



Jones Excavating Yard – Conditional Use

Planning Petition Information for PLNPCM2023-00661

Petition Number: PLNPCM2023-00661

Application Type: Conditional Use

Project Location: 4095 W. 700 S.

Zoning District: M-1 Light Manufacturing District

Overlay District: Airport Flight Path Protection Overlay, Inland Port Overlay

Council District: District 2, Represented by Alejandro Puy



(Aerial View – 4095 W. 700 S.)

What is the request? (Brief Project Description)

Salt Lake City has received a request from Terrance Parson with Jones Excavating, representing the property owner, Razr LLC, for a Conditional Use to operate a rock, sand and gravel storage and distribution business at approximately 4095 W. 700 S.

The property is in the M-1 Light Manufacturing District, which requires a Conditional Use process for a rock, sand and gravel storage and distribution business. The Conditional Use process looks at compatibility, location, configuration, and potential impacts of the request.

What are the next steps?

- Notice of this application has been sent to the Chair of the Poplar Grove Community Council, where the property is located, who may choose to schedule the matter at an upcoming meeting. Please contact the chair of this organization to determine whether a community council will review this petition and when and how that meeting will occur. The contact information for these groups is as follows:
 - Esther Stowell, Poplar Grove Community Council, poplargrovecouncil@gmail.com
- Notice has also been sent to property owners and residents within 300 feet of the project to obtain public input and comments on the proposal. Notified parties are given a 45-day period to respond before a public hearing with the Planning Commission can be scheduled.
- During and following this comment period, the Planning Division will evaluate the proposal against the applicable standards, taking into consideration public comments as they relate to the standards, and develop a recommendation for the Planning Commission.
- The Planning Commission will then hold a public hearing for additional public comments and make the final decision on the matter.

What is the role of the Planning Staff in this process?

Planning Staff processes the application, communicates with the applicant to understand the project, and seeks input from the community.

Where can I get additional information?

The applicant has provided a packet with the plans as well as a project description. The application packet is a public record and available for download. To access this information:

1. Visit the open house webpage for this petition at <https://www.sl.gov/planning/open-houses/>.
2. Click on the project title for this petition, located under the “Active Online Open Houses” section
3. Click “Additional Information”
4. Click any applicant-submitted item to download submitted plans

Public comments and questions

We want to hear from you! To submit a comment or question please contact the staff planner via email or leave a voicemail, your questions will be answered within a week after the comment period has ended.

- **Start of Comment Period:** October 27, 2023
- **End of Comment Period:** December 11, 2023

During and following this comment period, the Planning Division will evaluate the proposal against the applicable zoning standards, taking into consideration public comments as they relate to the standards, and develop a recommendation for the Planning Commission.

Project Planner: Andy Hulka, Inland Port Principal Planner

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