



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Administrative Hearing Officer
From: Ailin Leon, Associate Planner
Ailin.Leon@slc.gov, (801) 535-7768
Date: June 4, 2026 (meeting date), May 28, 2026 (publication)
Re: PLNPCM2026-00060, The Perfect Wag – Conditional Use

Conditional Use

PROPERTY ADDRESS(ES): 505 W 500 S, 508 S 500 W, 512 S 500 W, 520 S 500 W, 523 W 500 S (approximate)
PARCEL ID(S): 15-01-352-019-0000, 15-01-352-020-0000, 15-01-352-021-0000, 15-01-352-022-0000, 15-01-352-034-0000
COMMUNITY PLAN: Downtown Plan
ZONING DISTRICT: Mixed Use 11 (MU-11)

REQUEST:

Allen Glenn and Kimberly Jorgensen, on behalf of The Perfect Wag, are requesting approval for a conditional use for a kennel use for property located at approximately 505 W 500 South. Currently, the land is occupied by a vacant building. The subject property is located in the Mixed Use 11 (MU-11) zoning district.

RECOMMENDATION:

Based on the information and findings in this staff report, Planning Staff recommends that the Administrative Hearing Officer approve the proposal, subject to all applicable regulations and the following condition:

1. Use of the outdoor play area by dogs is only allowed between the hours of 7 AM to 9 PM on weekdays and Saturdays, and between 9 AM to 9 PM on Sundays and legal State holidays.

ATTACHMENTS:

- A. [ATTACHMENT A: Vicinity Map](#)
- B. [ATTACHMENT B: Applicant Narrative and Plans](#)
- C. [ATTACHMENT C: Property & Vicinity Photos](#)
- D. [ATTACHMENT D: MU-11 Zoning Standards](#)
- E. [ATTACHMENT E: Conditional Use Standards](#)
- F. [ATTACHMENT F: Public Process & Comments](#)
- G. [ATTACHMENT G: Department Review Comments](#)

PROJECT DESCRIPTION



Quick Facts

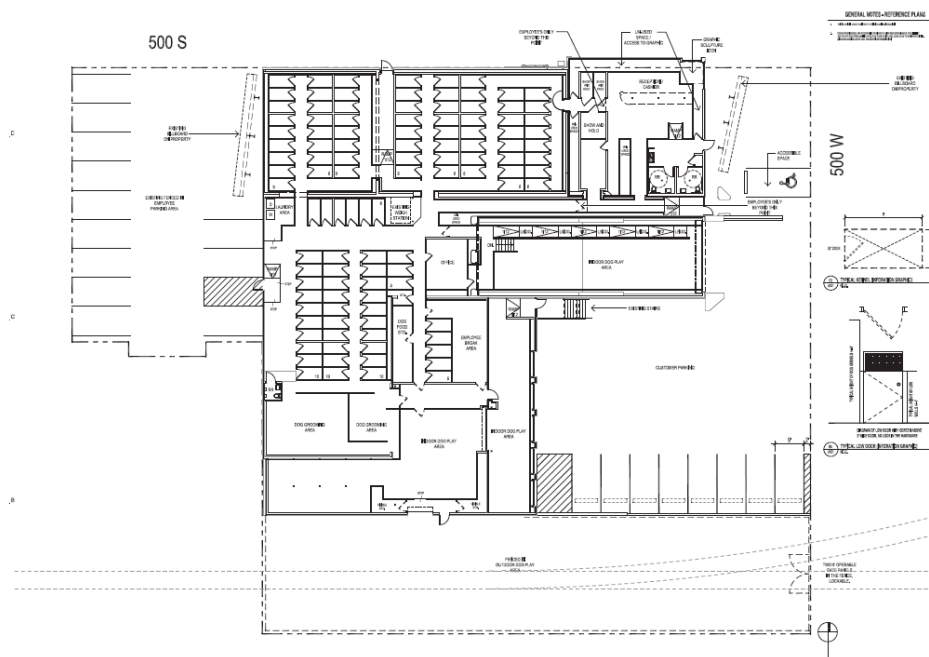
Zoning District: Mixed Use 11 (MU-11)

Proposed Use: Kennel use, including overnight dog boarding and daycare services

Review Process and Standards:

- MU-11 Zoning Standards
- Conditional Use Standards
- General Zoning Standards

The applicant, representing the business The Perfect Wag, is requesting Conditional Use approval for a “kennel” use. In the Mixed Use-11 zone, a “kennel” use is a conditional use and so requires the conditional use process for approval. Currently, the building on the property is vacant and not being utilized. The Perfect Wag is currently in the process of opening and operating a dog grooming establishment. The applicant is seeking to obtain conditional use approval to add an additional “Kennel” use that will involve overnight dog boarding and daycare at this location.



