



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

## Oquirrh Point Phase 1 Preliminary Plat (2nd amendment)

**Public Body:** Erda City Planning Commission

**Meeting Date:** February 24, 2026

**Parcel IDs:** 01-422-0-0009, 01-422-0-0014, 01-401-0-0002, portion of 01-401-0-0001

**Current Zone:** PC

**Property Address:** approx. 3600 N Hwy 36

**Request:** Amended preliminary plat

**Applicant Name:** Cole West

**Action:** Motion to approve or deny

### PROJECT DESCRIPTION

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On January 14, 2025 Planning Commission held a public hearing and approved the Oquirrh Point Phase 1 preliminary plat consisting of 887 lots. The applicant has submitted an amended subdivision plat with 851 lots approved on November 18, 2025. The original preliminary plat was designed with Erda Way as a 60 foot right of way. The transportation plan designation for Erda Way requires an 84 ft right of way. Erda Way is a major transportation corridor in Erda. Due to the required right of way dedication lots 1-9 have changed in size from 15,000 sq. ft. to 14,400 sq. ft. This is the only change being made.

Attached are the approved plat with lot sizes and counts as well as the 1<sup>st</sup> amended plat with lot sizes and counts. The roads and subdivision configuration remain the same. The sizes and design of some of the lots has changed.

Below is the staff report from the original preliminary plat approval for your review and refresher.



Oquirrh Point has been zoned as a PC zoning district and has received the following approvals:

MDA 11/04/2021

MDA 1<sup>st</sup> amendment 4/7/22

MDA 2<sup>nd</sup> amendment 8/31/22

MDA 3<sup>rd</sup> amendment 9/12/24

CSP 2/22/24

Phase 1 Project Plan 12/10/2024

The next step is the subdivision phase. The project follows the Erda City code Chapter 16 subdivision process. Phase 1 preliminary plat is approximately 205 acres and contains 887 lots with residential and commercial uses.

Included in the packet is a phasing plan and a schedule that shows PODs and the phases in each POD.

All required utility serve letters have been submitted.

**Request:** Oquirrh Point Phase 1 Preliminary Plat

Each final plat will be submitted by phase with a maximum of 45 lots per phase and will be reviewed and approved by staff as required by Erda City Code Chapter 16 and Utah Code.

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**SITE & VICINITY DESCRIPTION**

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The subject property is located on the east side of Hwy 36 at approximately 3600 North and will be accessed off of Erda Way and 33<sup>rd</sup> Parkway (to be constructed with project). The property is surrounded by CG and RR-5 zoning districts.

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**LAND USE CONSIDERATIONS (PC Zone)**

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Per Tooele County land use code Chapter 31 each PC zoning districts creates its own uses, setbacks, etc. In the approved project plan and MDA the approved density, uses and development standards are addressed.

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**GENERAL PLAN CONSIDERATIONS**

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The proposed use is consistent with the Erda City General Plan.

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**ISSUES OF CONCERN/PROPOSED MITIGATION**

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Staff has not identified any issues of concern with the amended preliminary plat proposed

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**NEIGHBORHOOD RESPONSE**

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Any comments that are received prior to the planning commission meeting on February 24, will be forwarded to the planning commission for review and summarized at the meeting.

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**PLANNING STAFF ANALYSIS**

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Subdivision Plats (preliminary and final) shall be submitted and approved pursuant to the process and in accordance with the requirements set forth in Title 16, "Subdivisions," of the Erda City Code, and other applicable sections of the code. The preliminary and final plats shall conform to the applicable CSP Standards as well as all applicable Project Specific Standards, including any supplemental Project Specific Standards proposed and approved in connection with the applicable final plat.

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**PLANNING STAFF RECOMMENDATION**

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Planning Staff recommends that the Erda City Planning Commission review the application, the approved MDA and the Erda City code Chapter 16 to ensure the project meets the requirements and does not pose any serious threat to the public.



CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

**BENCHMARK**

NORTH QUARTER CORNER OF SECTION 3,  
TOWNSHIP 3 SOUTH, RANGE 4 WEST  
SALT LAKE BASE AND MERIDIAN  
ELEV = 4498.78'



**TOOELE**  
169 N. Main St, Unit 1  
Tooele, UT 84074  
Phone: 435.843.3590

**SANDY**  
Phone: 801.255.0529

**LAYTON**  
Phone: 801.547.1100

**CEDAR CITY**  
Phone: 435.855.1453

**RICHFIELD**  
Phone: 435.896.2983

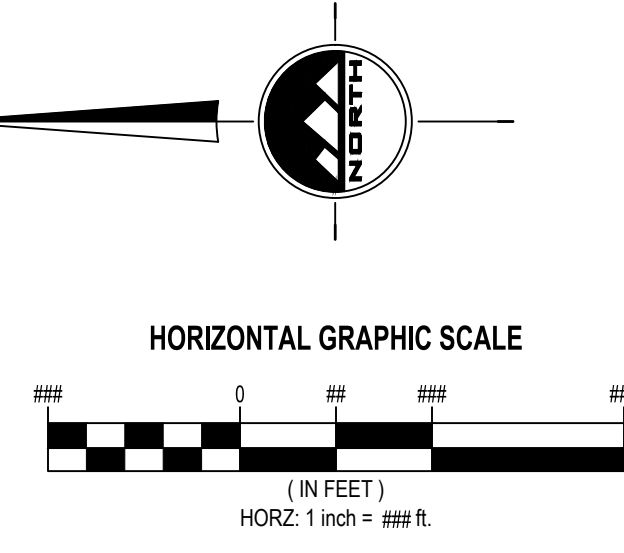
**WWW.ENSIGNENG.COM**

FOR:  
EHD INVESTMENT, LLC  
1392 PASS CANTON ROAD  
ERDA, UTAH 84074

CONTACT:  
JOE WHITE  
PHONE: 435-830-3642

**OQUIRRH POINT  
PRELIMINARY DESIGN AMENDED  
UTAH STATE ROUTE 36  
ERDA, UTAH**

UNIT BREAKDOWN	
HOUSING TYPE	QUANTITY OF UNITS
14,400 SQ. FT. (MIN.) LOTS (80' x 180')	9
9,000 SQ. FT. (MIN.) LOTS (60' x 100')	121
6,000 SQ. FT. (MIN.) LOTS (60' x 100')	41
4,000 SQ. FT. (MIN.) LOTS (40' x 100')	92
4,500 SQ. FT. (MIN.) LOTS (45' x 100')	75
2,040 SQ. FT. (MIN.) LOTS (24' x 85')	192
2,550 SQ. FT. (MIN.) LOTS (30' x 85')	144
2,975 SQ. FT. (MIN.) LOTS (35' x 85')	77
4,000 SQ. FT. (MIN.) LOTS (40' x 80')	100
<b>TOTAL RESIDENTIAL UNITS</b>	<b>851</b>



