

# SOUTH JORDAN CITY PLANNING COMMISSION

## STAFF REPORT

MEETING DATE: April 8, 2025

### FILE OVERVIEW

Item Name	Conditional Use Permit: Alleviating Hands Massage Therapy
Address	<a href="#">10718 S. Beckstead Lane Suite #201</a>
File Number	PLCUP202500032
Applicant	Tracy Saldivar; Alleviating Hands Massage Therapy
Owner of Record	SOJO Central Building 1, LLC
Staff Contact	Andrew McDonald, AICP Planner II
Report Author	Andrew McDonald
Submitted By	Andrew McDonald, Planner II

### PROPERTY OVERVIEW

Total Acreage	0.91		
Current Zoning	<a href="#">MU-COMM (Mixed-Use Community Center)</a>		
Recorded Subdivision	SOJO Central (Commercial) Subdivision; Lot 1		
Adjacent Properties	<i>Current Zone</i>		<i>Current Use</i>
	<i>North</i>	<a href="#">MU-TC Subdistrict</a>	Civic (SLCCO Library)
	<i>East</i>	MU-COMM	Open Space/Playground
	<i>South</i>	MU-COMM	Commercial/Office
	<i>West</i>	MU-COMM	Commercial/Office

### ITEM SUMMARY

The Applicant owns and operates Alleviating Hands Massage Therapy; and is proposing to locate in one of the SOJO Executive Office Suites located at 10718 S. Beckstead Lane Suite #201 (Attachment A). Attachment B represents the layout for Suite #201, and indicates where Alleviating Hands will locate.

The current zoning ([MU-COMM](#)) classifies massage therapy services as a health, beauty, and fitness service use. The use is permitted with the approval of a conditional use permit by the Planning Commission.



## TIMELINE

- **January 27, 2025:** The City received a complete business license application for Alleviating Hands
- **January 29, 2025:** The Planning review denied the application due to the current zoning designation requiring a conditional use permit for the use.
- **March 12, 2025:** The City received a complete application for a conditional use permit.
- **March 20, 2025:** The application met the requirements of City Code and was scheduled for the next available Planning Commission meeting.

## REPORT ANALYSIS

**Operations Plan:** City Code [§ 17.18.040](#) requires that the Applicant provide an Operations Plan (Attachment C) that includes any relevant information to describe the nature, scale, and practices of the establishment.

**Parking & Access:** Exiting access points from Redwood Road and Beckstead Lane provide access to ample parking on-site and within the commercial subdivision development. The proposed use would be required to provide one sparking space. There is no exclusive parking stall signage included in this application.

## FINDINGS AND RECOMMENDATION

### Findings:

- City Code [§ 17.54.130.C](#) requires a conditional use permit for this use.
- A conditional use shall not be established or commenced without a conditional use permit approved by the Planning Commission in conformance with the requirements of City Code [§ 17.18.050](#).
- Staff finds the application in conformance with all requirements of City Code and other pertinent laws and ordinances.

### Conclusions:

- Staff holds that no detrimental effects could be identified as a result of approving this application.

### Recommendation:

Staff recommends approval of the application based on the report analysis, findings, and conclusions listed above.



## PLANNING COMMISSION ACTION

### Required Action:

Final Decision

### Scope of Decision:

This is an administrative decision to be decided by the Planning Commission.

### Standard of Approval:

The Planning Commission shall approve a conditional use permit application if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed conditional use in accordance with applicable standards.

The Planning Commission may deny a conditional use permit application if the reasonably anticipated detrimental effects cannot be substantially mitigated with reasonable conditions of approval to achieve compliance with applicable standards.

### Motion Ready:

I move that the Planning Commission approve:

1. File PLCUP202500032, Alleviating Hands Massage Therapy Conditional Use Permit

### Alternatives:

1. Approve the application with reasonable conditions of approval that mitigate reasonably anticipated detrimental effects
2. Deny the application if a reasonably anticipated detrimental effect cannot be reasonably mitigated with reasonable conditions of approval
3. Motion to table for further investigation

## SUPPORTING MATERIALS

1. Attachment A, Location & Current Zoning Map
2. Attachment B, Alleviating Hands Internal Location
3. Attachment C, Alleviating Hands Operations Plan