Proposed site plan

The applicant’s written narrative, located in [Attachment B](#), states that services offered will include overnight dog boarding, and approximately 113 modular kennel suites are proposed, with varying numbers of staff on site depending on the number of dogs present at one time. Daily daycare will

be a service that is offered as well. The projected hours of operation are 7:00 am – 7:00 pm Monday through Saturday, with Sundays being appointment only. Staff will be present 24 hours a day due to the overnight kennel use. The peak hours of operation are expected to be 7:00 am-9:30 am and 4:00 pm-7:00 pm.



Parcels associated with the proposed Conditional Use

For location context, the subject property is located on the south-west corner of 500 West and 500 South. To the north of the property is an on ramp for Interstate 15. To the south of the property, there is a wholesale food distributor, and to the west, there is a vehicle storage facility for a private bus charter company. The property is generally surrounded by other similar light industrial/warehouse uses on the same block. To the east, directly across 500 West, there is a four story self-storage building, as well as an eight-story multi-family residential building. South-east of the property, also across 500 West, there is a five story multi-family residential building with a ground floor medical clinic use.

APPROVAL PROCESS AND ADMINISTRATIVE APPROVAL AUTHORITY

This Conditional Use is authorized to be reviewed and approved by the Administrative Hearing Officer due to [21A.54.155.B.3](#), which specifically authorizes “Any conditional use identified in the tables of permitted and conditional uses” to be revised administratively, except those uses that:

- a. *Are located within a residential zoning district;*
- b. *Abut a residential zoning district or residential use; or*
- c. *Require planned development approval.*

As none of the above situations apply, the use is authorized to be reviewed and approved administratively.

The Administrative Hearing Officer has the authority to approve, approve with conditions, or deny the Conditional Use request. The use should be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably detrimental effects of the proposed use.

KEY CONSIDERATIONS

The key considerations listed below were identified through the analysis of the project:

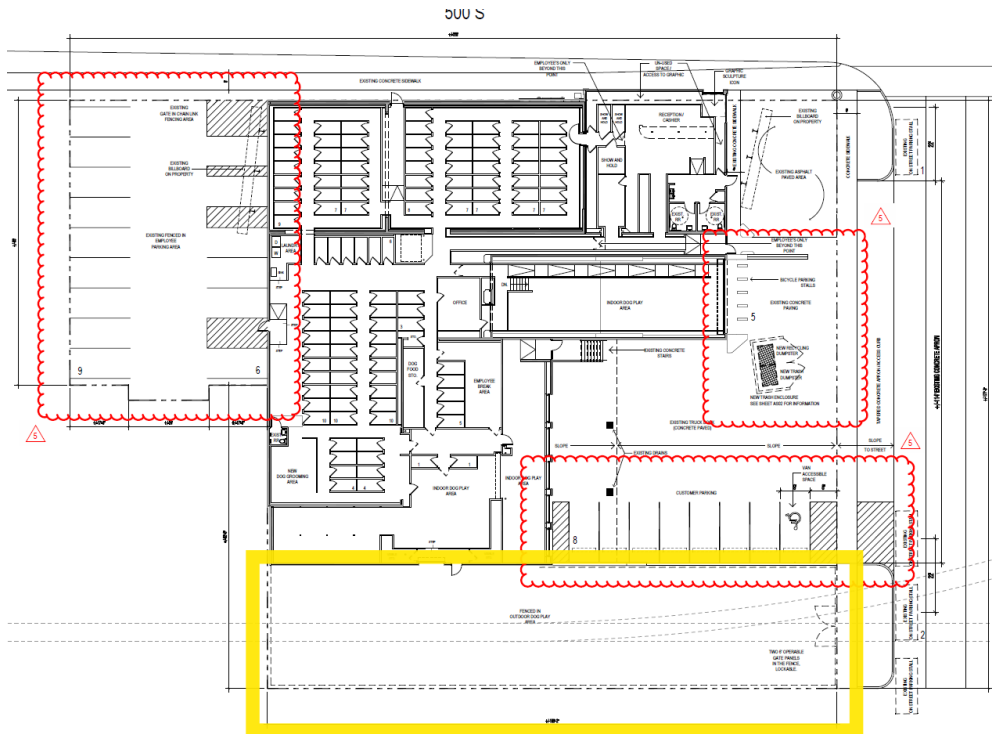
1. Use Compatibility and Detrimental Impacts Analysis

Consideration 1: Use Compatibility and Detrimental Impacts Analysis

A majority of the kennel operations, including boarding, grooming, and indoor play areas, will occur within the enclosed building, which will help contain and buffer sound from animals inside the structure. However, an outdoor dog play area is also proposed along the south side of the property. The outdoor play area has the potential to introduce noise, such as barking, to the area. Given the nearby Interstate 15 on-ramp, noise levels in the vicinity are generally elevated compared to other neighborhoods, which will mitigate some of the noise potential.

