



# SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN  
COMMUNITY DEVELOPMENT  
DIRECTOR

KURT BRADBURN  
MAYOR

MATTHEW HUISH  
CHIEF ADMINISTRATIVE OFFICER

## MEMORANDUM

April 18, 2019

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**To:** Planning Commission  
**From:** Community Development Department  
**Subject:** Vitality Massage and Ashiatsu  
741 E. 9000 S.  
*(Community #7)*

CUP-03-19-5633  
Zoned BC

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**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-97-44	Jim Baud Office Building Site Plan. Approved by PC.

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### DESCRIPTION OF REQUEST

The applicant, Jenelle Tagovailoa for Vitality Massage and Ashiatsu, is requesting a Conditional Use Permit to operate a massage therapy business on the property located at 741 East 9000 South (*See Exhibit #1: Application Material*).

The subject property is an L-shaped lot that is zoned Boulevard Commercial (BC), and is 0.88 acres (38,333 square feet). The property is part of the Shadowcrest Office Park Subdivision. The subdivision contains three office buildings, addressed as: 735 East 9000 South, 741 East 9000 South, and 765 East 9000 South.

Properties to the north and west are commercial properties zoned BC. The property to the east is the Alpine Meadows apartment complex zoned PUD(10). The properties to the south are commercial properties zoned Convenience Commercial (CvC).

The applicant is a certified massage therapist with 14 years experience. The applicant will operate the business part-time, with clientele being scheduled on a case-by-case basis between the hours of 10:00 AM and 7:00 PM. The applicant will also be practicing Ashiatsu massage at this location. Ashiatsu massage is a barefoot massage technique originating in Asia. The therapist applies varied pressure using their feet while holding bars hanging from the ceiling.

#### **NOTICE**

A neighborhood meeting was held on April 9, 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 a “Commercial Retail Sales and Services” and requires a conditional use in the BC 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 Vitality Massage and Ashiatsu for property located at 741 East 9000 South to operate a massage therapy business as described in the staff report subject due to the following findings and subject to the following conditions:

#### **Findings**

1. The proposed use meets the intent of the BC 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\STAFFRPT\2019\CUP-03-19-5633 Vitality Massage and Ashiatsu

**Exhibit #1 – Application Materials**

## Wade Sanner

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**From:** Jenelle Tagovailoa <jjtago84@gmail.com>  
**Sent:** Thursday, March 28, 2019 7:54 AM  
**To:** Wade Sanner  
**Subject:** Letter for Conditional Use Permit

To whom it may concern,

My name is Jenelle Tagovailoa. I am a licensed massage therapist that has been practicing for 14 years. I graduated top of my class at Utah College of Massage Therapy in 2005 and appeared in my schools commercial that ran for 5 years. My first job was at Westgate Resort in Park City. I am currently working at Brick Canvas Spa at Thanksgiving point. I have worked there 5 years and have been the Lead therapist for 2 years. I have also continued my education and received certification in the modality of Ashiatsu. I am looking to branch off on my own where I can focus and specialize on sports, deep tissue, Ashiatsu, and injury massage. I plan to keep my current job and use Vitality Massage and Ashiatsu LLC as my part time business. I plan to take appointments on a case by case basis between the hours of 10:00 AM and 7:00 PM. The professional office building that I will be working out of has its own parking lot with plenty of parking. My goal in opening my own business is to schedule appointments around my family schedule to be able to spend more time and not miss out my my kids important events and to care for my current clientele out of a spa atmosphere.

Thank you for your time,

Jenelle Tagovailoa  
Vitality Massage And Ashiatsu LLC