;

(c) the extent to which the proposed development of the subject property in accordance with the requested zoning will be in harmony with and compatible with surrounding land uses

(d) whether the subject property can be reasonably used and developed as presently zoned;

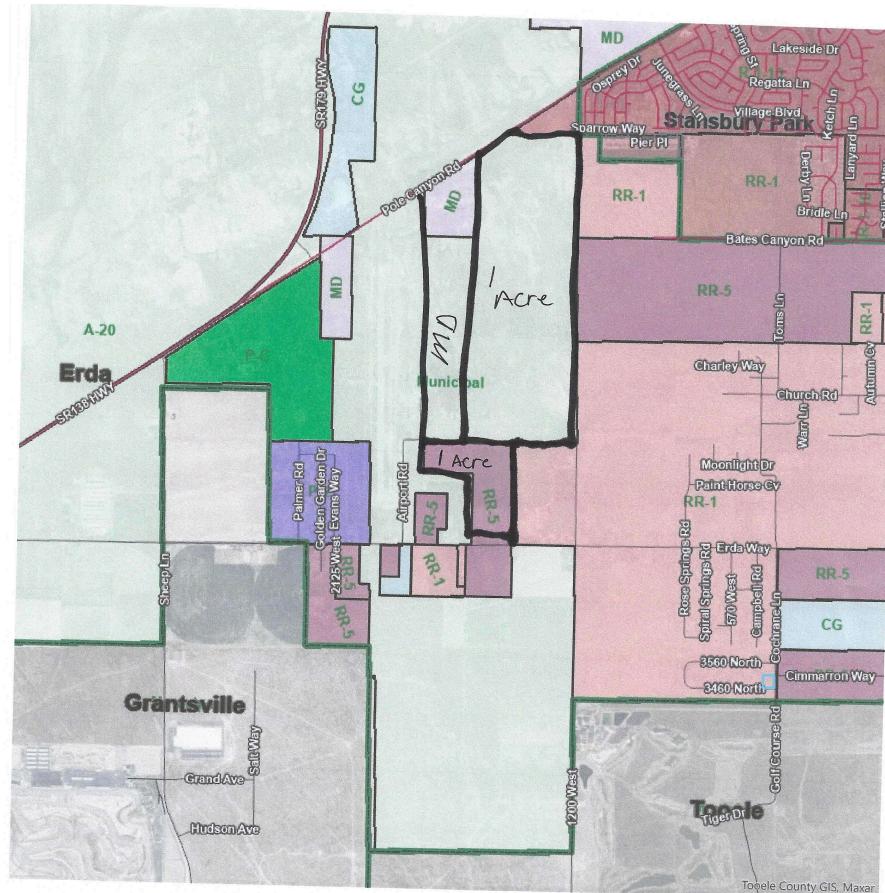
(e) how the requested zoning will affect traffic congestion and infrastructure in the area;

(f) whether the requested zoning will promote the public welfare;

(g) if a denial of the requested zoning would preclude use of the property for any purpose to which it is reasonably adaptable;

(h) how the land uses between the existing zone and the requested zoning afford any reasonable use of the property;

(i) whether failure to zone the property as requested would impose a hardship on the owner; and how the requested zoning will promote or disturb stability in the zoning of the neighborhood.



Walters Ranch rezone request parcels 01-452-0-0001 and 01-452-0-0011 A-20 to MD

