



PLANNING PROCESS

CONDITIONAL USE

ABOUT THE APPLICATION

Thank you for your interest in submitting a Conditional Use application. The following packet will provide general information to get started on your project and guide you through the application process from start to finish. The package is broken down into three sections: Information about the application, a visual diagram of the application process, and the application form.

We highly encourage you to work with our Planning staff prior to submitting an application. For questions regarding any of the information listed in this packet or to set up a pre-submittal meeting please contact us at zoning@slcgov.com or give us a call at 801.535.7757.



PLANNING DIVISION
451 SOUTH STATE STREET ROOM 406
PO BOX 145480
SALT LAKE CITY, UT 84114-5480

SLC.GOV/PLANNING
ZONING@SLCGOV.COM
TEL 801-535-7757

PURPOSE & INTENT OF THE PROCESS



A conditional use is a land use which, because of its unique characteristics or potential impact, may not be compatible or may be compatible only if certain conditions are required that mitigate or eliminate the negative impacts. Those land uses are listed with a “C” in Land Use Tables of each zoning district, according to [21A.33](#).

According to state and city code, conditional uses are allowed unless appropriate conditions cannot be applied to mitigate adverse impacts. Approval of a conditional use requires review of its location, design, configuration, and impact to determine the desirability of allowing it on a site. Whether the use is appropriate requires weighing of public need and benefit against the local impact, taking into account the applicant’s proposals to mitigate adverse impacts through site planning, development techniques, and public improvements.

STANDARDS

[21A.54.030](#): **CATEGORIES OF CONDITIONAL USES:**

Conditional uses may be decided administratively or by the planning commission

- A. Planning Commission:**
 - a. Conditional uses located within a residential zoning district;
 - b. Conditional uses abutting a residential zoning district or residential use; or
 - c. Conditional uses that require planned development approval.
- B. Administrative Hearing:**
 - a. Low power wireless telecommunication facilities listed as conditional uses;
 - b. Utility buildings and structures listed as conditional uses;
 - c. All other conditional uses not included above.



[21A.54.080](#): **STANDARDS FOR CONDITIONAL USES:**

1. The use complies with applicable provisions of the code;
2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;
3. The use is consistent with adopted city planning policies, documents, and master plans; and
4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions.

The full Conditional Use code can be found in Chapter [21A.54](#).

CONSULTATION



If you have questions regarding the Conditional Use regulations or process, please contact the Salt Lake City Planning Counter staff at zoning@slcgov.com or give us a call at 801-535-7757. If you would like to discuss your development plan in more detail, you can request a pre-submittal meeting with Planning staff by contacting the Planning Counter.

Pre-submittal meetings are held on Thursdays in 30 minute slots between 1:30 and 3:30 pm.

PROCESS TIMELINE

TIME FRAME

🕒 2 - 3 MONTHS

- APPLICANT
- STAFF

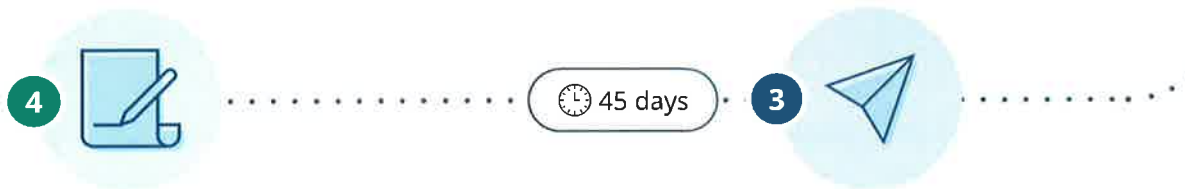


APPLICATION RECEIVED

Application submitted and pre-screened to ensure submittal requirements are met and fees are paid.

PLANNER ASSIGNED

Application reviewed by Planner to ensure complete documentation (if incomplete, the applicant will be provided a list of missing info to submit).



APPLICATION MODIFICATIONS

Modifications based on public input & City Department review comments (if needed, applicant must submit updates). Minor issues will be conditions of approval.

PUBLIC NOTICE

Public notices sent to nearby neighbors, property owners and Community Councils (when required by ordinance). Application routed to City Departments for review.



PUBLIC HEARING

Public hearing scheduled, notices sent and staff report produced.

DECISION & APPEAL PERIOD

Public hearing held and decision made. 10 day appeal period starts after decision.



