

## Erda Planning Commission Minutes

3/10/2026 – 7:00 pm

Erda City Office-Fire Station

### Call to Order

#### 1. Roll Call

- a. Kathleen Mallis, Russell Brimley, Nancy Martin, Michael Jensen, Mark Gull, Mike Higgins, Chase Bawden
- b. Rachelle Custer- City Planner, Jessilyn Stagg- Deputy Recorder

#### 2. Pledge and Prayer

- a. Nancy led the pledge
- a. Mike led the prayer

#### 3. Approve Minutes from 2-24-26

- a. Kathy motioned to approve the minutes from 2-24-26; Mark seconded
- b. Voting was unanimous
- c. **Minutes from 2-24-26 APPROVED**

#### 4. Public Comment (3 minute limit per comment)

- a. **Michael opened public comment**
- b. Michael Jensen motioned to close; Mike Higgins seconded the motion.
- c. Voting was unanimous
- d. **Public comment closed**

#### 5. **Consideration of CUP 2026-25 Applicant:** Cindy Toone, **Address:** 3944 Spiral Springs Rd, Applicant seeking a CUP to operate a Cottage Business.

- a. Rachelle- Ms. Toone is requesting a cottage industry conditional use permit for 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, foot soaks, the lifetime vibe. Services will include occasional consultations with a wellness advocate. She is requesting use for 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 with a hard surface. The sessions will be 2 hours each and if she had 4 sessions it would be 16 clients per day. I would recommend you specify how many clients and hours of operation. We have had questions regarding medical training. Currently business hours are listed as Tuesday and Thursdays 10AM to 6PM.

b. Mike motioned to open public hearing, Nancy seconded

**c. Public Hearing Open**

d. Penny Murdock- I am a neighbor of the Toones. As neighbors of the Toones we have no concerns whatsoever. We are excited for this. I have AF, I have had 4 back surgeries and it is immensely helpful. I think the community would benefit from this. The services are beneficial to the clients. I personally believe their services could help many people, not just myself. Their property is well organized and poses no risk to safety. During the remodel we didn't notice they were in the process of remodeling. They take care and ensure there are no disruptions around them. Their business is meaningful to the community and the citizens they serve. I respectfully ask for your request for approval.

e. Steve Myer- I live next to the Toones. I have been there for 6 years. They have been great neighbors. Their house sits backwards to mine. You never see anyone out front. It is a large lot. It has a fence around the property. It is secluded. I knew they were doing work back there, making parking. It is beautiful. Being next door to them and being outside I heard no noise while they were remodeling. I have no problems with the traffic. I hear more Amazon coming. I have used their services. I have had extensive injuries and the beamer system helps a lot with the nerve pain and back issues I had. It will help a lot of people. I don't feel there will be issues with noise or parking. I am very supportive of it and hope it's approved.

f. Tynley Bean- When I heard of this business I was very excited. This is what I had envisioned for Erda; having a cottage industry and bringing in tax payments. I know the Toones are very amazing and great members of our community who will definitely contribute to it. This business sounds all good and I hope that you approve this.

g. Beverly Crawford- I live on Rose Springs Road. I have known the Toones since 2018. They are very organized and concerned with their health and everyone else's health. The beamer has helped them and myself and my husband. Wellness is something all of us need. For our community and Erda this is great. I highly recommend you pass and come see what they have after they get set up.