**OVERALL SITE PLAN**

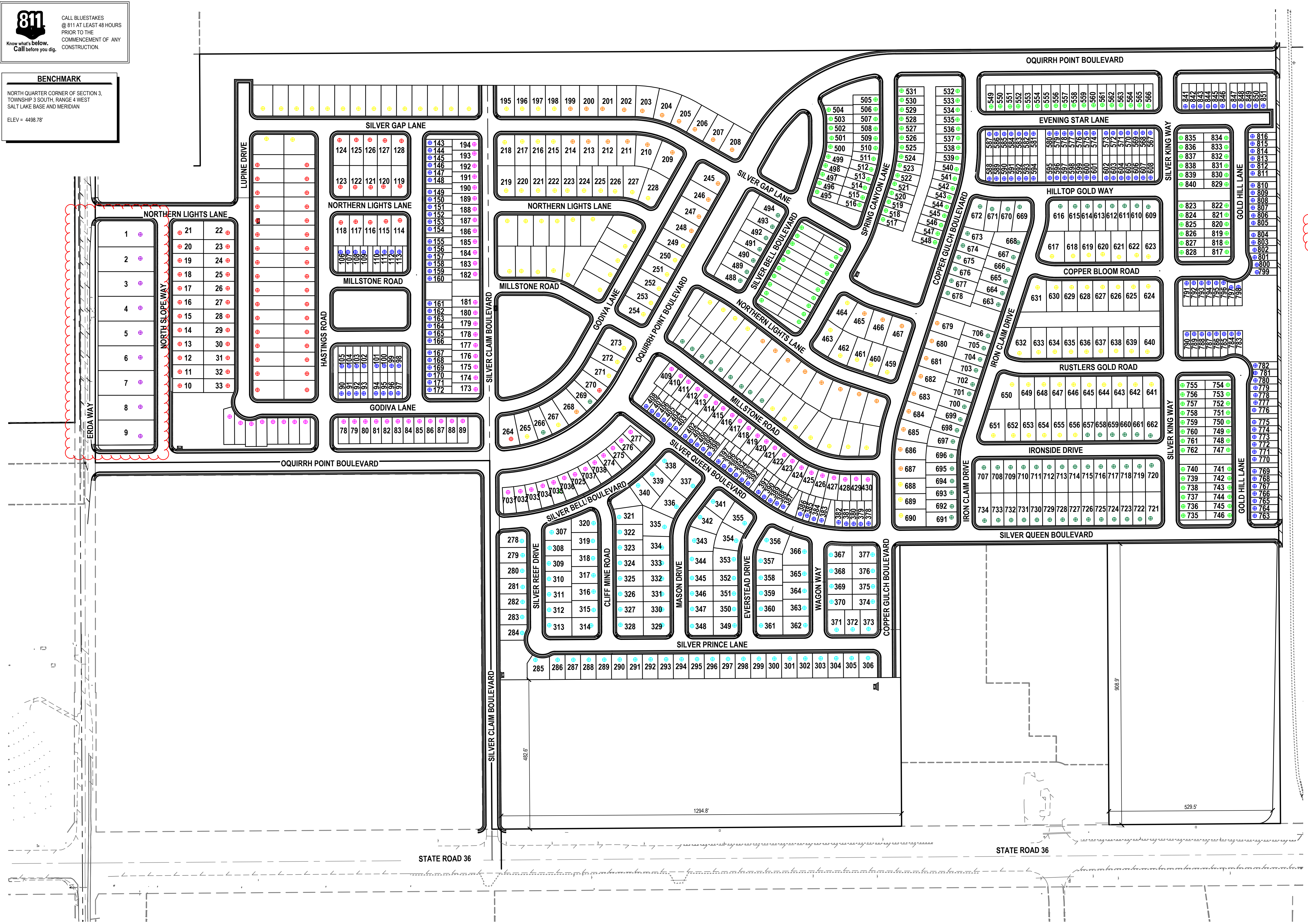
PROJECT NUMBER  
T1341L

PRINT DATE  
2026-02-12

PROJECT MANAGER  
J. CLEGG

DESIGNED BY  
C. CARPENTER

**C-100**



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Know what's below.  
Call before you dig.