The existing surrounding commercial uses are unlikely to be negatively impacted by the use, but in addition to those commercial uses, a multi-family residential use is located to the east across 500 West, approximately 132 feet away. The distance to the building helps reduce the potential impacts to the residential use and the building has only 5 windows for residential units that face the proposed use. And as noted, the existing ambient noise levels during the day from vehicle use of 500 South and the I-15 freeway reduce the potential additional noise impact from the daytime use of the outdoor play area.

The applicant has not noted an intent to use the outdoor dog play area at night. However, to mitigate and reduce the potential for noise conflicts and nuisance during evening hours, Staff is recommending as a condition an evening hour use restriction for the outdoor play area, specifically limiting the use to daytime hours that generally correspond with higher time-of-day noise limits in the City's noise ordinance. Specifically, Staff is recommended that "Use of the outdoor play area by dogs is only allowed between the hours of 7 AM to 9 PM on weekdays and Saturdays, and between 9 AM to 9 PM on Sundays and legal State holidays."



The proposed outdoor play area is highlighted in yellow

STAFF RECOMMENDATION

The proposed use meets the conditional use standards and the detrimental effects determination as analyzed and discussed in [Attachment E](#) of this report. No detrimental impacts are anticipated that cannot be addressed through reasonable conditions.

Based on Staff's analysis of the conditional use standards, Staff recommends that the Administrative Hearing Officer approve the conditional use request for a kennel use with the condition as noted in Consideration 1, limiting the hours of use of the outdoor play area to general daytime hours. The proposed use complies with the applicable provisions of the city planning policies, documents, and general plans, and is compatible with surrounding uses. As the impacts of the proposed use can be mitigated, the conditional use should be approved by the Administrative Hearing Officer.

NEXT STEPS

Approval of the Request

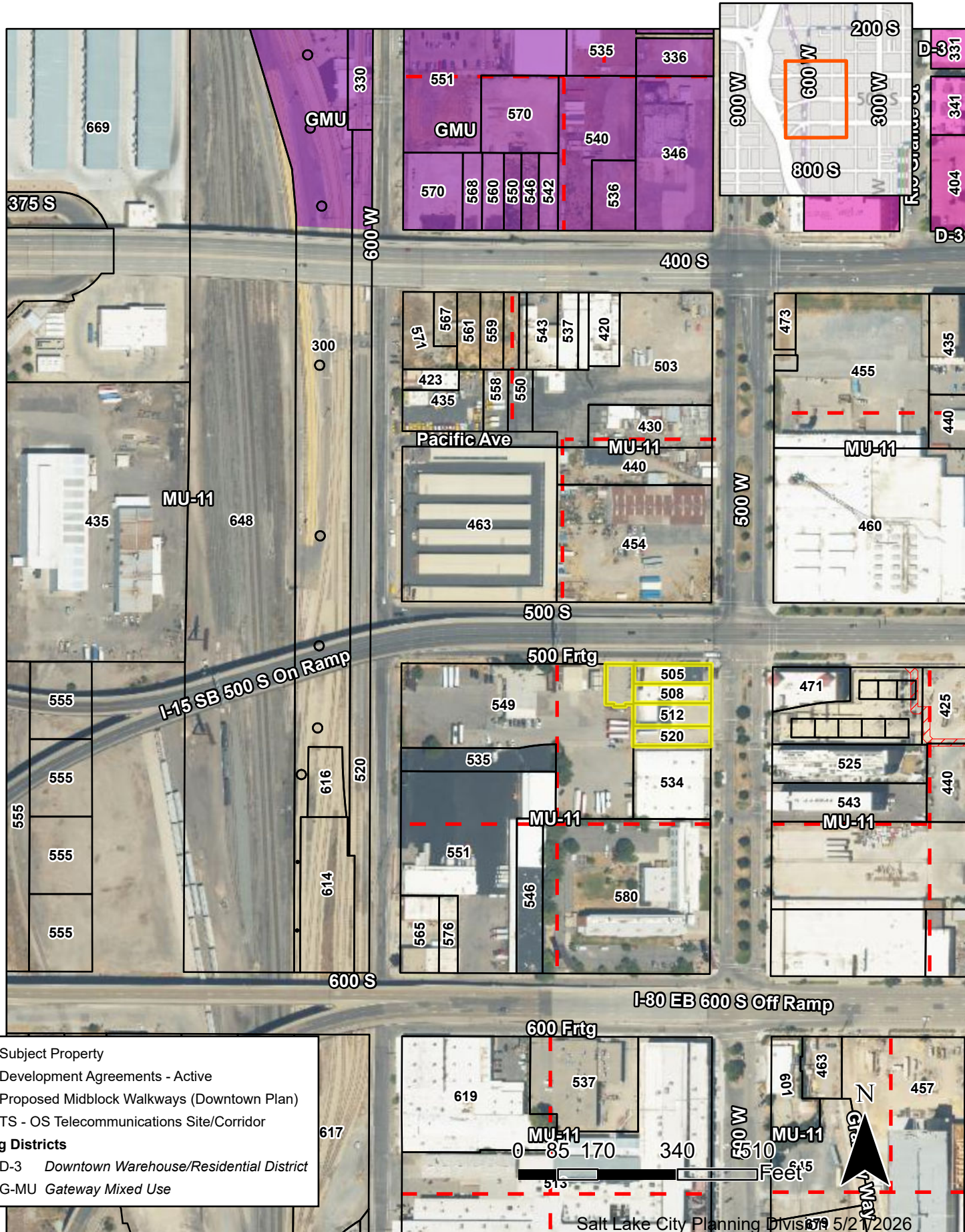
If the applicant's conditional use is approved, the applicant will need to comply with all requirements from other departments/divisions and obtain all necessary building permits for the project. Those adversely affected by a decision may appeal to the Planning Commission within 10 days. The appeal must specify reasons based on procedural error or noncompliance with standards.

