



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

REZ 2026-172

Zoning Map Amendment Summary and Recommendation

Public Body: Erda City Planning Commission

Meeting Date: October 27, 2026

Parcel IDs: 13-002-0-0002

Current Zone: RR-5

Property Address: 704 E Bates Canyon Rd

Request: Zoning map amendment from RR-5 (Rural Residential 5 acre) to RR-1 (Rural Residential 1 acre)

Applicant Name: Randy Salt

PROJECT DESCRIPTION

Randy Salt is requesting a zoning map amendment from RR-5 to RR-1 on 5 acres create four 1.25 acre lots. The lots will be accessed from Heidi Way, Bates Canyon and a 30 foot road between parcel 13-002-0-0002 and 13-002-0-0003

SITE & VICINITY DESCRIPTION



The subject property is located on east side of SR 36 and south of Bates Canyon Rd. The request is to rezone 5 acres from RR-5 to RR-1.



ZONE CONSIDERATIONS

15 -3-2. RR-1 development restrictions.

The development restrictions in RR-1 zoning districts are as follows:

- (1) Minimum lot size is one (1) acre (43,560 sq. ft.). An up to six percent (6%) reduction in minimum lot size shall be allowed for the dedication of collector class type roads with a cross-section width 80 feet or larger or a portion thereof providing residential access to the proposed development. The collector class type road must be in an appropriate location which the city has determined is useful, and the road shall be finished within 1 year from the approval date of the reduction in lot size or in lieu of actual completion of required road, a developer, contractor or land owner may file with the City a cash bond, escrow agreement, or other approved form of financial assurance, in an amount equal to 100% of the cost of construction as determined by the department of engineering, to ensure completion of the road. The cumulative square footage reduction in minimum lot size within the subdivision development shall be equal to the square footage of the dedicated portion of the collector class type road, up to a maximum of a six percent (6%) reduction in minimum lot sizes for the development. Residential dwellings are not allowed to front onto collector class roads.
- (2) Minimum width – 125 feet.
- (3) Minimum frontage on a public street or an approved private street – 25 feet.
- (4) Minimum yard setback requirements:
 - (a) front yard – 30 feet,
 - (b) rear yard:
 - (i) main building – 30 feet, and
 - (ii) accessory buildings – 10 feet
 - (c) side yard:
 - (i) main building – 15 feet; and
 - (ii) accessory buildings:
 1. from the front setback to distance ten feet behind the main dwelling – 15 feet.
 2. from a distance ten feet behind the dwelling to the rear of the lot – 10 feet.
- (5) On corner lots, two front yards and two side yards are required.
- (6) Maximum building height – 35 feet
- (7) Maximum building coverage: 20%
- (8) Required improvements:
 - (a) street grading;
 - (b) street base;
 - (c) on-site surface drainage facilities;
 - (d) culinary water facilities;
 - (e) wastewater disposal; and
 - (f) street monuments.

GENERAL PLAN CONSIDERATIONS



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The general plan designates this property as medium intensity residential.

ISSUES OF CONCERN/PROPOSED MITIGATION

The property is surrounded by RR-5 zoning with A-20 on the north side of Bates Canyon Rd. There is some RR-1 zoning further east off of Bates Canyon Rd. There are two 2+ acres lots south east of this parcel that are zoned RR-1. This may be considered a spot zone.

NEIGHBORHOOD RESPONSE

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

PLANNING STAFF ANALYSIS

Planning Staff has completed a review of the zoning map amendment. SPID has provided a will serve to provide water and waste water services to this property. The property owner is currently having water and waste water laterals installed. Please see the attached answers to the following questions provided by the applicant.

- (2) A proposed amendment to the zoning map shall be initiated by the filing of an application for rezoning with the City. An application to amend the zoning map should address:
 - (a) general existing site characteristics including ownership, topography, soils, drainage, vegetation and other physical characteristics of the area proposed to be changed;
 - (b) a legal description of the area to be zoned;
 - (c) types of land uses permitted, conditional or prohibited in the current zoning district and the proposed zoning district;
 - (d) existing transportation patterns to including public and private roads and internal and external circulation patterns, rights-of-way, easements and parking;
 - (e) existing and proposed land uses, open spaces, impervious surfaces including streets, parking areas, structures and buildings with a general description of size area,
 - (f) existing and proposed utilities and infrastructure;
 - (g) the relationship of the proposed zone change with the Erda General Plan and specifically how the proposed zone change would conflict, conform, complement or otherwise affect the general plan as well



as any special studies that are designed to further detail the Erda General Plan in a specific area;

