



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

August 15, 2019

To: Planning Commission
From: Community Development Department
Subject: Olsen Massage Therapy
11075 S. State St.
(Community #11 – Crescent)

CUP-07-19-5684
Zoned LC

HEARING NOTICE: *This item has been noticed to property owners within 500 feet of the subject property.*

PROPERTY CASE HISTORY	
Case Number	Case Summary
SPR-97-33	Perry Olsen Office Park Master Plan (Crescent Office Park). Approved by PC 04/14/97.

DESCRIPTION OF REQUEST

The applicant, Nancy Olsen, is requesting a Conditional Use Permit for independent massage therapists to operate on the property located at 11075 South State Street (*See Exhibit #1: Application Material*).

The subject property is 4.74 acres. The property is part of the Crescent Office Park Subdivision. Thirteen office buildings are located on the property. The applicant is the owner of the building at 11075 South State Street, in the north section of the office park.

Properties to the north are large lot single-family homes zoned LC and R-1-40A. Properties to the east are large lot single-family homes zoned R-1-40A. The property to the south is the Crescent Cemetery zoned R-1-40A

The applicant would like to lease a suite in the building to three independent licensed massage therapists, with the potential to expand the massage therapy use to other suites in the building. The massage therapists will operate full-time with clientele being scheduled on a case-by-case basis between the hours of 8:00 a.m. to 7:00 p.m. Monday through Saturday. The massage

therapists are licensed and specialized in the following areas: deep tissue, sports injury, Swedish massage, therapeutic massage, Thai Massage, Prenatal/Postnatal Massage, Tui Na, and Shiatsu Massage. Clients come to the massage therapists through a number of means, including: referrals by chiropractors, physical therapists and doctors, classified ads, and other forms of advertising.

NOTICE

A neighborhood meeting was held on July 23, 2019. Notices were mailed to property owners within 500 feet of the subject property. No neighbors attended the meeting. At the time of writing this report, staff has not received any comments for this application.

ANALYSIS

Under Section 15A-08-02(B) of the Sandy City Land Development Code the proposed massage therapy business is classified as “Commercial Retail Sales and Services” and requires a conditional use in the LC Zone. There is sufficient parking for the site.

COMPLIANCE WITH SECTION 15A-33-04

Staff response in *italics*.

Conditions. In order to achieve compliance with the standards set forth herein, the City may impose conditions, which address standards 15A-33-03 “A” to “O”, as contained in the Sandy City Development Code. This proposed conditional use meets or satisfies all of Conditions “A” through “O”, except the following conditions, which merit discussion or additional consideration by the Planning Commission:

O. Such other conditions determined reasonable and necessary by the City to allow the operation of the proposed conditional use, at the proposed location in compliance with the requirements of this Code.

That the applicant complies with all Building & Safety, and Fire & Life Codes.

CONCERNS

Staff has no concerns.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve a Conditional Use Permit for Nancy Olsen for the property located at 11075 State Street to allow for independent massage therapists to operate as described in the staff report subject to the following finding and subject to the following conditions:

Findings

1. The proposed use meets the intent of the LC Zone.

Conditions

1. That the applicant complies with all Building & Safety, and Fire & Life Codes.

2. That the applicant be responsible for meeting all provisions of the Sandy City Development Code, and all conditions of approval imposed by the Planning Commission.
3. That this Conditional Use Permit be reviewed upon legitimate complaint.

Planner:  Reviewed by: 

Wade Sanner, *Planner*

File Name: S:\USERS\PLN\STAFF\RPT\2019\CUP-07-19-5684 Olsen Massage Therapy

Exhibit #1 – Application Materials

To Whom it May Concern

My name is Britta Main I am a practicing licensed Massage Therapist. I have been actively practicing for the last 10 plus years in the same location in Sandy at 11075 S State St suite 31. My business name is Body Balance Massage. I deal and practice most with head, neck and back pain as a result from accident or injury. I have also work with a chiropractor and his patients for the last 7 years. I obtained my license from Myotherapy back in 2008.

My business hours are 8:00-7:00 Monday through Saturday

My clients are typically through word of mouth and referrals from chiropractors and my business website.

I have also advertised through Ksl deals and Groupon and have received great reviews.

Britta Main

Body Balance Massage

Sent from my iPhone

April 1, 2019

To whom it may concern,

My name is Linnea Tullis and I am a licensed massage therapist in the state of Utah. I have been practicing for 15 ½ years, and I specialize/focus on the following modalities/areas of massage and bodywork:

- Deep Tissue/Sports injury
- Swedish/therapeutic massage
- Thai Massage
- Prenatal/Postnatal Massage
- Tui Na/Shiatsu

I have had experience in day spas, chiropractors offices, chair massage at sporting events, and am looking forward to adding more clients to an office in sandy. I am also a certified personal trainer, yoga instructor, group fitness instructor, and working my way towards becoming a holistic health coach within the next year.

I have a passion for all things health and wellness related. I graduated from Myotherapy College of Utah in 2003 with a certificate in massage therapy. I am also State and Nationally Licensed. I am a first time mother with a 9 month old baby boy and very much am grateful for my knowledge of the human body and holistic healing with my family.

I sincerely appreciate your consideration in granting the "conditional use" permit so that I may continue to offer my passion for massage therapy to additional clients.

Sincerely,

Linnea Tullis, LMT, CPT, RYT
Youandmefit2gether
DOPL #541392-4701

To Whom it may concern:

My name is Alayna Malae, and I have been a licensed massage therapist since 2012. I graduated from the Utah College of Massage Therapy, Salt lake campus.

I began my career interning with Real Salt Lake soccer team for 3 seasons, and decided to branch out on my own during my last season with them in 2014. I started working for myself in West Jordan at the Studio Salons and stayed there for about 4 years, until moving to this new location in Sandy.

I specialize in Deep Tissue and Rehabilitation, and work with several different Chiropractors and Physical therapists who send me a steady clientele.

My home life entails of me and my husband of 2 years who is the band teacher at Jordan High School. No children... yet! Just hoping to maintain doing a career I love while being my own boss. Thank you so much.

-Alayna Malae, LMT

License number: 8555927-4701

