



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

CUP 2025-121

**Home Based Automotive
Repair**

Conditional Use Permit

Public Body: Erda City Planning Commission

Meeting Date: January 27, 2026

Parcel IDs: 13-001-0-0002

Current Zone: P-2

Property Address: 2342 W Erda Way

Request: Conditional Use Permit to operate a home based automotive repair business

Planning Staff Recommendation: Approval

Applicant Name: David Devore

PROJECT DESCRIPTION

Devore Automotive is requesting a conditional use permit to operate a home based automotive business. The applicant is requesting hours of operation 8am – 8pm Monday – Saturday, 6 vehicles at one time and 2 employees.

SITE & VICINITY DESCRIPTION



The subject property is 1 acre and is located on Erda Way in the P-2 zoning district. Zoning to the west, east and north is P-2. Zoning to the south is MG (manufacturing) in Grantsville City. P-2 zoning district was created as a planned community that follows the RR-1 zoning regulations.

ISSUES OF CONCERN/PROPOSED MITIGATION

Areas of concern would be hours of operation due to residential homes in close proximity. Applicant requesting hours of operation 8am – 8pm and has not specified what days of the week. Ground contamination due to fluid leaks and spills. Applicant has proposed to keep all fluids contained and drip pans under all leaks. Inoperable vehicles being stored on property, applicant has proposed no more than 6 vehicles at any time and that all vehicles, parking and shop will be behind a 6 foot solid vinyl fence.

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 15-5-3.2 allows home based automotive repair in the RR-1 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 a home based automotive repair facility for Devore Automotive with the following conditions:

Hours of operation to be Monday – Friday 8am – 8pm and Saturday 9am – 5pm

No parking allowed on Erda Way. All customer and employee parking shall be onsite.

Appropriate fire and building inspections completed and approved.

The owner of the business must occupy the residence.

May be permitted to have no more than 1 employee or contractor that reside outside of the dwelling at the residence at any one time provided there is off-street parking available on the property for each employee and contractor.

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.

The automotive repair shop and awaiting vehicles shall be enclosed within a 6 foot solid fence and may not exceed 15% of the parcel.

No outdoor storage of equipment or supplies. All equipment, storage and repair shall be accomplished in an enclosed structure.

Shall be limited to six customer vehicles at one time. All vehicles shall be registered.

No vehicles over 26,000 GVW

No auto body work or metal fabrication

Property of:
David and Jennie DeVore
2342 W Erda Way
Erda, UT 84074

NO'05'4'3W
213.60
15'

2

Concrete Floor Shop

Concrete Slab

Storage Shed

Storage Shed

589'37"05" W
204.00

204.00
N39°37'05"E

Driveway

Home

Driveway

Parking

6' Privacy Fence

NO'05'4'3W
213.60

80

85

Erdaway

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To: Erda City Planning and Zoning Commission/Erda City Council

Subject: Consideration for Conditional Use Permit and Code Text Amendment/review in order to obtain a Business License

Property Owners and Information:

David and Jennie Devore
2342 W Erda Way
Erda, UT 84074

Phone: (435) 496-0914
Email: devoreautomotivetowing@gmail.com

Parcel Number: 13-001-0-0002

Lot Number: 2

Background and General Information:

I have applied for a business license in order to perform my part-time mechanic business at my residence located at 2342 West Erda Way. My business license request was denied in June of 2024. As identified in Land Use Code Table 15-5-3.2, my business is currently not a conforming use in a P-2/RR-1, rural residential land use zone district, Home Base Business Ordinance. I have paid the fee for my business license.

I worked with my father for several years and we were able to build a large Erda and Tooele County clientele. We worked together in the shop located on his property at 2378 West Erda Way. In 2016, prior to the Erda City establishment, I built a structure on my property. It was built as an agricultural building/detached garage, has a solid concrete floor and is totally enclosed. Since 2016, my father and I had installed equipment in the building/shop, and it currently contains the necessary equipment to be a fully functional auto repair shop. My father passed away in June of 2024 after a short unexpected illness. In discussions with the Erda City Planner regarding my request for a business license, I was advised that I required a certification regarding the electrical system that had been installed by a certified electrician. On September 2, 2024, I requested an electrical permit from Erda City. An inspection was performed on October 18, 2024, and the electrical system was approved.