- (h) an area map showing adjacent property owners and existing land uses within 500 feet of the area proposed to be rezoned;
 - (i) the location, description and acreage of land uses;
 - (j) the approximate location and number of residential units along with approximate square footage, density and height;
 - (k) the approximate location and square footage of non-residential buildings;
 - (l) the approximate location and square footage of non-residential buildings;
 - (m) a calculation of the approximate amount of open space both before and after build-out construction, indicating areas of expected open space and new landscaping, and including maintenance plans for these areas;
 - (n) if the site has unusual or unique natural features, a demonstration of how proposed development preserves and utilizes natural topography and geologic features, scenic vistas, trees, and other vegetation, and prevents the disruption of natural draining patterns, and if appropriate, geotechnical studies submitted to indicate soil types, depth of bedrock and slope stability;
 - (o) a description of the availability of culinary and irrigation water, community facilities such as schools, fire protection services and other types of facilities that would serve the re-zoned area and how these facilities are affected by this proposal;
 - (p) the approximate location and size of storm water detention and retention areas and calculations on the impact to those systems as a result of the change in density and use of land;
 - (q) an indication of the construction schedule of any project proposed;
 - (r) for multi-phased projects, a phasing plan that describes the anticipated timing and geographical extent of each phase;
 - (s) a detailed traffic study showing the vehicle trips per day on average at build-out and a determination how the project would significantly alter existing traffic patterns or volume;
 - (t) for applications involving a PUD, a table of proposed dimensional standards for the proposed land uses or phases including lot sizes and frontages, building heights and intensities, and setbacks and a description of any requested exceptions to the requirements of the underlying zone; and
 - (u) any other study or information required by the planning commission or zoning administrator.
- (3) The planning division of the engineering department shall review the proposal and submit to the applicant and the planning commission a staff report on the proposed application. The planning division shall analyze the impact of the proposed change on the development of the land within the community and City. In making a staff report, the planning division shall evaluate the proposal and address the following:
- (a) whether the requested zoning is in conformity with the City's general plan;
 - (b) a finding that there have been materials changes in the character of the neighborhood, community or City such as to justify a change in the zoning as requested by the applicant;
 - (c) the extent to which the proposed development of the subject property in accordance with the requested zoning will be in harmony with and compatible with surrounding land uses
 - (d) whether the subject property can be reasonably used and developed as presently zoned;



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- (e) how the requested zoning will affect traffic congestion and infrastructure in the area;
 - (f) whether the requested zoning will promote the public welfare;
 - (g) if a denial of the requested zoning would preclude use of the property for any purpose to which it is reasonably adaptable;
 - (h) how the land uses between the existing zone and the requested zoning afford any reasonable use of the property;
 - (i) whether failure to zone the property as requested would impose a hardship on the owner; and how the requested zoning will promote or disturb stability in the zoning of the neighborhood.
- (4) The planning commission shall:
- (a) provide notice as required by Utah Code Section 10-9a-205;
 - (b) hold a public hearing on a proposed land use ordinance or zoning map; and
 - (c) prepare and recommend to the legislative body a proposed zoning map that represents the planning commission's recommendation for regulating the use and development of land within all or any part of the incorporated area of the City.
- (5) In making a recommendation on any zoning map amendment, the planning commission may approve or deny the application as proposed. The planning commission may modify the proposal to exclude those properties, the rezoning of which does not, in the opinion of the planning commission, meet the criteria and intent of the general plan. Such recommendation shall specifically address the impact such a change will have on the resources and infrastructure within the City.

PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Erda City Planning Commission carefully examines all materials presented to make a recommendation to the Council.

September 25, 2026

Submitted by: Randy Salt

Requested: Sept. 13, 2026

Rezone Application Information

1. Concept plan has been submitted
 - (a) Water right#: 15-2659 (51763) 0.015 CFS
In conjunction with this water right, lots 3 and 4 will be serviced by Stansbury Park Improvement District. See attached Will Serve letter provided by SPID.
2. An application for rezone was completed, filed and submitted on August 25, 2026. Permit #: 2026-172 See attached receipt from Erda City for the payment of application fee.
 - (a) Ownership: Randy Ted Salt – See attached tax notice.
Topography: Land is located on a slight incline of approximately 2.3% grade in 200 feet.
Soil condition: Alkaline - fine-textured or loamy and formed from ancient Lake Bonneville locustrine (lake deposit and alluvial sediments.
 - (b) Legal Description: Lot 2, Bob Salt Minor Subdivision, a subdivision of Tooele County, out of 5-43-2 & 5-43-4 for 2000 year 5.00 AC
 - (c) Currently zoned RR-5
 - (d) Access to lots 3 and 4 will be from Heidi Way. See attached google map and hand drawing. 30' private road on south end of property running east

to west. North Tooele Fire department has given their prior approval.