- h. Larry Kimpel- I don't know which hat to wear, so I am going to wear the citizen hat. Almost 3 years ago I was in the hospital and almost died. Cindy was nice enough to bring the beamer over when I got home from the hospital and it helped. I think it would be great to have it in our community. Her old place was in Bountiful. It was too far to drive. I think it would be nice to have this in our community where they don't have to drive to get to it. I suggest we approve this.
  - i. Tim Toone- My wife and I got the idea that we needed to do this. There are a lot of health issues and a lot of modalities to help people with those health issues. There are a lot of ways to help with health issues that we didn't know about but we learned about the beamer 7 or 8 years ago. Sometimes my back would go out and I would be in a lot of pain for a long time. With the beamer it's a pad you lie on and it works with frequencies to help you feel better. We have extra beamers because we have people who can't afford them. We wanted to make them accessible so we did that. We have several other modalities that we are doing and they do the same thing, they help people with their health. We feel that we were directed to help people with these modalities. We haven't made a lot of money on this. We are not looking to get rich on this. It is just a thing to help our neighbors.
  - j. Mark motioned to close, Nancy seconded
- a. Public Hearing Closed**
- b. Michael- I would like to invite the applicant to come up. I suspect we will have a few questions. We would like to have a back and forth dialogue.
  - c. Cindy- The future of medicine is medicine in the form of frequencies and they are all around us. We have found and been led to holistic natural healing frequencies. We don't have drugs or cutting. We are not in the western world. We are about nurturing the body and helping the body to perform at its highest level. Frequencies are huge for that. We don't have a medical license nor need one. Like the beamer. That is one of our modalities. Another modality we have is \$150,000 equipment. It is called the energy enhancement center. The only one in the state of Utah. Think of how you feel when you go to the beach or forest, you feel great. That is a scalar wave field you are in. Heavenly Father created this for us. The frequency created by this screen can heal us and help us feel better. We are talking about quantum healing here. Our bodies are electric. The definition of death is the absence of electrical activity in the body. We have seen enormous things when we can be in those frequencies. After I lost my mom my mind kicked up, depression kicked up and when I saw these screens I went from bedridden to feeling 23 again. We have an ionic

- footbath. We have a lot of pollution in our area. We have a foot detox. The pores of the feet are large making it a good place for the body to detox through. The vibration plate moves the lymph. We have our energy enhancement room. Not a lot of stuff but it is all pretty remarkable.
- d. Kathy- When you say energy enhancement, is it a screen?
  - e. Cindy- We have 4 towers with 6 computer screens each. They have lights on them which create the energy enhancement system. Each cell in the body needs energy to function. When the body doesn't have enough energy to detox we get diseases. When you feel sick it could be that you are detoxing. When you are in the energy enhancement system it gives your body the cellular level it needs to detox.
  - f. Nancy- Will you have a constant monitor system on the people who come in there?
  - g. Cindy- We are very selective on who we let in. We do get a history. We don't diagnose or treat. We don't have a monitor. We have cameras we could set up. Our goal for bringing this to Erda is peace. If you feel we need cameras we can set them up.
  - h. Nancy- In that a 2 hour thing. You have 3 treatment rooms. In the future you are talking about having 2 people an hour for a 2 hour course. If they do just the beamer, is that less. The beamer is about half an hour and the screen room is 2 hours. You could have 16 people a day. I am trying to see if that will affect traffic in the area.
  - i. Cindy- 16 would be at the most. The energy enhancement system is so powerful. We are just like batteries, batteries need to be charged and we are the same. If people come in they generally will do 2 hours.
  - j. Russ- You will be open 2 days a week. You'll be open 8 hours for those two days. Are you planning on expanding with hours or employees? When you are full, how many people does that look like?
  - k. Cindy- I am tired of a brick and mortar store. Our plan is Tuesday all day. Maybe one day we stay open later and another day we open later so we can accommodate people. In the EE room 4 or 5, so 8 people at once. We are losing  $\frac{1}{5}$  of our clientele by moving to Erda. I don't see that we will have a lot of clientele.
  - l. Mark- For the CUP we want you to figure out what the limits will be so we can talk about establishing those limits or at least talk about establishing those.
  - m. Cindy- We are doing by appointment only. In Bountiful we had a boy who had brain cancer. His whole family would come in and spend the night. I need to be allowed to do this. People with devastating diagnoses have seen improvements. It is possible they can't come until Saturday night

and leave Sunday morning. Right now we are guessing since we have lost so many of our clientele. If there are people in need and they need special timing we want to accommodate that.