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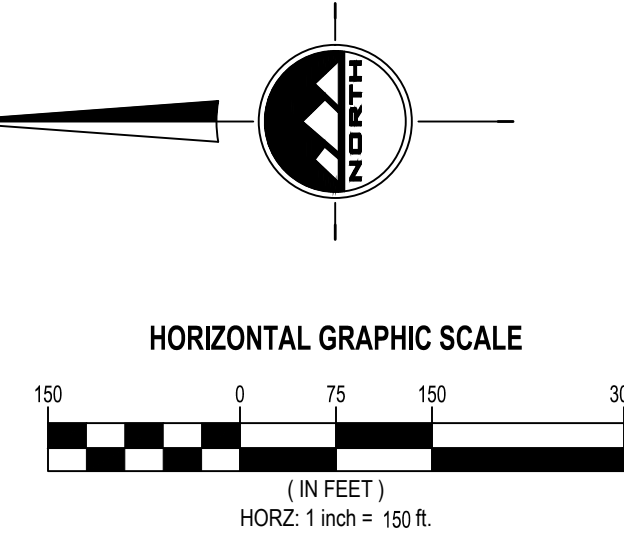
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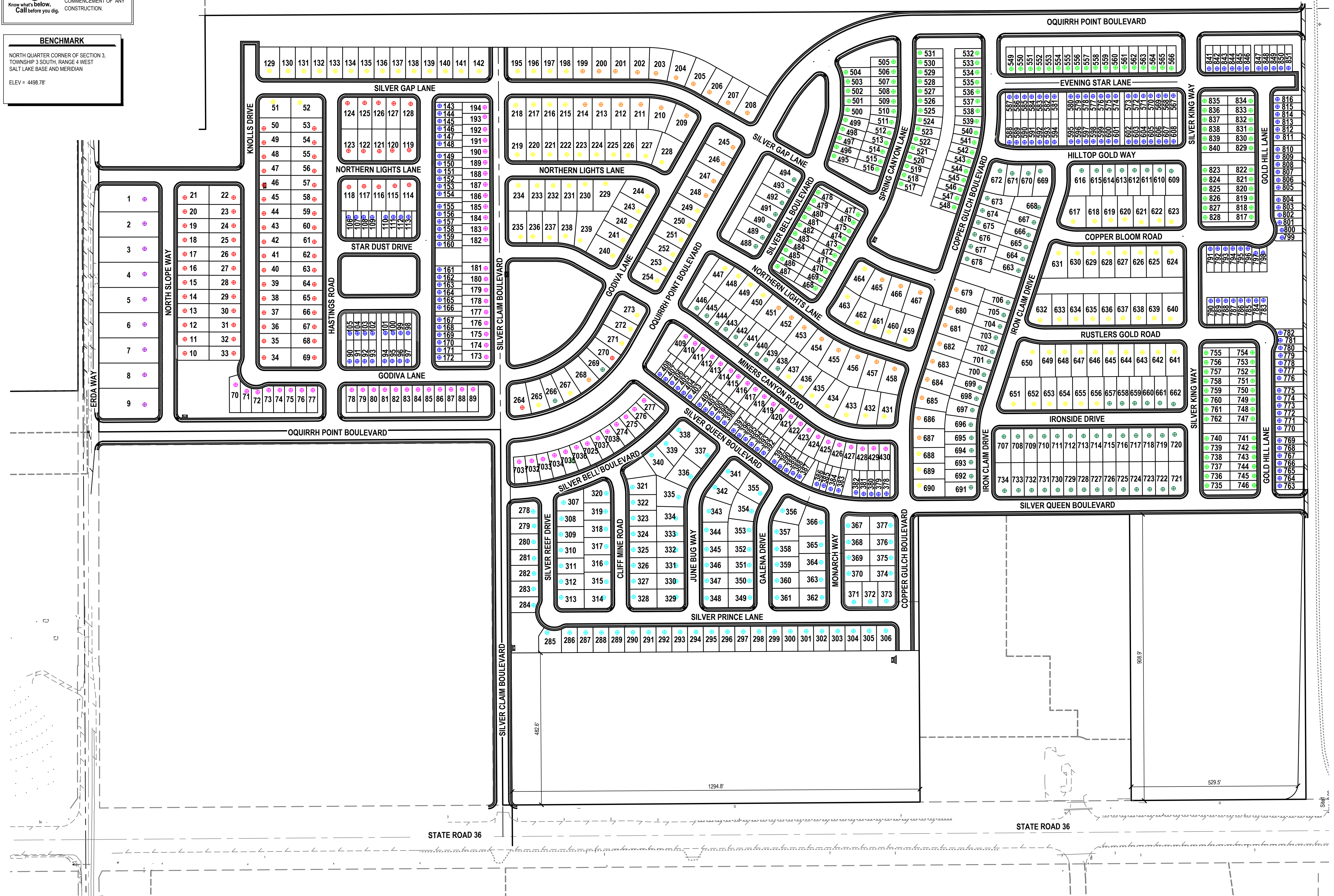
UNIT BREAKDOWN	
HOUSING TYPE	QUANTITY OF UNITS
15,200 SQ. FT. (MIN.) LOTS (80' x 190')	9
5,000 SQ. FT. (MIN.) LOTS (60' x 100')	121
6,000 SQ. FT. (MIN.) LOTS (60' x 100')	41
4,000 SQ. FT. (MIN.) LOTS (40' x 100')	92
4,500 SQ. FT. (MIN.) LOTS (45' x 100')	75
2,040 SQ. FT. (MIN.) LOTS (24' x 85')	192
2,550 SQ. FT. (MIN.) LOTS (30' x 85')	144
2,975 SQ. FT. (MIN.) LOTS (35' x 85')	77
4,000 SQ. FT. (MIN.) LOTS (40' x 80')	100
<b>TOTAL RESIDENTIAL UNITS</b>	<b>851</b>