Right of Ways: None

Easement: 7.5' public utility easement – See attached survey drawing

Parking: Inside land owner's property

(e) The existing land uses are as follows:

residential housing, light farming and livestock.

Open spaces: N/A

Impervious surfaces include: gravel road compacted to specification.

Parking area: gravel

Buildings: General home construction – moderate home size, low profile

(f) Existing utilities: Rocky Mountain Power, Enbridge Gas, Stansbury Park

Improvement District, Beehive broadband

(g) This zone change request is congruent and conforms to Erda's general plan. Examples of this are: Properties on Heidi Way and east up to Droubay Road. These nearby properties are zoned RR-1.

(h) An aerial map shows a geographical view of the surrounding properties.

Requested return labels are attached as well.

(i) Please reference application and survey drawing.

(j) See attached survey drawing. Total lots: 4 Approximately 1.25 acres per lot. Future building on lots 3 and 4 will be similar in height and size to existing homes.

(k) Pumphouse: center of property. Approximately 144 square feet

(l) Same as above. Refer to item (k)

(m) N/A

(n) N/A

(o) Permission has been given from Stansbury Park Improvement District (SPID) to serve all four lots. Please see attached Will Serve letter.

Permission has also been received from North Tooele County Fire District to proceed.

(p) Not necessary for the size and scope of this rezone.

(q) No projects proposed at this particular time.

(r) N/A

(s) Due to the small size of this request, traffic will not be impacted adversely.

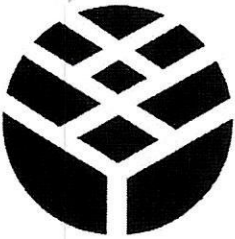
(t) N/A

(u) If any additional information is requested, applicant will provide.

(3) Planning commission reviews

(4) Planning commission reviews

(5) We look forward to meeting with the planning commission to further this project.



STANSBURY PARK IMPROVEMENT DISTRICT
30 Plaza • Stansbury Park, Utah 84074
435-882-7922 • Fax 435-882-4943

October 5, 2026

Erda City
2163 West Erda Way
Erda, Utah 84074

Re: Culinary Water and Sanitary Sewer Service to Randy Salt's Property located at 704 East Bates Canyon Road, Erda Utah

CONDITIONAL WILL-SERVE LETTER

This Conditional Will-serve Letter is issued by the Stansbury Park Improvement District (the "*District*"), in response to a request by Randy Salt ("*Salt*"), that the District provide culinary water and sanitary sewer service to a certain real estate project to be developed by Salt on his 5 acre parcel located in Erda City identified above (the "*Parcel*"). There is currently existing on the property a single family residence, Mr. Salt's home (lot one, at 1.25 acres) and an auxiliary dwelling unit (lot two, at 1.25 acres). Salt proposes to subdivide the Parcel, at a future date, into two additional building lots (lot 3, at 1.13 acres) and (lot 4 at 1.13 acres), all as shown on Exhibit "A" attached hereto and incorporated herein by reference (the "*Project*"). Salt has requested a will-serve letter from the District manifesting the District's willingness to provide culinary water and sanitary sewer services to the Project.

Please be advised that the District is willing to provide culinary water and sanitary services, only, to the Project, subject to and in strict conformance with the terms and conditions of a Culinary Water and Sanitary Sewer Service Development Agreement ("*Development Agreement*"), that must first be executed by and between Salt and the District. The District requires that both water and sewer service be provided in connection with the Project. It will not provide storm drainage service. Among other things, the Development Agreement shall provide, as conditions to water and sewer service, that:

(1) Salt shall dedicate and transfer to the District valid water rights, first approved by the District, authorizing indoor domestic use and incidental irrigation sufficient for each of the four lots in the Project;

(2) Salt shall physically and permanently disconnect any private well(s) from all indoor plumbing;

(3) Salt shall install thermal expansion devices approved by the District on each of the four connections within the Project; and

