



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

## Cottage Industry Conditional Use Permit

**Public Body:** Erda City Planning Commission

**Parcel IDs:** 19-029-0-0203

**Property Address:** 3944 Spiral Spring Rd

**Request:** Reenew Retreats is requesting a conditional use permit to operate a cottage industry

**Planning Staff Recommendation:** Approval

**Applicant Name:** Cindy Toone

**Meeting Date:** March 10, 2026

**Current Zone:** RR-1 (Rural Residential)

**Permit #:** CUP 2026-25

### PROJECT DESCRIPTION

Applicant business description: We will provide holistic health and wellness modalities and services. Retail sales will be minimal and will involve bath soaks, some natural skin care products and a few supplements. Health and wellness modalities will include BEMER sessions (class 2 FDA authorized medical device), foot soaks, the lifetime vibe (a plate people stand on to help with lymph flow), etc. Services will include occasional consultations with our wellness advocate.

Applicant is requesting 3-6 clients at one time and one employee outside of the home. Adequate off street parking has been proposed. Hours of operation proposed to be Tuesday and Thursday 10am – 6pm. Business will be operated out of detached garage. Applicant has submitted a building permit for the garage conversion. There is ADA parking provided.

### SITE & VICINITY DESCRIPTION



The subject property is located on Spiral Springs Rd south of Erda Way.



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## LAND USE CONSIDERATIONS (RR-1 Zone)

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<b>Table 15-5-3.2. Commercial and industrial uses.</b>						
#	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

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The applicant is requesting 3-6 clients at one time with hours of operation proposed to be Tuesday and Thursday from 10am – 6pm. If the appointments are one hour each that could potentially be over 40 vehicles coming and going during business hours. This could potentially cause traffic concerns with the neighboring properties.

## NEIGHBORHOOD RESPONSE

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Any comments that are received prior to the planning commission meeting on March 10th, will be forwarded to the planning commission for review and summarized at the meeting.

## PLANNING STAFF ANALYSIS

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Planning Staff has completed a Site Plan Review of the proposed cottage industry.

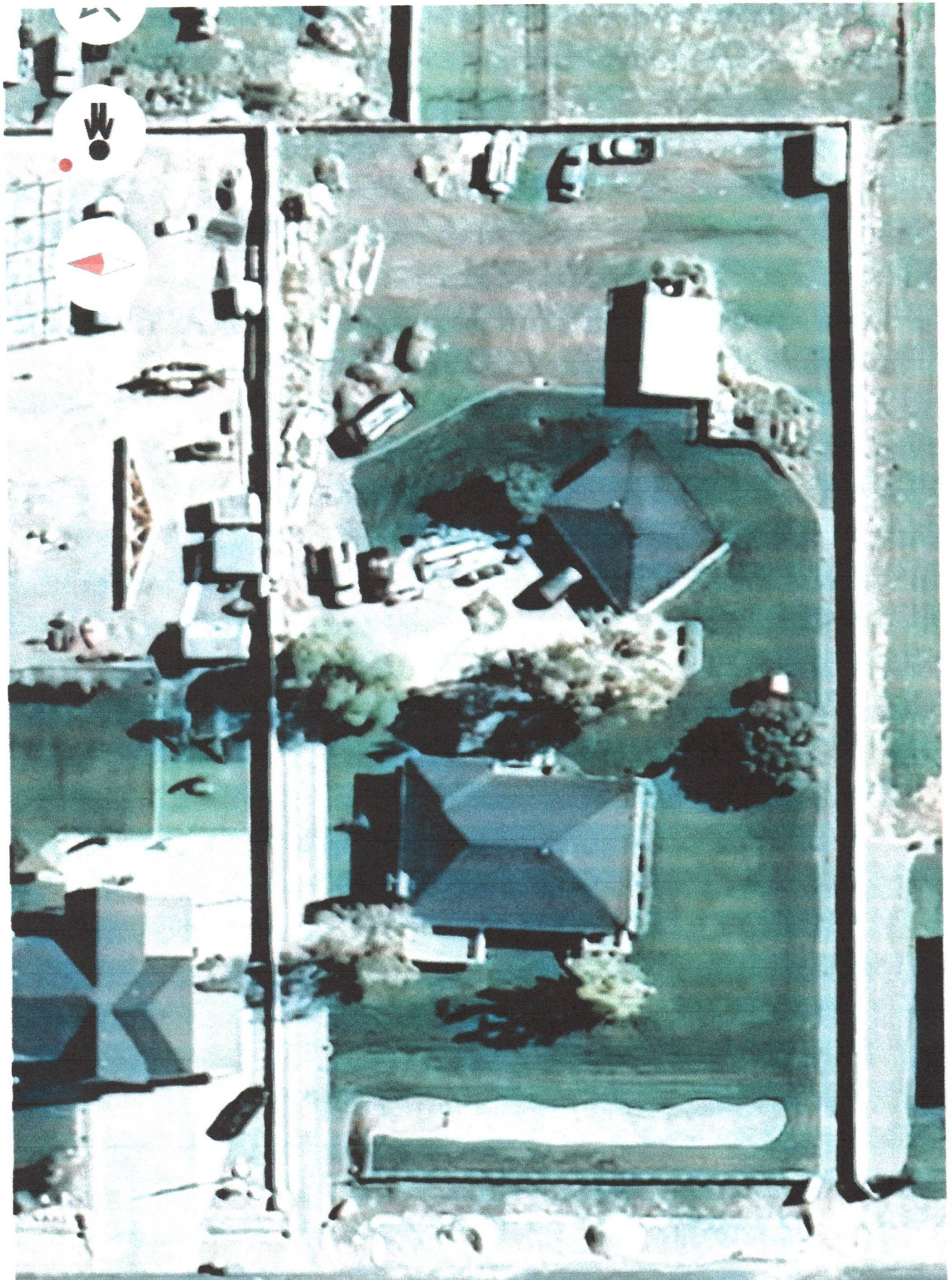
10 client parking stalls, 1 ADA client stall and 1 employee parking stall are provided around the detached garage.

## PLANNING STAFF RECOMMENDATION

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Planning Staff recommends that the Tooele County Planning Commission makes a motion to approve the proposed conditional use for the Cottage Industry. Recommended that the planning commission determine what is a reasonable number of clients at one time with a maximum number of clients per day that will mitigate any potential adverse effects that the additional traffic may impose on the residential neighborhood.





Google Earth Pic

N side not showing gravel for Parking  
Note Concrete between the home and Wellies center

VV.)

NO° 28' 43"W 2339.21' (MEASURE)

(NO° 28' 36"W 2339.14' -

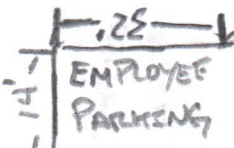
978.24'

179.04'

Lot 203  
60638 SQR FT  
1.391 ACRES  
3944 North  
Toone

589° 31' 24"W  
338.31'

589° 25' 09"W  
337.89'



GRAVEL PARKING

PARK SPOTS 9' X 17'  
HANDICAP SPOT  
ALLOWS 8' FOR RAMP  
= 17' X 17'

179.66'

# Remodel Floor Plans Toone