BUILDING PERMIT PROCESS

Start of building permit process.
Time frames determined by Building Services.
www.slc.gov/buildingservices

DISCLAIMER: APPLICATION TIME FRAMES MAY VARY DEPENDING ON CURRENT WORKLOAD AND COMPLEXITY OF APPLICATIONS. INCOMPLETE OR MISSING INFORMATION ON DRAWINGS AND APPLICATION FORMS WILL DELAY THE PROCESS.

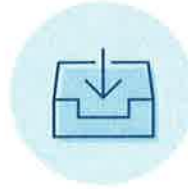
CONDITIONAL USE

IMPORTANT INFORMATION



CONSULTATION

Available prior to submitting an application. For questions regarding the requirements, email us at zoning@slcgov.com.



SUBMISSION

Submit your application online through the [Citizen Access Portal](#). Learn how to submit online by following the [step-by-step guide](#).



REQUIRED FEES

- **\$910** filing fee.
- Additional required notice fees will be assessed after application is received.

APPLICANT INFORMATION

PROJECT NAME (OPTIONAL)

Jones Excavating Aggregate Staging yard

ADDRESS OF SUBJECT PROPERTY

4095 West 700 South, Salt Lake City, Utah 84111

REQUEST

Requesting Conditional use to continue Staging/ Processing Soils/Aggregate

NAME OF APPLICANT

Terrance Parson

PHONE

801.913.8370

MAILING ADDRESS

5633 West Axel Park Rd. West Jordan, UT 84081

EMAIL

terrancep@jonesexcavating.com

APPLICANT'S INTEREST IN PROPERTY (*owner's consent required)

Owner Architect* Contractor* Other*

IF OTHER, PLEASE LIST

NAME OF PROPERTY OWNER (if different from applicant)

Razr, LLC

PHONE

801.913.8380

MAILING ADDRESS

2464 W. Canterwood Dr. South Jordan, UT 84095

EMAIL

rv7bldr@gmail.com

OFFICE USE

CASE NUMBER

RECEIVED BY

DATE RECEIVED

DISCLAIMER: PLEASE NOTE THAT ADDITIONAL INFORMATION MAY BE REQUIRED BY THE PROJECT PLANNER TO ENSURE ADEQUATE INFORMATION IS PROVIDED FOR STAFF ANALYSIS. ALL INFORMATION REQUIRED FOR STAFF ANALYSIS WILL BE COPIED AND MADE PUBLIC, INCLUDING PROFESSIONAL ARCHITECTURAL OR ENGINEERING DRAWINGS, FOR THE PURPOSES OF PUBLIC REVIEW BY ANY INTERESTED PARTY.

ACKNOWLEDGMENT OF RESPONSIBILITY

1. This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application will be processed under the name provided below.
2. By signing the application, I am acknowledging that I have read and understood the instructions provided for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that the documents provided are considered public records and may be made available to the public.
3. I understand that my application will not be processed until the application is deemed complete by the assigned planner from the Planning Division. I acknowledge that a complete application includes all of the required submittal requirements and provided documents comply with all applicable requirements for the specific applications. I understand that the Planning Division will provide, in writing, a list of deficiencies that must be satisfied for this application to be complete and it is the responsibility of the applicant to provide the missing or corrected information. I will keep myself informed of the deadlines for submission of material and the progress of this application.
4. I understand that a staff report will be made available for my review prior to any public hearings or public meetings. This report will be on file and available at the Planning Division and posted on the Division website when it has been finalized.

NAME OF APPLICANT

Jones Excavating Co., Inc. (Terrance Parson)

EMAIL

terrancep@jonesexcavating.com

MAILING ADDRESS

5633 West Axel Park Rd. West Jordan, UT 84081

PHONE

801.913.8370 Mobile 801.280.2908

APPLICATION TYPE

Conditional Use (Rock, Sand and Gravel Storage and Distribution)

SIGNATURE



DATE

8/11/2023

LEGAL PROPERTY OWNER CONSENT

If the applicant is not the legal owner of the property, a consent from property owner must be provided. Properties with a single fee title owner may show consent by filling out the information below or by providing an affidavit.