**OVERALL SITE PLAN**

PROJECT NUMBER: T1341L  
PRINT DATE: 2025-09-08  
PROJECT MANAGER: J. CLEGG  
DESIGNED BY: C. CARPPENTER

**C-100**



STATE ROAD 36

STATE ROAD 36

SILVER CLAIM BOULEVARD

COPPER GULCH BOULEVARD

NORTH SLOPE WAY

KNOLLS DRIVE

NORTHERN LIGHTS LANE

HASTINGS ROAD

SILVER CLAIM BOULEVARD

GODIVA LANE

OQUIRRH POINT BOULEVARD

NORTHERN LIGHTS LANE

SILVER BELL BOULEVARD

COPPER GULCH BOULEVARD

IRON CLAIM DRIVE

COPPER BLOOM ROAD

RUSTLERS GOLD ROAD

SILVER KING WAY

GOLD HILL LANE

OQUIRRH POINT BOULEVARD

SILVER BELL BOULEVARD

SILVER QUEEN BOULEVARD

SILVER PRINCE LANE

SILVER QUEEN BOULEVARD

GOLD HILL LANE

SILVER CLAIM BOULEVARD

SILVER REEF DRIVE

SILVER MINE ROAD

JUNE BUG WAY

CALENA DRIVE

MONARCH WAY

COPPER GULCH BOULEVARD

COPPER GULCH BOULEVARD

COPPER GULCH BOULEVARD

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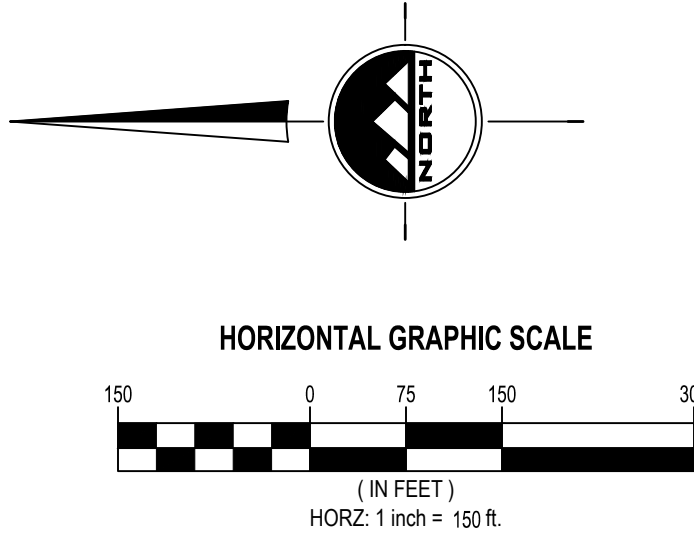
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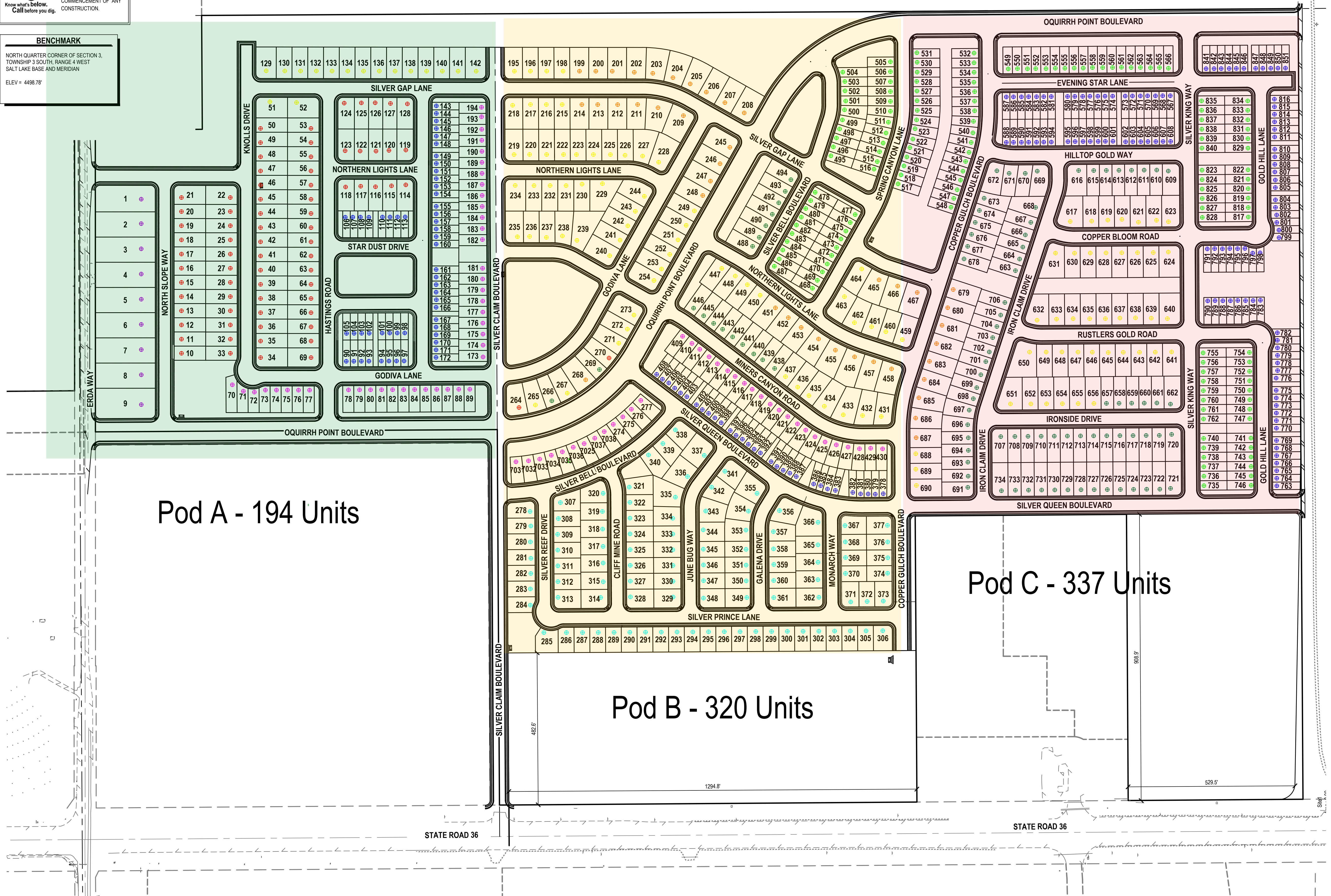
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DESIGNED BY: C. CARPENTER