My backyard and shop area are totally enclosed by a 6-foot privacy fence. I plan to schedule work in and out of my shop with no more than two vehicles under repair at the same time. I will seldom have vehicles on my property awaiting repair or return to their owners. If an extra vehicle is on my property, it will be behind the privacy fence. All repairs will be performed inside

of the shop. Repair of automobiles produces minimal to no noise. I am generally the only mechanic but may have a certified mechanic assist me from time to time.

Regarding the above, the property will be used as it is currently configured. The only change is that there will be an additional car parked on the property behind the privacy fence from time to time as identified above. In conclusion, I would greatly appreciate positive consideration for this request.

Total acreage of parcel: 1

Current zoning: P-2/RR-1

Current use of land: Residential

Area occupied by this use: A building 40' (W) by 85" (L), plus parking spaces, all enclosed behind a 6-foot privacy fence.

Number of employees: 0

Raw material stored: None

How many customers at one time: 2, vehicle drop off and pick up.

Deliveries/pick-up: Occasional deliveries by Snap On, Napa, Amazon, etc.

Storage of raw material and finished product: None

Hours of Operation: Monday-Thursday: 8:00 AM to 9:00 PM

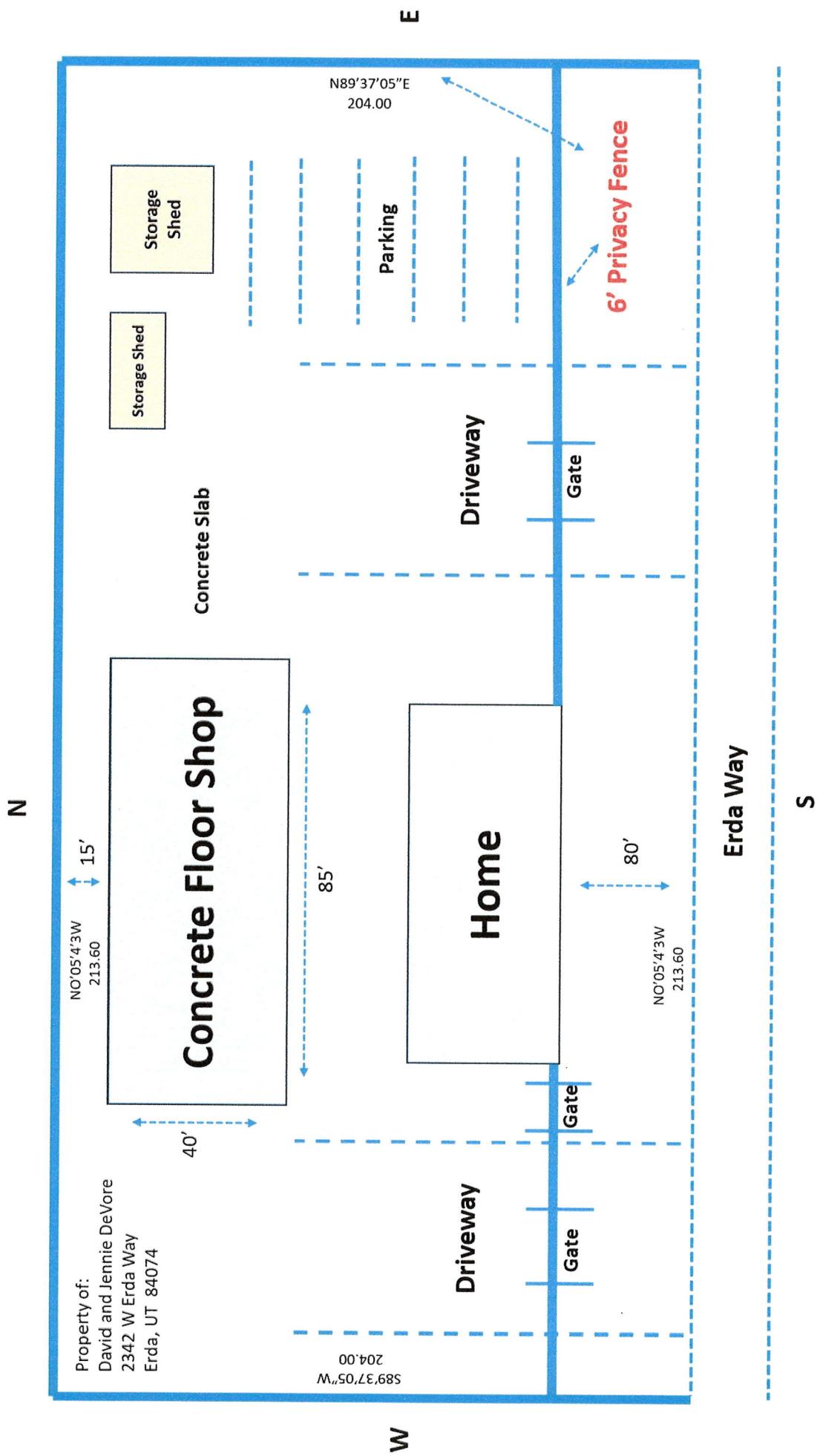
Friday-Sunday: 7:00 AM to 9:00 PM

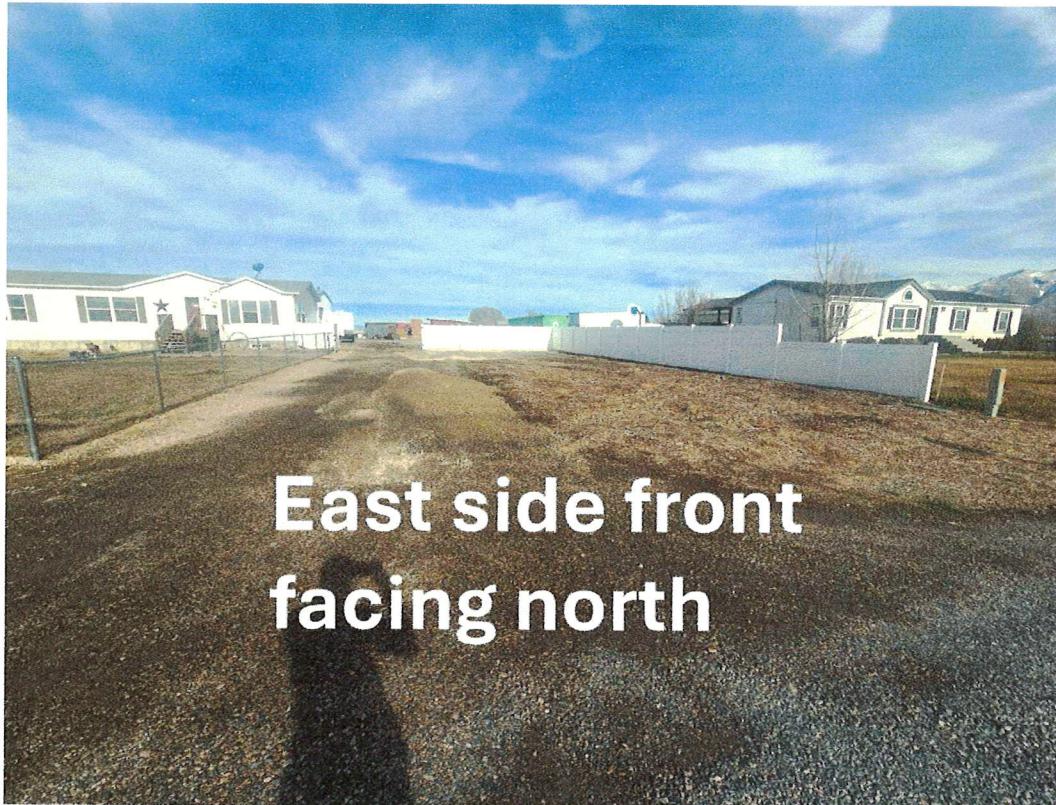
How does your project fit in with the surrounding properties and uses: No effect on surrounding area since all work activity will be performed inside of the shop. Any leaks and drips shall be contained utilizing pans or methods such as absorbing pads and cardboard.

