



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

## CUP 2025-120

# Agricultural Business Conditional Use Permit

**Public Body:** Erda City Planning Commission

**Parcel IDs:** 01-411-0-0009

**Property Address:** 655 E Bates Canyon Rd

**Request:** Conditional Use Permit to operate an agricultural business

**Planning Staff Recommendation:** Approval

**Meeting Date:** January 27, 2026

**Current Zone:** A-20 (Agricultural)

**Applicant Name:** Michael Jensen

### PROJECT DESCRIPTION

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Michael Jensen is requesting a conditional use permit to operate an agricultural business at 655 E Bates Canyon Rd. The business will be a landscape business yard and building. Along with limited supply of nursery stock (trees, shrubs, bark and associated landscape materials).

### SITE & VICINITY DESCRIPTION

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The subject property is 3.03 acres and is located on Bates Canyon Road in the A-20 zoning district. The property is vacant and is surrounded by A-20 and RR-5 zoning districts.

## **ISSUES OF CONCERN/PROPOSED MITIGATION**

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Only issues of concern would be hours of operation due to residential homes across the street. Recommendation would be to restrict hours of operation to Monday – Friday 7am – 7pm and Saturday 9am – 5pm.

## **NEIGHBORHOOD RESPONSE**

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Any comments that are received prior to the planning commission meeting on January 27, will be forwarded to the planning commission for review and summarized at the meeting.

## **PLANNING STAFF ANALYSIS**

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Planning Staff has reviewed the site plan submitted with conditional use application. Erda Land Use code table 15-5-3.1 allows agricultural industry or business in the A-20 zoning district with a conditional use permit.

## **PLANNING STAFF RECOMMENDATION**

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Planning Staff recommends that the Erda City Planning Commission makes a motion to approve the proposed conditional use for Landscape Family Landscape with the following condition:

Hours of operation to be Monday – Friday 7am – 7pm and Saturday 9am – 5pm

No parking allowed on Bates Canyon Road. All customer and employee parking shall be onsite.

