



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

Cottage Industry Conditional Use Permit

Public Body: Erda City Planning Commission

Parcel IDs: 08-044-0-0027

Property Address: 3986 N 570 W

Request: Ashley Morrill is requesting a conditional use permit to operate a cottage industry

Planning Staff Recommendation: Approval

Applicant Name: Ashley Morrill

Meeting Date: June 23, 2026

Current Zone: RR-1 (Rural Residential)

Permit #: CUP 2026-76

PROJECT DESCRIPTION

Applicant business description: The Ugly Duckling Baking & Co. LLC Farm Stand DBA of Bite Me Truck LLC
The Ugly Duckling Baking & Co. is a small, home-based food operation run under Utah's home consumption and Homemade Food Act. It is not a traditional storefront business.

Customers come to our property to purchase pre-packaged, ready-to-eat items such as baked goods, lemonade, and occasional ice cream. There is no indoor dining or made-to-order service.

The stand operates as a small, self-serve farm stand setup located on our property (either on the porch or within a small accessory structure/trailer, depending on weather). It is designed similarly to a roadside farm stand, not a retail storefront.

We do maintain regular posted hours; however, this is not a high-traffic commercial operation. Customers typically stop by briefly to purchase items and leave—there is no loitering, seating, or gathering space.

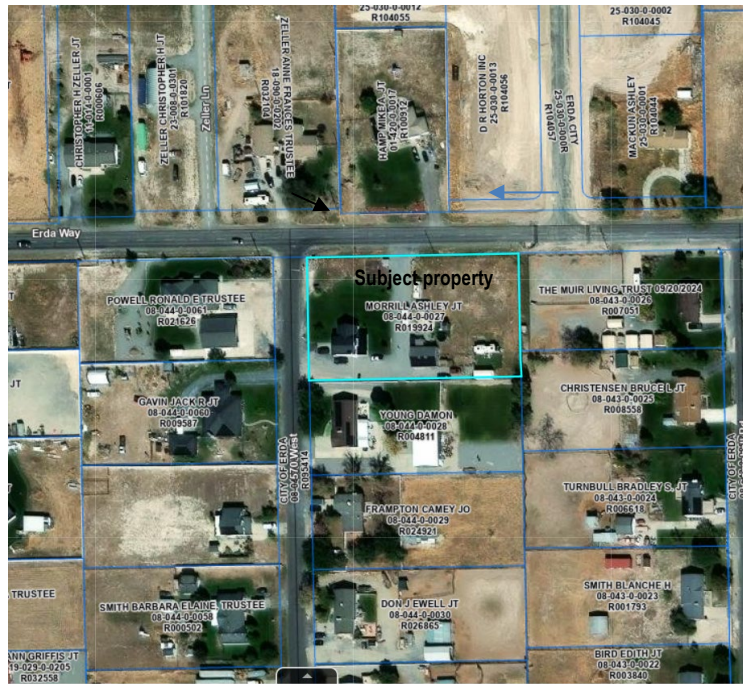
All food is prepared and labeled in accordance with Utah home consumption and homemade food act guidelines.

Adequate off street parking has been proposed. Hours of operation proposed to be 8am – 8pm.



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SITE & VICINITY DESCRIPTION



The subject property is located on 570 W.

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



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ISSUES OF CONCERN/PROPOSED MITIGATION

The applicant is requesting hours of operation from 8am – 8pm. Days of the week have not been specified. This could potentially be several vehicles coming and going per day. Staff recommends that days of operation be limited to Monday - Saturday and the farm stand to be closed by 7pm.

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 on the site for several customer vehicles.

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 hours of operation be Monday – Saturday from 8am – 7pm.



Cottage Industry / Home Based Business

Conditional use permit checklist

Total acreage of parcel: 1.31

Area occupied by this use: 400 sq feet

Current zoning designation: R

Current use of land (residential, commercial, etc.): Residential

What area(s) of the property will be used for the business (accessory structures, yard space, in the residence, etc.)? Driveway

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? Daily, Weekly, etc.

What type and how much raw and finished product will you store at your home? Consumables, minimal

How and where will equipment and materials be stored? Home kitchen

What will your hours of operation be? 8am - 8pm Varies during seasons

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? _____
Zero effect to surrounding properties.

2. In what ways does the project not fit in with surrounding properties and uses? _____
N/A

3. What is your plan to mitigate the potential conflicts/nuisances with surrounding properties and use, if any exist?
Dumpsters, Trash cans, no conflicts