In what ways does your project not fit in with surrounding areas: None

Potential conflicts/nuisances with surrounding properties: None. The largest vehicle to be used in the business will be a tow truck. In regard to the surrounding properties, the property directly to the east, 2312 W. Erda Way, has a trucking business with two semi tractors, three agricultural trailers, and a side dump trailer parked on the property at any given time. Additionally, stacked hay and storage containers are stored on the property. The property directly to the west, 2378 W. Erda Way, contains my deceased father's full-service auto repair shop. It is being used by family members to perform automotive repairs inside and outside of the shop. There is also a semi-trailer parked on the property.

Conclusion: Based on the above, and uses reflected in Table 15-5-3-2 (I), it is our belief that our business complies with and falls within the uses as currently constituted.





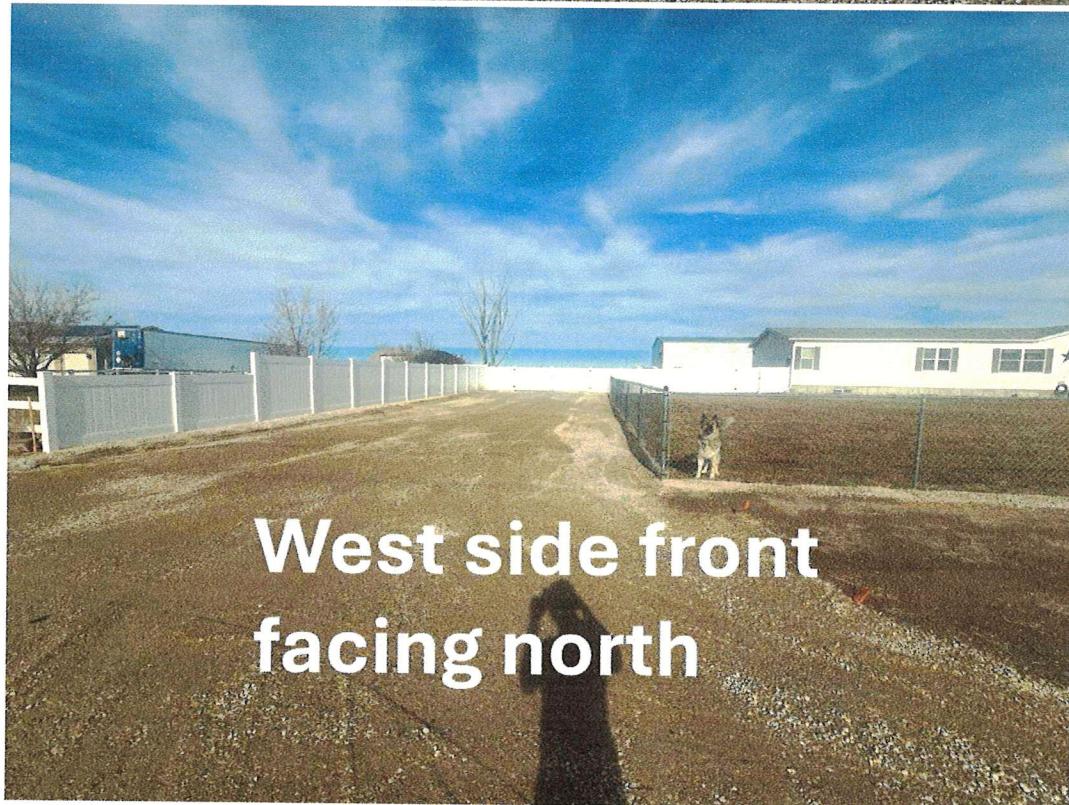
**East side front
facing north**



**East side back facing
south, gate open**



**West side back facing
south, gate closed**



**West side front
facing north**