



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

## Text Amendment

### Chapter 2 and Chapter 15 Erda Land Use Code

**Public Body:** Erda City Council

**Meeting Date:** November 11, 2025

**Request:** Amendment to Chapter 2 and Table 15-5-3.2 of the Erda City land use Code to add home based automotive business/repair shop

**Planner:** Rachelle Custer

**Planning Commission Recommendation:** Unfavorable  
due to lack of paid code enforcement staff

**Applicant Name:** Jennie and David DeVore

#### PROJECT DESCRIPTION

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The applicant is requesting the addition of a definition for a home based automotive business/repair shop and that home based automotive repair be added to the table of uses as a conditional use in the RR-1 zoning district.

The applicant had an automotive business in the past with his father on the neighboring property. They are requesting to open the business back up at their residence at 2342 W Erda Way. The use is currently not allowed in Erda City. This text amendment would allow for them to open the business back up at their residence.

#### PLANNING STAFF ANALYSIS AND RECOMMENDATION

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Planning Staff recommends that the Erda City Council review the language submitted and consider the request and the proposed language in making a recommendation to the City Council.

A home based automotive repair business may be a compatible use with the appropriate conditions to ensure that the business does not create any adverse impacts to the neighboring properties.

Planning staff would recommend that the definition be simplified and the majority of the conditions be listed in the table of uses.

Planning Commission made an unfavorable recommendation due to lack of paid code enforcement staff.

## Existing definition

(21) "Automobile repair facility" or "service station" means a place where gasoline or other motor fuel, lubricating oil, or grease for operating motor vehicles is offered for sale to the public, and repair services performed may include tube and tire repair, battery charging, storage of merchandise, lubricating of automobiles, replacement of spark plugs, lights, fans, and other small parts, including major auto repair.

Recommend creating two new definitions below:

Service station – means a place where gasoline or other motor fuel, lubricating oil, or grease for operating motor vehicles is offered for sale to the public.

Automobile service and repair – An establishment primarily engaged in the mechanical or electrical repair of automobiles, motorcycles, and recreational vehicles. Typical uses include auto repair garages, tire sales and installation, wheel and brake shops and similar repair and service activities. All repair and service shall occur within an enclosed building. This does not include body and fender shops, and dismantling or salvage of any vehicles.

## Table 15-5-3.2. Commercial and industrial uses

Home based automotive service and repair (rural residential, 1 acre and 5 acre): as a conditional use

- a. The owner of the business must occupy the residence as their primary residence.
- b. 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 off-street parking available on the property for each employee and contractor.
- c. All work shall be performed inside an enclosed detached structure with a concrete floor. The structure shall be set behind the primary dwelling. Any leaks and drips shall be contained utilizing pans or methods such as absorbing pads and cardboard.
- d. The automotive repair shop and awaiting vehicles shall be enclosed within a 6 foot solid fence and may not exceed 15% of the parcel.
- e. No outdoor storage of equipment or supplies. All equipment, storage and repair shall be accomplished in an enclosed structure.
- f. Shall be limited to six customer vehicles. Vehicles shall be registered.
- ~~g. Business shall have access to a collector road with access approved by the City.~~
- ~~h.g.~~ Hours of operation as per Erda Code 6-19-5 regulations and may be further defined/restricted by conditional use permit.
- ~~h.~~ No vehicles over 10,000 GVW.
- ~~i.~~ No auto body work, welding or metal fabrication.