Denial of the Design Review Request

State and city codes require that conditional use be approved if reasonable conditions can be imposed on the use to mitigate any reasonably anticipated detrimental effects of the use. A conditional use can only be denied if the Administrative Hearing Officer finds that reasonably anticipated detrimental effects cannot be mitigated with the imposition of reasonable conditions. If the conditional use request is denied, the applicant would not be able to use the property for a dog boarding/kennel business.

ATTACHMENT A: Vicinity Map

Vicinity Map



ATTACHMENT B: Applicant Narrative and Plans



Site Plan for THE PERFECT wag Large-Scale Dog Boarding, Grooming, Daycare, and Retail Storefront

Summary The Perfect Wag aims to become a premier destination for dog care and retail in Salt Lake City. The Perfect Wag features a unique elevated closed deck system within the facility that offers a closed, congruent, and safe environment for dogs. The deck offers safer transitions between play yard and kennels that is separate from the warehouse and allows for proper sanitation, drainage, and natural venting under the 4inch decking. With modular 32 square foot kennel suites, professional grooming services, engaging daycare options, and a thoughtfully curated storefront, The Perfect Wag will provide unparalleled space, care, and convenience for dogs and their owners. This plan outlines the development and operations of the facility, projected to host up to 113-200 dogs with an anticipated staff of 5-22 dependent on census. We believe in our mission to both support the wellness of dogs and humans as the means to creating betterment for the whole.



Business Overview

- **Location:** 505 W 500 S, Salt Lake City, Utah •
- **Services Offered:**
 - Dog boarding: 113 modular kennel suites (4 ft by 8 ft) with removal walls for customizable space.
 - Grooming: Professional grooming services with a staff of 1-4 groomers.
 - Daycare: Engaging daycare with pricing set at \$45 per day.
 - Retail: A small storefront selling 15-30 locally sourced dog-related products ranging from \$5 to \$35.

Facility Design

1. Kennel Suites:

- Dimensions: 4 ft x 8 ft.
- Features: Elevated, modular, expandable walls for flexibility, drainage, and airflow
- Total Capacity: Up to 200 dogs.
- Additional Features:
 - 3 dedicated potty areas with drainage systems and a 7000sq foot planned fenced outdoor yard with gravel. (turf planned for later installation)
 - Play areas cleaned between sessions with dog-safe chemicals.

- Pet turf with Envirofil inlay for odor control.
- Food prep area with refrigeration for custom meal preparation separate from cleaning chemicals.
- Mandatory vaccination and fecal tests for all dogs.