# Attachment A

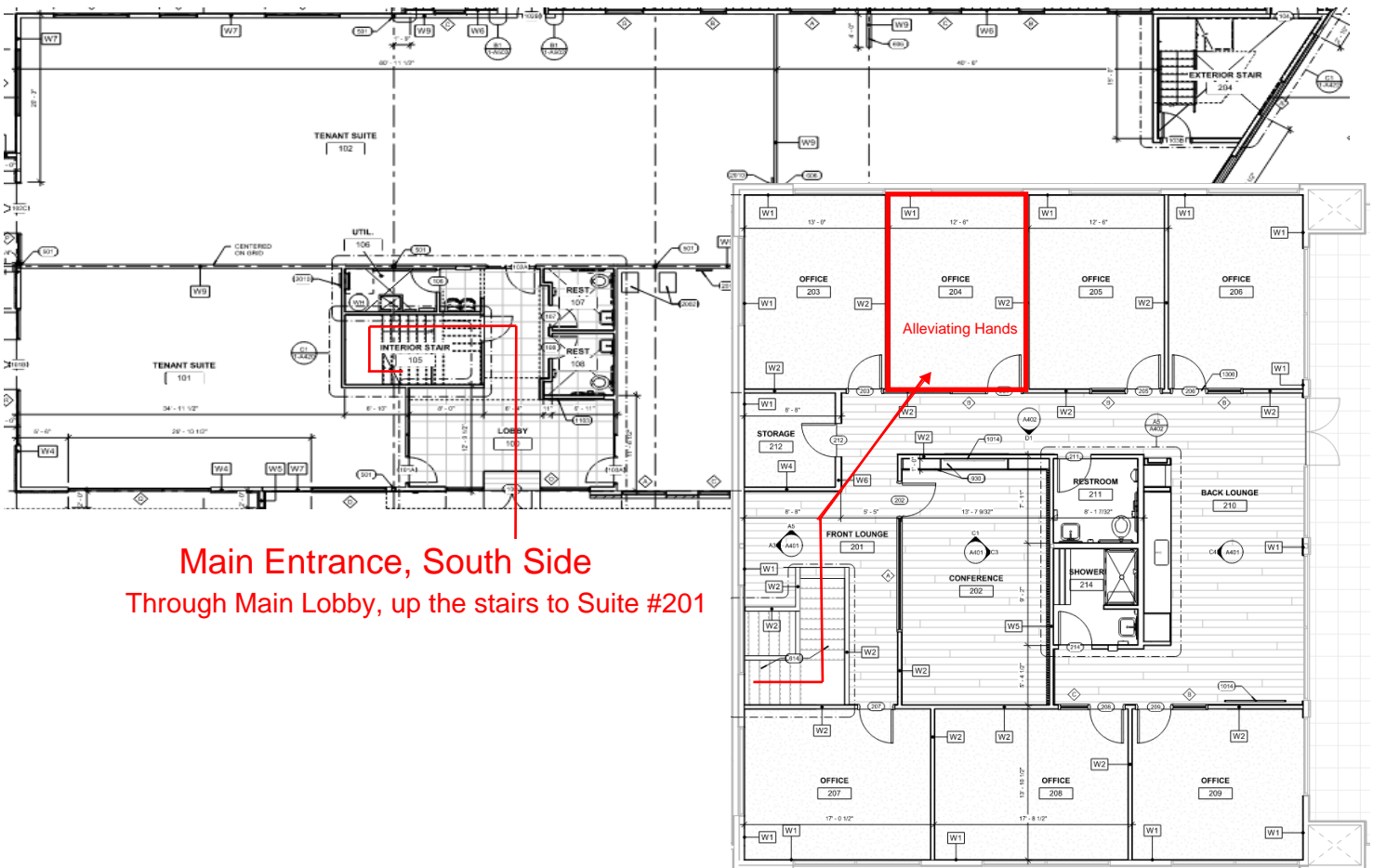
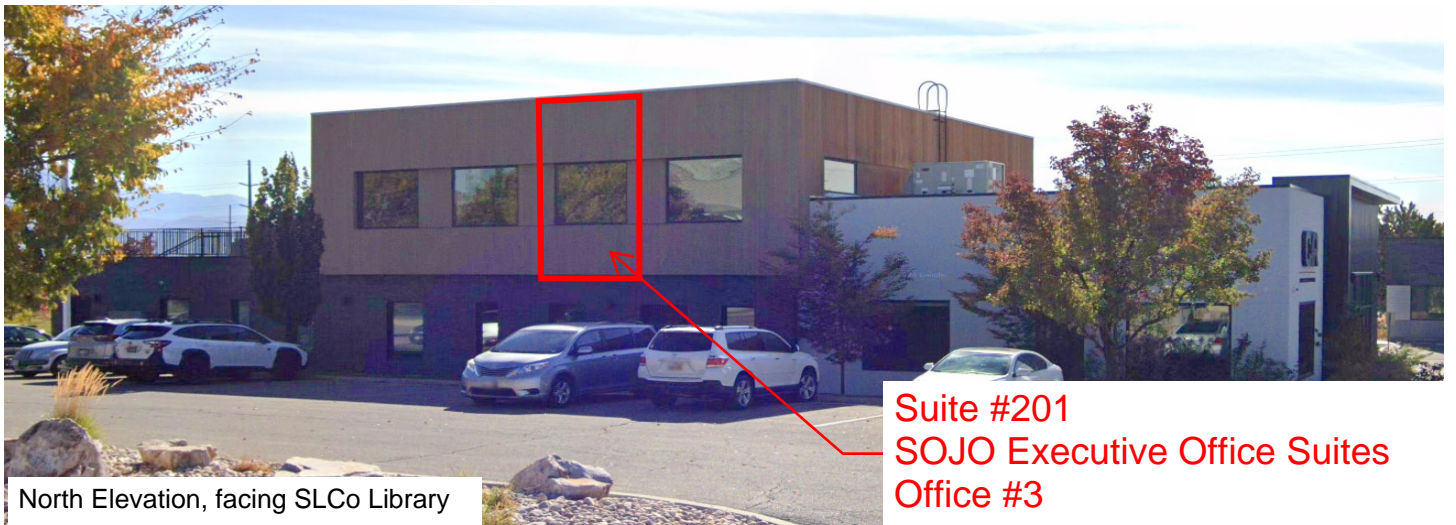
## Location & Current Zoning Map