**C-100**



Pod A - 194 Units

Pod B - 320 Units

Pod C - 337 Units



OPEN SPACE PARCEL AREA TABLE

OPEN SPACE PARCEL #

		sq. ft.	acres
SAGERS PARCEL	OPEN SPACE 1001	1,573,332	36.119
	OPEN SPACE 1002	321,970	7.391
	OPEN SPACE 1003	141,634	3.251
	OPEN SPACE 1004	11,116	0.255
	OPEN SPACE 1005	11,116	0.255
	OPEN SPACE 1006	11,116	0.255
	OPEN SPACE 1007	11,116	0.255
	OPEN SPACE 1008	34,616	0.795
	OPEN SPACE 1009	4,181	0.096
	OPEN SPACE 1011	6,351	0.146
	OPEN SPACE 1012	1,321	0.03
	OPEN SPACE 1013	1,394	0.032
	OPEN SPACE 1014	1,511	0.035
	OPEN SPACE 1015	1,070	0.025
	OPEN SPACE 1016	1,020	0.023
	OPEN SPACE 1017	1,070	0.025
	OPEN SPACE 1018	1,742	0.04
	OPEN SPACE 1019	2,188	0.05
	OPEN SPACE 1020	3,925	0.09
	OPEN SPACE 1021	21,868	0.502
	OPEN SPACE 1022	1,334	0.031
	OPEN SPACE 1023	1,600	0.037
	OPEN SPACE 1024	3,308	0.076
	OPEN SPACE 1025	1,834	0.042
	OPEN SPACE 1026	37,938	0.871
	OPEN SPACE 1027	5,340	0.123
	OPEN SPACE 1028	7,922	0.182
	OPEN SPACE 1029	10,375	0.238
	OPEN SPACE 1030	33,541	0.77
	OPEN SPACE 1031	1,842	0.042
	OPEN SPACE 1032	1,372	0.031
	OPEN SPACE 1033	1,372	0.031
	OPEN SPACE 1034	1,193	0.027
	OPEN SPACE 1035	1,540	0.035
	OPEN SPACE 1036	1,290	0.03
	OPEN SPACE 1037	3,895	0.089
	OPEN SPACE 1038	2,303	0.053
	OPEN SPACE 1039	2,707	0.062
	OPEN SPACE 1040	2,707	0.062
	OPEN SPACE 1041	2,303	0.053
	OPEN SPACE 1042	1,200	0.028

OPEN SPACE 1043	1,200	0.028
OPEN SPACE 1044	1,200	0.028
OPEN SPACE 1045	3,806	0.087
<b>Original Total Open Space</b>	<hr/>	<b>52.726</b>

	SQFT	Acres	43560
4001	37343	0.857277	
4002	11584	0.265932	
4003	2453	0.056313	
4004	2722	0.062489	
4005	2453	0.056313	
4006	28269	0.648967	
4007	1231	0.02826	
4008	1414	0.032461	
4009	1227	0.028168	
4010	328688	7.545638	
4011	2451	0.056267	
4012	1276	0.029293	
4013	2041	0.046855	
4014	4889	0.112236	
4015	4656	0.106887	
4016	1275	0.02927	
4017	2548	0.058494	
4018	70876	1.627089	
4019	24275	0.557277	
4020	11312	0.259688	
4021	4181	0.095983	
4022	7236	0.166116	
4023	1275	0.02927	
4024	1275	0.02927	
4025	1309	0.030051	
4026	2130	0.048898	
4027	2032	0.046648	
4028	2242	0.051469	
4029	5712	0.131129	
4030	10484	0.24068	
4031	21868	0.50202	
4032	9142	0.209871	
4033	6315	0.144972	
4034	1607	0.036892	
4035	1940	0.044536	
4036	68929	1.582392	
4037	12168	0.279339	
4038	22973	0.527388	
4039	2695	0.061869	
4040	4512	0.103581	
4041	2538	0.058264	
4042	2453	0.056313	
4043	20663	0.474357	

4044	16484	0.378421
4045	2453	0.056313
4046	6793	0.155946
4047	2452	0.05629
4048	1350	0.030992
4049	1324	0.030395
4050	50140	1.151056
4051	2453	0.056313
4052	1350	0.030992
4053	2674	0.061387
4054	2673	0.061364
4055	1357	0.031152
4056	1207	0.027709
4057	2454	0.056336
4058	2045	0.046947
4059	7429	0.170546
4060	9576	0.219835
4061	35607	0.817424
4062	34170	0.784435
4063	1231	0.02826
4064	1356	0.031129
4065	1356	0.031129
4066	1231	0.02826
4067	1223	0.028076
4068	1020	0.023416
4069	10297	0.236387
4070	1020	0.023416
4071	1020	0.023416
4072	1020	0.023416
4073	1229	0.028214
4074	3322	0.076263
4075	1075	0.024679
4076	1020	0.023416
4077	1135	0.026056
4078	1124	0.025803
4079	1020	0.023416
4080	1083	0.024862
4081	1063	0.024403
4082	1020	0.023416
4083	1140	0.026171
4084	1130	0.025941
4085	1020	0.023416
4086	1071	0.024587
4087	3282	0.075344

4088	2029	0.046579
4089	1086	0.024931
4090	1020	0.023416
4091	1111	0.025505
4092	2029	0.046579
<hr/>		22.76024

Sagers Parcel 36  
**Total Open Space: 58.76**