Pictures show in progress construction of individual rooms. 6 foot removable modular fencing is secured between each room and can be removed or added depending on the preference of the customer expanding space.



Spacious indoor play areas with opening garage doors to allow for fresh air and sunlight dependent on weather. These 3 pictures show 1 continuous play area with 2 turf potty areas that drain into the building sewage system.

2. Grooming Area:



- Premium grooming services for dogs of all sizes and safe temperaments.
- Grooming Services:
 - **Basic Full Groom:** Bath, haircut, nail clipping, ear cleaning, sanitary trim (\$65 to \$145).
 - **Bath and Brush:** Bath, brushing, nail clipping, sanitary trim, paw cleaning (\$45 to \$100).
 - **Additional Services:** Nail grinding, teeth brushing, hypoallergenic shampoo, spa packages.
 - **Additional Fees:** Hard-to-handle and matting fees, daycare fee for extended grooming stays.
- Groomer Efficiency:
 - Each groomer is typically responsible for grooming six dogs per day, ensuring high-quality care. Experienced groomers may handle up to 7-8

dogs daily, with a schedule of three dogs in the morning and three in the afternoon.



These two pictures show a spacious grooming area 400 sqft not including kennel areas adding an additional 150 sqft

3. Daycare Space:

- Indoor and planned outdoor play areas within the decking system and its safety features.
- Separate zones for different dog sizes and temperaments that are modular with separation and size.

4. Retail Storefront:

- 1,200 square feet showroom showcasing 3 kennel spaces functioning as a hallway, 2 holding areas, a large temperament testing area, and curated products such as leashes, dog food, collars, a variety of treats, toys, and small clothing items.
- Designed for easy navigation and purchase.



The showroom is elevated to demonstrate the enclosed build of the rest of the building both kennels, hallways, and play yards. Walls and flooring are made of vinyl or FRP vinyl.

5. Noise Management & Environmental Considerations:

- Solid walls in kennel design to dissipate sound over commercial kennels.
- Ambient lighting during kennel hours to reduce stress and promote rest.
- Potential soundproofing in the back wall and warehouse area to minimize noise pollution if required.

Target Market The Perfect Wag targets:

- Dog owners in Salt Lake City and surrounding areas from Ogden to Utah County with easy freeway access at 600S and 500S
- Professionals and families seeking high-quality boarding and daycare.
- Dog owners looking for reliable grooming services.
- Shoppers interested in unique and locally sourced dog products.

Pricing Strategy

- Boarding: \$65 per night for a single dog in 36sqft of space, \$60 per night for additional 36sqft space with dog, \$55 for an additional dog in the same space with a max of 2 dogs per 36sqft of space. \$50 per night for expanded space without a dog
- Daycare: \$45 per day.
- Grooming: Variable pricing based on service type, ranging from \$30 to \$140+ add-on services.

Operations Plan

- **Staffing:**
 - Initial Phase: Minimal staff for boarding, daycare, and retail.
 - Growth Phase: Increase staff to 12-22, including 1-4 groomers.
- **Technology:**
 - Online booking system for boarding, daycare, and grooming.
 - Integrated point-of-sale system for retail and service payments.
- **Customer Experience:**
 - Personalized care with detailed dog profiles.
 - Regular updates for boarding and daycare clients (photos, videos, reports).

Marketing Strategy

- **Digital Marketing:**
 - Active social media presence showcasing happy dogs, facility highlights, and promotions.

- Search engine optimization (SEO) to rank high in local search results.
- **Community Engagement:**
 - Partnerships with local veterinarians and pet organizations.
 - Hosting events such as "doggie socials" and public training education days.
- **Promotions:**
 - Loyalty programs for frequent daycare and grooming clients.
 - Introductory discounts for new customers.

Expansion Opportunities

- Add training services for dogs.
- Expand retail offerings based on customer demand.
- Introduce membership plans for consistent revenue.

Conclusion The Perfect Wag offers a unique elevated closed kennel and yard system and unparalleled safety precautions to offer a dog and human-centric approach to redefine dog care in Salt Lake City. By addressing the needs of dogs and their owners, The Perfect Wag will build a loyal customer base and establish itself as a trusted community resource.