Affirmation of sufficient interest: I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

LEGAL DESCRIPTION OF SUBJECT PROPERTY

Parcel # 15072000350000 4095 W 700S, SLG, UT 84111

NAME OF OWNER

Razr LLC. (Bernell Kerkman)

EMAIL

br76lt@gmail.com

MAILING ADDRESS

2464 West Canterwood, South Jordan, UT 84095

SIGNATURE



DATE

8/11/2023

1. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
2. If a joint venture or partnership is the fee owner, attach copy of agreement authorizing action on behalf of the joint venture or partnership.
3. If a Home Owner's Association is the applicant then the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

DISCLAIMER: BE ADVISED THAT KNOWINGLY MAKING A FALSE, WRITTEN STATEMENT TO A GOVERNMENT ENTITY IS A CRIME UNDER UTAH CODE CHAPTER 76-8, PART 5. SALT LAKE CITY WILL REFER FOR PROSECUTION ANY KNOWINGLY FALSE REPRESENTATIONS MADE PERTAINING TO THE APPLICANT'S INTEREST IN THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION.

SUBMITTAL REQUIREMENTS

Please provide the following information with your application. Confirm that you have included each of the requirements listed below by adding a check mark for each item.

CHECK

STAFF

REQUIREMENTS ([21A.54.060.A](#))



A narrative that describes the general operations of the proposed use, including answers to the following questions:

- *What are the anticipated hours of operation?*
- *What are the anticipated peak hours for the proposed use? Peak hours refer to the hours of the day with the highest number of customers, employees, deliveries, or activities.*
- *Is there any anticipated outdoor activity associated with the use?*
- *Is there enough space on the site to provide adequate movement, queueing, and storing of vehicles? The space should be based on the anticipated trip generation of similar uses in a similar environment either in Salt Lake City or in similar cities.*
- *How will the waste generated by the use be stored and handled on site? How will it be removed from the site?*
- *What is the anticipated amount of water consumption of the proposed use?*
- *What is the anticipated level of emissions generated by the proposed use?*
- *Are there trees with a trunk circumference greater than 6 inches on the property that will be removed?*
- *What is the anticipated amount of grading required for the proposed development? Does it include the moving or removing of any pollutant or contaminant in the soil from the site?*
- *Will the proposed use produce any dust, odor, smoke, noise, vibrations, or use any chemicals, toxins, heat, or radiation? If so, how will the impact be addressed? Has the applicant been in contact with the regulatory agency that regulates the specific impact?*
- *Are the locations of all utility needs identified on the site plan and located to avoid creating a hazardous situation? Have utility providers been made aware of the proposed use and is there any information about utility needs?*



An analysis of how the proposal might affect adjacent uses, including answers to the following questions:

- *What are the land uses adjacent to the property (abutting and across-the-street properties)?*
- *Are exterior lights located and shielded to direct light away from adjacent uses and downwards (not directed to the sky)?*
- *Are there access conflicts caused by the location or proximity of walkways, sidewalks, driveways, public streets or public spaces? Are there access conflicts caused by the any proposed or existing structure on the property or adjacent to the property?*
- *How will the proposed use be separated from adjacent land uses? What screening or buffering features will be provided to reduce any impact identified in these questions?*

SUBMITTAL REQUIREMENTS

CHECK

STAFF

CONTINUED REQUIREMENTS ([21A.54.060.A](#))



A Response to standards ([21A.54.080](#)) **found on** [page 2](#).



Site Plan.

- *Site plan (see [Site Plan Requirements](#) flyer for further details).*



Other Drawings.

- *Floor plans drawn to scale identifying the use and size of the interior space(s).*
- *Elevations, sections, and details drawn to scale, if applicable.*

INCOMPLETE INFORMATION WILL NOT BE ACCEPTED

INITIALS

YP

DISCLAIMER: I ACKNOWLEDGE THAT SALT LAKE CITY REQUIRES THE ITEMS ABOVE TO BE SUBMITTED BEFORE MY APPLICATION CAN BE PROCESSED. I UNDERSTAND THAT PLANNING WILL NOT ACCEPT MY APPLICATION UNLESS ALL OF THE FOLLOWING ITEMS ARE INCLUDED IN THE SUBMITTAL PACKAGE.



Jones Excavating Company, Inc.