- n. Michael- I would like to ask the group, does it concern you to have clients spending the night? Are you comfortable with that? That starts to get outside the norm of a residential neighborhood; having a customer come spend the night. If they invited someone to spend the night are you all okay with that as direct neighbors? We will have a different discussion with Rachelle.
- o. Rachelle- That is a condition you can place. What I would recommend is you set standard hours with a maximum number of clients, with the occasional overnight. If more is needed then they would need to come back in. Now that you understand that is what they would like to see with their business, those are conditions you would need to place. We would need to check with the building official. If you allow sleeping it may require different requirements. Zoning wise you are fine, building wise you may have to sprinkle if they choose to do overnight.
- p. Mark- You have one employee not living at the residence. Wondering if you have a vision for more than that potentially. The whole idea is to see what may potentially be. If you feel there is a potential for another employee. What does that look like?
- q. Cindy- In the next 2-3 years it could be 2, maybe 3 employees.
- r. Tim- It is just under 1400 sqft. 5 main rooms and two bathrooms. We have 5 smoke detectors in the main rooms. We have lit up exit signs. There are windows in 4 of the 5 rooms to use an exit. As the owner of the building I wouldn't want someone to be trapped in there. That is something we considered when we remodeled the garage. I don't think a sprinkling system would be necessary.
- s. Chase- I looked it up and that is required when there is a sleeping room.
- t. Nancy- Why would they need to stay over the night?
- u. Cindy- Most of our clientele are around age 60 and they might be bugged with having a child there at the same time keeping them awake.
- v. Rachelle- You should say no overnight to cover yourself.
- w. Chase- You mentioned that medical licensing is not required. Is any licensing required?
- x. Nancy- You can't accept insurance, correct?
- y. Cindy- No licensing is required and we can't accept insurance.
- z. Michael- Is there a requirement for liability insurance? For my business I have to carry general liability.

- aa. Rachelle- That is not part of the conditional use, that is up to the applicant. That would be part of the business license. You don't need to worry about that.
- bb. Michael- I am assuming with customers coming and going, she will need inspections.
- cc. Rachelle- She will have building, health and fire inspections as part of the business license.
- dd. Michael- If you were to pick two days you wouldn't have clients what would they be?
- ee. Cindy- Monday and Sunday.
- ff. Mark- What if we took the recommendations and what Cindy has asked for and what we've seen on planning for the future. What if we put stipulations of no overnight but that could be addressed later, up to 3 employees, time frame for operation Tuesday- Saturday 7AM-7PM with a maximum of 20 clients per day. I think this could fit for what they are asking. If they are able to not have a continuous flow of traffic that would be best. I like the ADA hard surface parking. 5-6 parking spots on the hard surface would cover what is needed.
- gg. Michael- I think it needs to be clear that there is no off street parking. To stay consistent I think we need to include downlighting.
- hh. Rachelle- In your motion will you please ask 20 clients per day by appointment only. This will stay with the property so if the Toones move this will help keep it under control.
- ii. Michael- If we don't state it's okay to occasionally have someone there outside of normal hours they could be reported.
- jj. Rachelle- You need to define what occasionally means. You can't be arbitrary.
- kk. Nancy- We have increased their days and hours I think outside of that would not be applicable.
- ll. Mark- I think we have to define the box and not worry about the other things.
- mm. Mark- I motion we approve the cottage industry CUP identified for 3944 Spiral Springs Road for Cindy and Tim Toone with the following conditions: no overnight services are to be permitted, employees not living at the site limited to 3, hours of operation would be contained within 7am -7pm Tuesdays to Saturdays with a maximum of 20 clients per day by appointment only. No off street parking allowed. Any installed lighting will be downlighting to limit impacts to neighbors. Nancy seconded the motion.
- nn. ROLL CALL VOTE: Kathy- Yes, Russ- Yes, Nancy- Yes, Michael- Yes, Mark- Yes, Mike- Yes, Chase- Yes**

**oo.CUP 2026-25 conditional use permit to operate a Cottage Business at  
3944 Spiral Springs Rd APPROVED**

6. Comments from Commissioners

- a. Mark- On the minutes it has me listed as the ADA contact, can that be changed to staff.
- b. Nancy- City website is still Cory. The old planning commission is still listed.
- c. Michael- Trails update. I had a conversation with Tooele City parks director who recommended I talk to Cory Bulluck. There is a trails committee. I wasn't able to attend. They meet on the first Tuesday or Thursday of the month. If I can make it I am planning on going and will bring back information. They are working on a county wide trail system.
- d. Rachelle- The trails committee is mostly recreational trails. Your local trails will feed into it.

7. Adjournment

- a. Michael Jensen motioned to adjourn the meeting, Mike Higgins seconded.
- b. Voting was unanimous to adjourn the meeting
- c. Meeting adjourned**

Pursuant to the Americans with Disabilities Act, Individuals needing special accommodations should contact Mark Gull @ 801-707-4355

Note: these minutes represent a summary of the meeting and are not intended to be verbatim.

Prepared by: Jessilyn Stagg, Erda City Deputy Recorder

**PASSED AND APPROVED** by the Planning Commission this 15th day of April, 2026.

**ERDA**

  
Chase Bawden, **Planning Commission Vice Chair**

**ATTEST:**

  
Jennifer Poole, City Recorder