Additional Conditional Permitting Considerations

What are the anticipated hours of operation? 24/7 staff dependent on census. Doors to be open 7am-7pm Mon-Sat. Appointment only on Sunday

What are the anticipated peak hours for the proposed use? Peak hour 7-9:30am and 4-7pm

- Is there any anticipated outdoor activity associated with the use? Outdoor play yard will not be used during adverse weather conditions like snow, rain, and/or high winds. Space will only be used after turf has been install in the summer.
- Is there enough space on the site to provide adequate movement, queueing, and storing of vehicles? There is adequate space in the front and in the back of the building for movement. There are 5 trucking bays in the front that have been converted to parking stalls in the front with significant space to back cars and turn out onto 500 West. The employee parking is a closed in gate that can fit cars that exceed the maximum amount of employees.



• How will the waste generated by the use be stored and handled on site? Dog feces will be bagged and stored in large, closed dumpster(s) on the west side of the building. Urine will be cleaned with safe chemicals and disposed of through indoor sewage system. How will it be removed from the site? Bi-monthly pickup



Outcropping with fencing where previous dumpsters were placed. Locked gating to remain locked during the night.

- What is the anticipated amount of water consumption of the proposed use?

Using 8 GPD per dog per day

- Heavy census of 160 dogs: $160 \times 8 = 1,280$ gal/day

Grooming per groomer will use roughly 23.5 gal per groom (13.5 tub + 10 washer)

If each groomer averages:

- 5 dogs/day = 117.5 gal/day
- 7 dogs/day = 164.5 gal/day

Employees: 10 GPD per employee on site per day

If we have 10–15 staff/day across shifts, that's estimated 100–150 gal/day.

- What is the anticipated level of emissions generated by the proposed use? Minimal emissions, use of gas furnaces will be used and air scrubbers will be installed. No HVAC is installed in the building, Warehouse is sufficiently insulated and large portable swamp evaporative coolers will be used as needed during the warmer months of the year.



Global Industrial™ Commercial Air Scrubber & Negative Air Machine w/ HEPA Filtration, 3300 CFM

★★★★ (1) | Questions & Answers (0)

[Shop All Negative Air Machines](#)

Product Description

- ✓ 2-stage filtration system for advanced air purification
- ✓ Capable of filtering/scrubbing/cleaning up to 4.7 Million cubic feet per day
- ✓ Uses an efficient mix of airflow and filtration to create cleaner air

This Global Industrial™ Commercial Air Scrubber & Negative Air Machine is your solution for heavy-duty air purification. Its advanced HEPA

Portacool® Apex™ Evaporative Cooler - 48"



INDOOR/OUTDOOR

Portable, temporary "swamp" coolers lower air temperature.

- Recommended for stage events, hospitality tents and auto repair shops.
- Built-in water tank for portable cooling or connect to a garden hose for all-day use.
- Cools up to 6,500 square feet for up to 8 hours. 1 set of responsive pads included.
- Wi-Fi connectivity for remote monitoring and adjustments via smartphone.
- Durable, leakproof polyethylene housing.
- Variable speed control. Digital display. 120 Volts.
- Heavy-duty polyolefin casters. 4 wheel, 2 locking.
- Low water level safety shutoff.
- ETL/CEC listed.

Click image

MODEL NO.	DIMENSIONS W x H x D	FAN SIZE	COOLING CAPACITY	HP	CFM	AMPS	WATER CAPACITY	WT. EACH	PRICE EACH	IN STOCK	SHIPS TODAY
H-11566	77 x 88 x 40"	48"	6,500 sq. ft.	1.75	22,000	14.7	66 gal.	262	\$5,450	1	ADD

- Are there trees with a trunk circumference greater than 6 inches on the property that will be removed? No trees on premise

- What is the anticipated amount of grading required for the proposed development? No required grading

Does it include the moving or removing of any pollutant or contaminant in the soil from the site? The site doesn't require this. Gravel is currently present on the land

- 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? Odor will be contained and

bagged indoor and remain in closed containers in dumpsters between pickup. No residential property comes in contact on the west side of the property. The area for disposal is only surrounded by large concrete



(Above) West side of the property where the dumpsters and employee parking will be utilized.



(Above) North side of the property is 500S freeway entrance West facing



(Above) South side of the building West facing.



(Above Left) West side North facing. (Above Right) West side East facing.



Both are taken from the North of the building facing South/ SE. Directly across is an indoor storage facility. 2 buildings S of the storage are subsidized housing.

Has the applicant been in contact with the regulatory agency that regulates the specific impact?
Yes

- Are the locations of all utility needs identified on the site plan and located to avoid creating a hazardous situation? Yes, minimal needs are required for use. Waste located on West side away from residential use.

Have utility providers been made aware of the proposed use and is there any information about utility needs? Yes, no issues. There is another facility 1 block south on 600 S with same use of 10 years.