Jones Excavating
5633 West Axel Park Rd.
West Jordan, UT 84081

8/1/2023

Application Type: Conditional Use (Rock, Sand and Gravel Storage and Distribution)

Site Location: 4095 West 700 East, SLC, UT 84111

The Petitioner, Terrance Parson of Jones excavating Company and representing the Owner, Razzr LLC, is seeking Conditional Use (Rock, Sand and Gravel Storage and Distribution) approval to operate a Construction Subcontractors Aggregate Support/Staging yard. At the address 4095 West 700 East, SLC, UT 84111. To be completely transparent, we have been operating out of this yard for the past 10 Years, and only recently have been made aware that we are out of compliance. We received a notice instructing us to secure a business license in Salt Lake in order to store/process aggregate. In order to comply with the business license requirement, we need to secure Conditional Use (Rock, Sand and Gravel Storage and Distribution) approval. Although ignorance is not a valid reason to be out of compliance, it was never our intent to do so.

The intent of this proposal is to continue to using the site as an Aggregate Support/Staging yard. The following is a description of how the yard is being used, and our perceived impacts to the adjacent properties and traffic. Jones excavating is a Commercial Excavation Contractor located in West Jordan Utah. We primarily provide commercial excavating services in and around Salt Lake City. Aggregate/Staging Yard creates value to many parties. When we are working on a project in Salt Lake City, the majority of the time space is very limited. If we are going to reuse native soils or process and reuse native soils or construction byproducts, we need a place to temporarily store/process the soils while the project progresses to a point where they can be reused. By reusing native materials or processing materials removed from remodel projects, we can reduce the amount of materials going to landfills, the amount needing to be mined in gravel pits, and thus reducing to cost of construction for those developing the community. We selected this property as an ideal location for this yard due to the remote location and proximity to similar industries and business. The following Bullet points are an effort to answer questions related to the land use.

- This yard is in operation during normal business hours during regular weekdays. The yard is not used for sales to outside customers, it is only used as a logistics yard, a material processing yard, and Pipe/Manhole staging yard.
- The majority of peak traffic coming in and out of the yard generally occur between the hours of 9:00a.m. and 3:00p.m.
- All of the activity associated with the yard occur outside, and there is sufficient space to meet the intended use of the property.
- At this point in time the site operations do not generate waste dirt, rock, sand and gravel are all used to produce usable construction materials.