# Attachment B

## Alleviating Hands Massage Therapy Access/Location



# Attachment C

**\*\*DISCLOSURE:** This document was compiled using information provided by the Applicant to the application. The format has been modified to meet access & accessibility requirements for public documents. This document is prepared according to the listed criteria for an Operations Plan in City Code [§ 17.18.040\(C\)](#). Any sensitive and confidential information has been kept from this document for the protection of the Applicant.

**Operations Plan** required for the initial establishment of Personal Service Uses as defined in City Code [§ 17.18.060](#).

- **Date of Commencement of Operations:** April 10, 2025
- **Alleviating Hands Massage Therapy Hours of Operation:**
  - \*By Appointment Only\* Monday:  
1PM - 7PM
  - Tuesday: 7 AM - 3 PM
  - Wednesday: 7 AM - 3 PM
  - Thursday: 1 PM - 7 PM
  - Friday: 7 AM - 7 PM

Saturday & Sunday: Closed ➤ **General Description of Operations:**

Alleviating Hands, LLC Modalities ○ Craniosacral Therapy: This therapy uses light touch and the rhythm of the body to activate the natural healing response of the body.

- Therapeutic Massage: Deep tissue or circulation depending on the needs of the individual. This includes tapotement, kneading, and stretching the muscles. This session is a draped session.
  - Gha Sha: Gha Stones (Jade Stones) are used to clear out the fascia of the body.
  - Sports Massage ○ Stretch Therapy
- **Number of People Onsite:**
    - One Employee/Massage Therapist
    - Average 5 Clients per Day/20 Clients per Week
  - **Types of Accessory Uses Anticipated (e.g. General Retail):** NONE
  - **Hazardous Materials Used/Produced Onsite:** NONE
  - **Other Relevant Information:** Tracy Saldivar, Owner, LMT

"I am the only Massage Therapist for Alleviating Hands. I have been a practitioner for 15 years. Alleviating Hands has been open since 2020. I've had business licenses in Riverton and Herriman. I manage all scheduling, maintenance, and books (with the help of a CPA). I use light spa music in the background as well as a white noise machine to help with surrounding sounds. Coconut Oil is the only barrier used. Sheets are used in some sessions and switched out every time. I will be renewing my license this June."