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)? Subsidized housing complexes exist to the southeast of property across the double street with median. Directly east is a indoor storage facility. Directly south is an indoor food distribution center A Priori

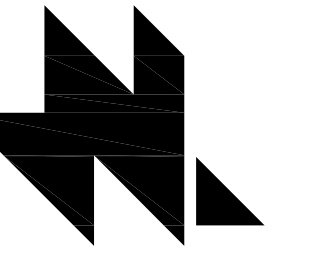
- Are exterior lights located and shielded to direct light away from adjacent uses and downwards (not directed to the sky)? Yes



- Are there access conflicts caused by the location or proximity of walkways, sidewalks, driveways, public streets or public spaces? No, a one way street exists with a median dividing the other side exists. Are there access conflicts caused by the any proposed or existing structure on the property or adjacent to the property? None

- How will the proposed use be separated from adjacent land uses? Fencing will separate use to the south. A large concrete pad will separate use to the West and a road with a median will separate the use to the east. Freeway entrance is located on the North side of the property only. What screening or buffering features will be provided to reduce any impact identified in these questions? Noise dampening panels will be installed in each yard and the structure of the kennels will act as a dampener as well. The play will mostly be indoor and most of the sound will be contained within the warehouse. See previous pictures

A Response to Standards: I have read the standards and feel confident that we comply with standards for conditional use in this building.



GENERAL NOTES - ARCHITECTURAL SITE PLAN

1. PARKING STRIPING IN THE EXISTING DOCK AREA HAS BEEN PERFORMED PRIOR TO TENANT TAKING POSSESSION OF PROPERTY.
2. NEW STRIPING WILL NEED TO OCCUR FOR THE WEST SIDE OF THE BUILDING AND ON THE SOUTH TO ACCOMMODATE THE ACCESSIBLE STALL BEING MOVED, WHICH THEN MOVES THE REST OF THE LINE TO THE WEST.
3. NEW FENCING TO BE MINIMUM OF 6' HIGH. TENANT MAY ADD PRIVACY SCREENING TO THE FENCING TO HELP WITH DOGS AND PEDESTRIAN VISUAL TRAFFIC INSIDE THE FENCE AND OUTSIDE THE FENCE.

PARKING COUNT - CARS AND BICYCLES

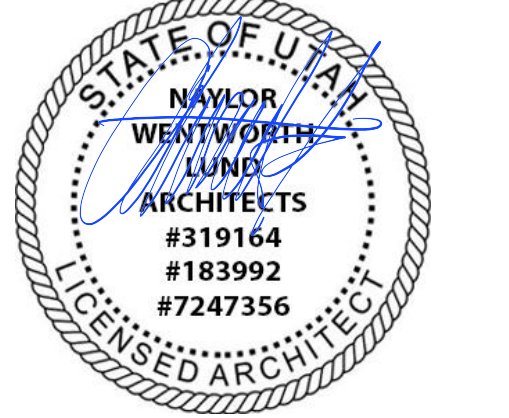
- ** TABLE 21A.44.040 - GENERAL CONTEXT
- ** EXISTING BUILDING +/- 15,540 S.F.
LAND USE : WAREHOUSE NO MINIMUM
- ** PER CODE MU-11 FOR VEHICLES: (WE ARE USING THIS ALLOCATION)
1 SPACE PER 1,000 SQFT OF BUILDING AREA = 15,600 (SHOWN)
1 / 1,000 = 15.6 = 16 SPACES REQUIRED
- PARKING PROVIDED:
EMPLOYEE 15 SPACES
CUSTOMER 08 SPACES (INCLUDING ONE VAN ACCESSIBLE SPACE)
- TOTAL 23 SPACES
- EXISTING ON STREET PARKING OUTSIDE OF THE CONCRETE APRON 3 SPACES
- ** BICYCLE PARKING: TABLE 21A.44.040-C GENERAL CONTEXT
- ** 1 PER 15,000 S.F. (REQUIRED)
2 STALLS MINIMUM
TO BE PROVIDED - 5 BICYCLE STALLS

