



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

CUP 2026-169

Conditional Use Permit

Public Body: Erda City Planning Commission

Meeting Date: October 27, 2026

Parcel IDs:

Current Zone: PC

Property Address: 3761/3757 Godiva Lane

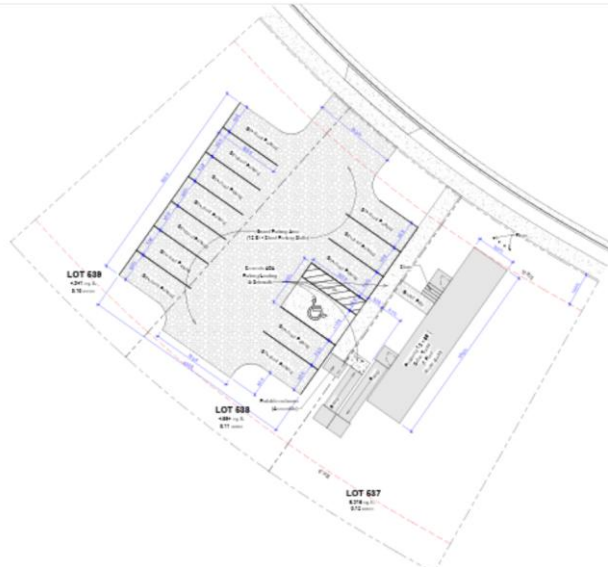
Request: Conditional Use permit for temporary sales trailer

Applicant Name: Cole West

PROJECT DESCRIPTION

Cole West is requesting a conditional use permit for a temporary sales / construction trailer. The trailer will have two offices. One for sales staff and public and the other for the construction team. The trailer will sit on lot 537 and off street parking will be provided on lot 538.

SITE & VICINITY DESCRIPTION



The subject property is located on east side of SR 36 and south of Erda Way.



ISSUES OF CONCERN/PROPOSED MITIGATION

Erda City land use code addresses temporary construction trailers as a staff level conditional use permit. The applicant is requesting that the trailer be allowed to be used as a sales trailer until the model home is constructed. Due to the public aspect we are requiring that this conditional use permit be issued by the Planning Commission.

The applicant has provided the required off street parking to include a concrete ADA parking stall and ADA ramp to access the sales office.

Hours of operation are proposed to be Tuesday – Saturday 12 pm – 5 pm.

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 conditional use permit application and finds that all required items are provided.

PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Erda City Planning Commission makes a motion to approve the conditional use application for a temporary sales / construction trailer to be located at 3761/3757 Godiva Lane with the following conditions:

Hours of operation will be Tuesday – Saturday 12 pm – 5 pm

Adequate off street parking to be provided and maintained



Conditional Use Permit Application

Required to go before Planning Commission

Fee \$800.00

***unless amendment

Property information and location (all lines applicable to this site must be filled in)

Parcel # 26-027-0-537 Lot # 537

Subdivision Name: Oquirrh Point Subdivision

(For office use only)

CUP #: _____ Fee \$800.00 Receipt #: _____

Is this an amendment to previous CUP? Yes ☐ No ☐ Is this a temporary CUP? Yes ☐ No ☐

*** Amendment fee – 50% of Normal Fee

Application Determination:

Approved ☐ Denied ☐

Conditions imposed? Yes ☐ No ☐

By: _____ Date: _____

Property Owner(s) Information

Name(s): CW OQUIRRH POINT, LLC

Address per tax rolls: 610 N 800 West

City/County: Centerville State: UT Zip: 84014

Office/home phone: 801-677-3810 Fax: _____

Mobile phone: _____ Message phone: _____

Email address: cwdesign@builtbycw.com

Applicant's Information if different than Property Owner(s)

*Agent Authorization notarization needed

Name(s): Cole West Design

Address per tax rolls: 610 N 800 West

City/County: Centerville State: UT Zip: 84014

Office/home phone: 801-677-3810 Fax: _____

Mobile phone: _____ Message phone: _____

Email address: cwdesign@builtbycw.com

All information in this application is required and must be completely filled out and signed with the required paperwork submitted or the application will be denied.

There shall be no presumption of approval of any aspect of the process.

APPLICATION IS HEREBY MADE TO THE PLANNING COMMISSION REQUESTING THAT:
(Describe in as much detail as possible the business and use on property)

Temporary sales trailer. Will be used by sales agents to meet with potential homebuyers pending completion of model home.

Total acreage of parcel: 0.12Area occupied by this use: 672 SF

Current zoning designation: R-1-8Current use of land (residential, commercial, etc.): Vacant Lot

What area(s) of the property will be used for the business (accessory structures, yard space, in the residence, etc.)?
Trailer will contain two offices, one for our construction team and one office (with ramp) for sales.

How many Employees will be coming to work at the property (whether to pick up items or work)? 1

How many deliveries or pickups will be made to the property?: None

How many customers will be allowed at the property at one time? 3

What type and how much raw and finished product will be stored? None

How and where will equipment and materials/product be stored? None

What will your hours of operation be? Tues. - Sat. 12:00-5:00 PM

Include the following with the application:

Applicant



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? _____
Surrounding area within the subject subdivision is vacant lots.

2. In what ways does the project not fit in with surrounding properties and uses? _____
None, surrounding properties are vacant lots, future model homes will use the same parking area once the models are finished and the temp. trailer is removed.

3. What is your plan to mitigate the potential conflicts/nuisances with surrounding properties and use, if an exist? Signage will direct traffic into the project, away from existing residences

Applicant



Applicant must provide printed labels from the Tooele County Recorder's office of adjacent property owners of this property (and immediately across the street).

Conditions imposed:

***Staff or planning commission restrictions.**

In submitting this application, I (We) agree to the following conditions and understand that any breach of any one or more will cause this permit to become void:

1. * _____

2. * _____

3. * _____

4. * _____

I (We) as the owner(s) of this property have read and do hereby agree to and understand the above terms and conditions without reservation and place my signature below as an act of such agreement. It is further agreed and understood that should I (we) violate any of the above conditions, this permit shall become null and void without further process and such use will not be permitted upon the property. This permit is issued site specific and not transferable to another property, but may be transferred to a new owner.

I (We) understand that the Zoning Administrator shall not authorize a conditional use permit unless the evidence presented is such as to establish that such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, and the proposed use will comply with the regulations and conditions specified in the Tooele County Land Use Ordinance for such use.

J. [Signature]
APPLICANT'S SIGNATURE

10-2-2026
DATE

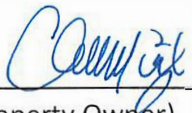
[Signature]
PROPERTY OWNER'S SIGNATURE

10-2-2026
DATE

AFFIDAVIT

PROPERTY OWNER'S AUTHORIZATION

I (we), CW Oquirrh Point, LLC the owner(s) of the real property located
as follows: Parcel # 26-027-0-537, Lot 537 and further
described in the attached application, do authorize the applicant listed in this application permissions to use
this property as listed in this CUP application. I (We) understand that if the use is granted it will stay with the
property if new residence(s) move in. We further understand that if this use is discontinued for a year or more
the use is no longer allowed on the property and a new CUP application will be required. Any violations
regarding this CUP will be addressed with the property owner.


(Property Owner)

(Property Owner)

(Property Owner)

(Property Owner)

Notary

STATE OF UTAH)

County of Paris)
~~Leelanee~~

Dated this 2nd day of October, 20 26, the property owners above personally
appeared before me and acknowledged that he/she signed the above Notice and that the statements
contained therein are true.

July 15, 2028
My Commission Expires


Notary Public