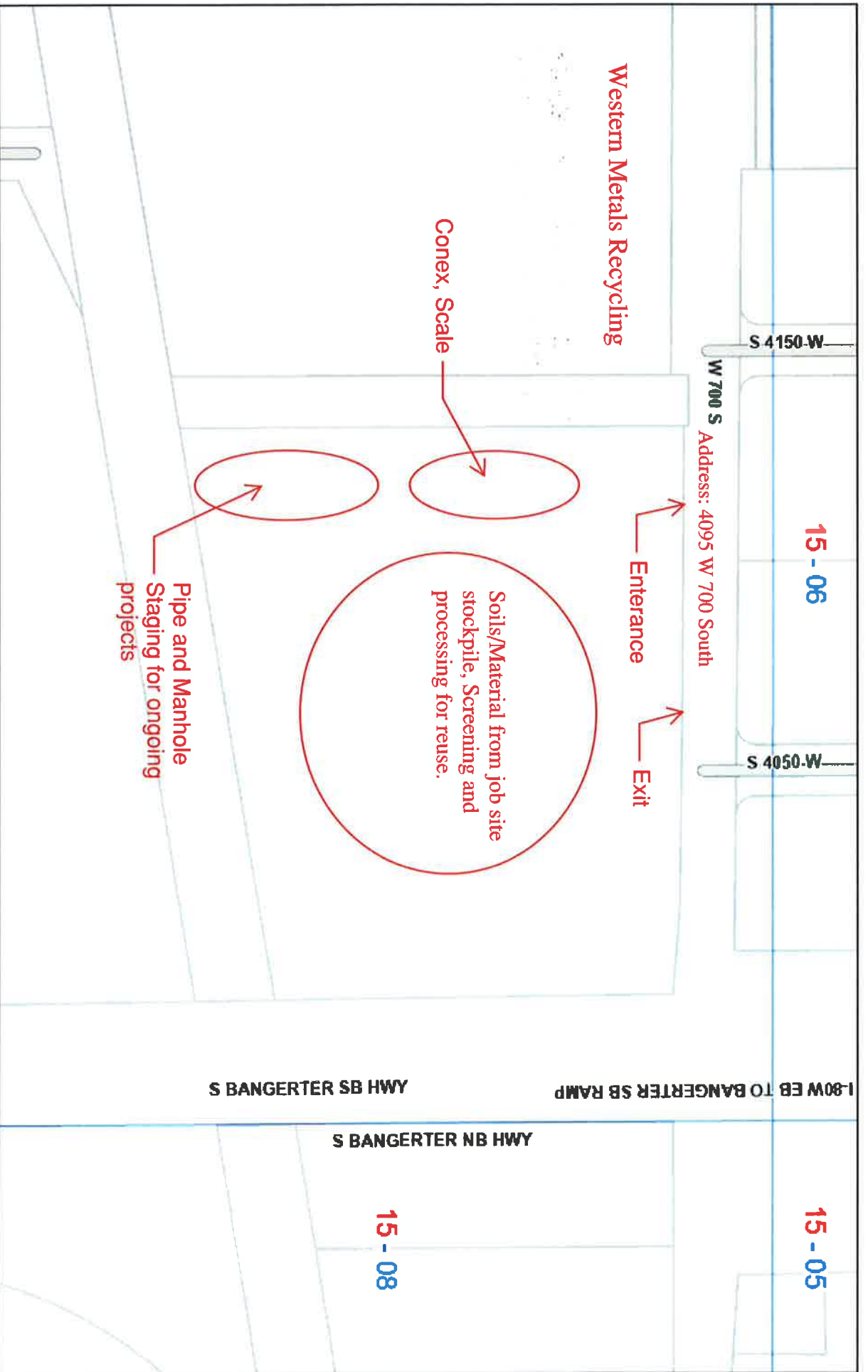


Jones Excavating Company, Inc.

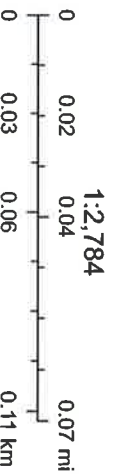
- Sometimes rebar is removed from concrete debris and is taken next door to Western Metals Recycling to be recycled.
- The site does have potential to generate dust, and we manage the dust through the use of a water truck as needed.
- The only emissions generated by the site are the exhaust coming from the use of heavy equipment used to move and process soils (Loader, Excavator and Screen).
- There are no Trees on the property, and there are no anticipated site grading needs.
- There are no know pollutants on the property. However, as trucks enter and exit the property there can be dirt tracked into the road. To mitigate dirt in the road we clean the road with a sweeper truck as needed, generally every day we operate.
- There is one electrical service to the property, and that service does not create any hazardous situations.
- The properties adjacent to this lot are:
 - Bordering the West side of the lot is Western Metals Recycling.
 - Union Pacific Rail road runs along the south side of the lot with vacant land beyond the railroad.
 - Bangerter Highway is an overpass as it crosses 700 South, and is built up along the Eastern Side. Beyond Bangerter Highway roughly 400' from the property edge is a metal building owned by Landscape Solutions.
 - Across 700 South to the North there are a few lots, Goeyards has a property that is being used as a construction staging yard, Momentum Recycling Is located to the North of this lot. Finally, there is a Grey Block building with No outside Signage or indication what they do inside.
- We only operate the staging yard during business hours, or during the winter when it is light outside. As such there are no need for exterior lights related to the operations. There is one Standard light on a pole half way into the yard on the west side of the property.
- The entrance and exit to the property are located on 700S, there is minimal traffic, and we have not encountered any conflicts to other traffic. There are no sidewalks, or pedestrian traffic on the south side of 700 South where the property entrances are located. There are no conflicts with access to any other business or structure adjacent to the property.

We believe that the way we are using the property created value for Salt Lake and the community. The more we are able to reuse soils and aggregates generated by the construction process, the less these materials will need to be mined through gravel pit operations. The more we can process concrete and other debris, the less these materials will take up space in landfills. We have developed great relationships with the surrounding business and believe that this property is the ideal location for this type of endeavor. We are surrounded by recycling business and other construction staging yards. There is very minimal exposure to the public, as this is not a place where pedestrians are drawn to. We welcome the opportunity to sit down and answer any questions or address any concerns regarding the Conditional Use request.

Terrance Parson
801.913.8370



July 31, 2023



Esri, HERE, IFC, County of Salt Lake, Bureau of Land Management, Utah AGRC, Esri, HERE, Garmin, INCREMENT P, NGA, USGS, Salt Lake County.

This map was created by the office of the Salt Lake County Assessor. In

The information depicted here is to be taken as an approximate fit in regards to the spatial position of the layers presented. This map is not intended to represent an actual field survey of, nor establish the actual relation between, any of the layers depicted here.