



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

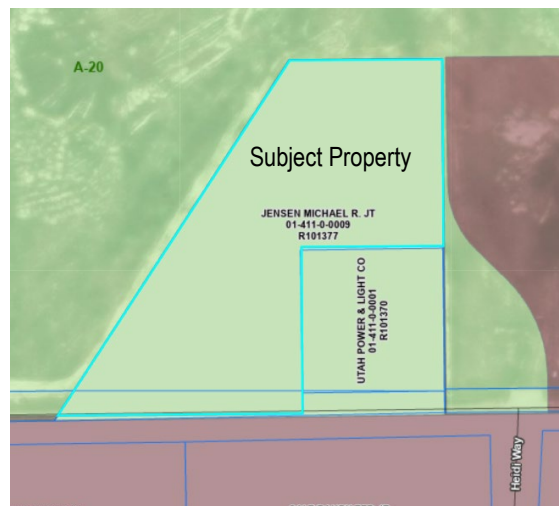
Current Zone: A-20 (Agricultural)

Applicant Name: Michael Jensen

PROJECT DESCRIPTION

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



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

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

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

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

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.