(4) Salt shall be required to pay all fees and charges duly levied, as well as reimburse the District for all costs and expenses incurred by it, in connection with or which are related in any way to the District providing water and sewer service to the Project, including, but not limited to, the preparation of this Will-serve Letter; the drafting and due execution of the Development Agreement; annexation of the Parcel into the District's legal boundaries; all reviews required in connection with all grants of easement, water rights, preliminary and final plans, subdivision plats, permits and other required documentation; and all required inspections necessary to ensure that all water and sewer infrastructure materials are acquired and the same are constructed and installed by Salt in conformance with District standards, drawings and specifications;

(5) Salt's obligation to reimburse District costs and expenses shall further cover and include, without limitation, all District administrative costs, internal personnel review costs, consulting engineering fees, attorney's fees, and any and all other costs and expenses incurred and to be incurred by the District; and

(6) Water and sewer service shall be provided to the Project subject to and in strict compliance with all applicable rules, regulations and policies promulgated by the District which are in force and effect at the time of connection and as may be amended from time-to-time, including without limitation, rules and regulations pertaining to the timely payment by all Project customers of water and sewer service fees and charges duly imposed for services provided by the District.

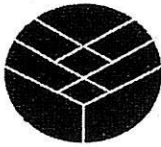
The District's service commitment set forth herein shall be in force and effect for a period of one (1) year from the date hereof, unless extended in writing by the District.

STANSBURY PARK IMPROVEMENT DISTRICT



Brett Palmer
District Manager

cc: Randy Salt



STANSBURY PARK IMPROVEMENT DISTRICT
30 PLAZA, STANSBURY PARK, UTAH 84074
435-882-7922 • FAX 435-882-4943

BOARD MEETING MINUTES
December 16, 2025

CALL TO ORDER:

The Stansbury Park Improvement District Board of Trustees meeting was held at the Oquirrh Mill building, 30 Plaza, on the above date. Mr. Smart called the meeting to order at 4:08 p.m.

ATTENDANCE:

Neil Smart, Board Chair; Brock Griffith, Trustee; Jacob Clegg, Trustee; Brett Palmer, District Manager; Brendan Thorpe, Ward Engineering Group; Joe White, Ironwood; Cami Thorpe, Minutes; Residents, Scott Cluff, Randy Salt.

RANDY SALT – BATES CANYON ROAD PARCELS – REQUEST AND POSSIBLE APPROVAL FOR FUTURE SERVICE TO RECEIVE WATER AND SEWER SERVICE FOR TWO EXISTING HOUSES AND TWO FUTURE DWELLING UNITS FOR A TOTAL OF 4 CONNECTIONS.

Mr. Palmer explained that there is a proposed water and sewer line to serve Sunset Acres running in Bates Canyon Road. Mr. Salt would like to connect at a later time but have the laterals installed now. As the line is constructed, stubs will be installed. The parcel is five acres and there is an existing auxiliary dwelling unit on the property in addition to his home.

Mr. Salt currently has two dwellings and would like to be prepared if Erda City allows additional dwellings on his five acres.

Mr. Griffith asked whether the line under construction has extra capacity. Mr. White and Mr. Thorpe believe there is availability.

There has not been a discussion of annexing into the District. A decision can be made at a later date. The Development Agreement could include language stating that if the District ever required annexation, the District would need to annex.

Mr. White explained that a disadvantage to not annexing into the District is the homeowner cannot serve on the board or vote on board members.

The date of connection is not known at this time.

MOTION: Mr. Clegg moved to approve serving Randy Salt, Bates Canyon Road Parcels, for future water and sewer service to two existing houses and two future dwelling units, for a total of 4 sewer and water connection laterals, and to include a commitment to annex into the District boundary upon connection. Mr. Griffith seconded the motion. Mr. Clegg, Mr. Smart, and Mr. Griffith voted in favor. The motion passed.

IDENT RESURVEY SECTION LINE AND BASIS OF BEARING
14' MEASURED MONUMENT TO MONUMENT

439.34 FERT FIVON
APPROXIMATELY 0.



Southey's Poems of Childhood

Bates Cyn Rd

S 8930

P.O.D.

1991年12月

LOT 2[#]

ADU
Home
1.25 AC

704 EAST

WATER RIGHT
15-2859
(51763)
0.015 CFS

LOT #1

DESTROYED
HOUSE

1.25 AC

1-200

214-395

214.395

LOT # 4

1.13 AC

LOT[#] 3

1.13 AC

30' Road

3 09 38 29 W

FOUND LOT 6
ON WAY IN CAMP

Bob Salt
Property