



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

Cottage Industry Conditional Use Permit

Public Body: Erda City Planning Commission

Parcel IDs: 16-050-0-0124

Property Address: 3866 Rose Springs

Request: Tynley Bean is requesting a conditional use permit to operate a cottage industry

Planning Staff Recommendation: Approval

Applicant Name: Tynley Bean

Meeting Date: June 23, 2026

Current Zone: RR-1 (Rural Residential)

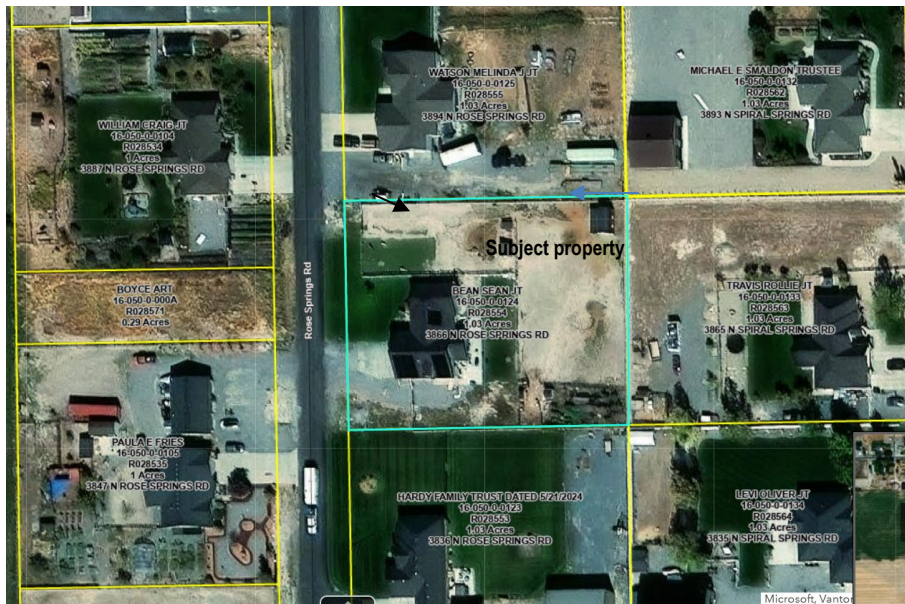
Permit #: CUP 2026-102

PROJECT DESCRIPTION

Applicant business description: provide small-group art lessons

Applicant is requesting 8 students at one time. Adequate off street parking has been proposed. Hours of operation proposed to be 10am – 9pm four days per week with one 1 hour class per day. Business will be operated out of residence dining room.

SITE & VICINITY DESCRIPTION



The subject property is located on Rose Springs.



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LAND USE CONSIDERATIONS (RR-1 Zone)

Table 15-5-3.2. Commercial and industrial uses.						
#	Use	Multiple use (MU-)	Agriculture (A-)	Rural Residential (RR-)		
		40	20	1	5	10
k	Cottage industry that may be permitted to employ up to 10 employees that reside outside of the dwelling providing adequate off-street parking can be made available on the property	C	C	C	C	C

ISSUES OF CONCERN/PROPOSED MITIGATION

The applicant is requesting 8 students at one time with hours of operation proposed to be four days a week from 10am – 9pm with one 1 hour class per day. This could potentially be 8 vehicles coming and going per day. Staff recommends that days of operation be identified and all classes be done by 7pm.

Applicant currently has a home occupation renting formal dresses. Clients are at the residence on occasion one at a time by appointment only.

NEIGHBORHOOD RESPONSE

Any comments that are received prior to the planning commission meeting on June 23, will be forwarded to the planning commission for review and summarized at the meeting.

PLANNING STAFF ANALYSIS

Planning Staff has completed a Site Plan Review of the proposed cottage industry. There is enough room for 10 customer / student parking stalls. Parking in the driveway with entrance through the garage is ADA accessible.

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PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Tooele County Planning Commission makes a motion to approve the proposed conditional use for the Cottage Industry with the condition that one 1 hour class per day 4 days per week be allowed with the last class ending by 7pm.



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Cottage Industry / Home Based Business

Conditional use permit checklist

Total acreage of parcel: 1 acre

Area occupied by this use: 400 sq ft

Current zoning designation: RR1

Current use of land (residential, commercial, etc.): Residential and home-based business

What area(s) of the property will be used for the business (accessory structures, yardspace, in the residence, etc.)? dining room on the first floor

How many Employees will be coming to the residence (whether to pick up items or work)?
0

How many deliveries or pickups will be made at your home per day?: 0

How often and how many customers will visit your home at any one time? About 8 students maximum per class, maybe 4 one-hour classes per week

What type and how much raw and finished product will you store at your home? I will store a few hundred pounds of clay, paint, tools, and art supplies

How and where will equipment and materials be stored? I will store equipment and materials in my garage

What will your hours of operation be? 10 am-9 pm

Include a Site Plan with the following:

1. A north arrow, the scale of the drawing, and the date of the drawing.
2. Street names and addresses.
3. Property lines with dimensions.
4. All sidewalks, driveways, curbs and gutter, and parking areas (if any).
5. All existing easements, rights-of-way, and any other significant features on the site.
6. Existing buildings and significant features located on adjacent properties within



50 feet (50') of the subject property boundaries.

Responses to the following questions:

1. How does your proposed project fit in with surrounding properties and uses? many neighbors do piano lessons, horse riding lessons, and other home businesses.
2. In what ways does the project not fit in with surrounding properties and uses? I can't think of how it doesn't fit in
3. What is your plan to mitigate the potential conflicts/nuisances with surrounding properties and use, if any exist? I have plenty of driveway and gravel for parking, so I don't think there will be nuisances.

Provide mailing labels for all adjoining property owners.

Dustin and Misty Hardy

3836 Rose Springs Rd

Erda, UT 84074

Mat and Melinda Watson

3894 Rose Springs Rd

Erda, UT 84074

Travis and Mandy Rollie

3865 N Spiral Springs Rd

Erda, UT 84074