- LEGEND:
- NEW RECYCLING DUMPSTER
 - NEW TRASH DUMPSTER

THE PERFECT WAG

505 W 500 S
Salt Lake City, UT 84101

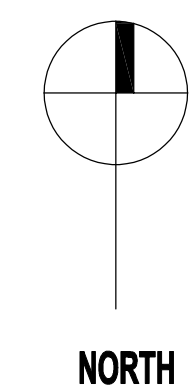
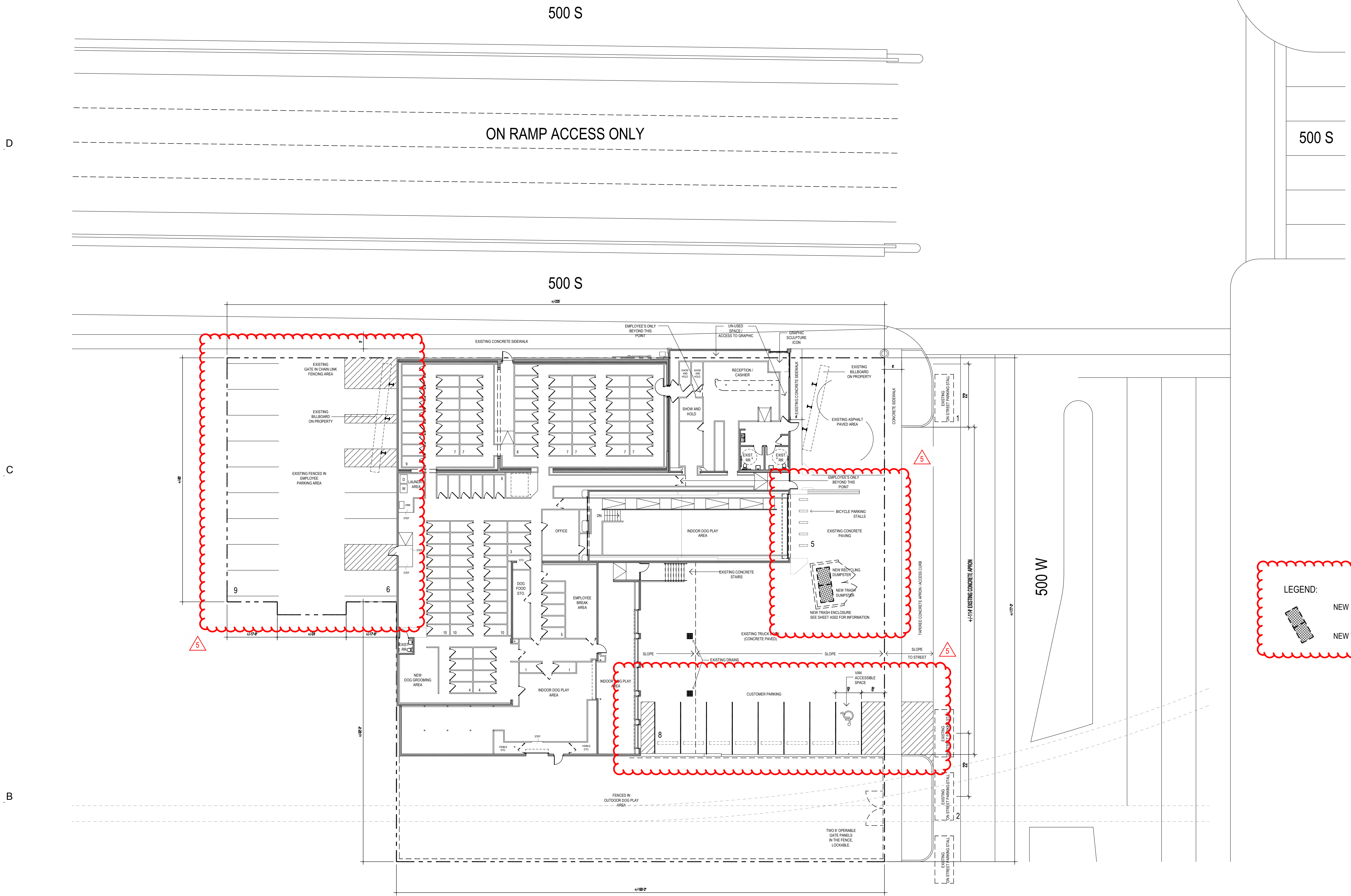
DRAWING ISSUE 001
ISSUE DATE 04-02-26
NWL PROJECT 0167.059

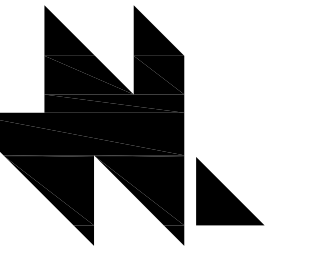


DATE	REVISION
04-06-26	DEAD-END CORRIDOR FIXES
04-09-26	CITY COMMENTS
05-05-26	CITY COMMENTS

ARCHITECTURAL SITE PLAN

AS01

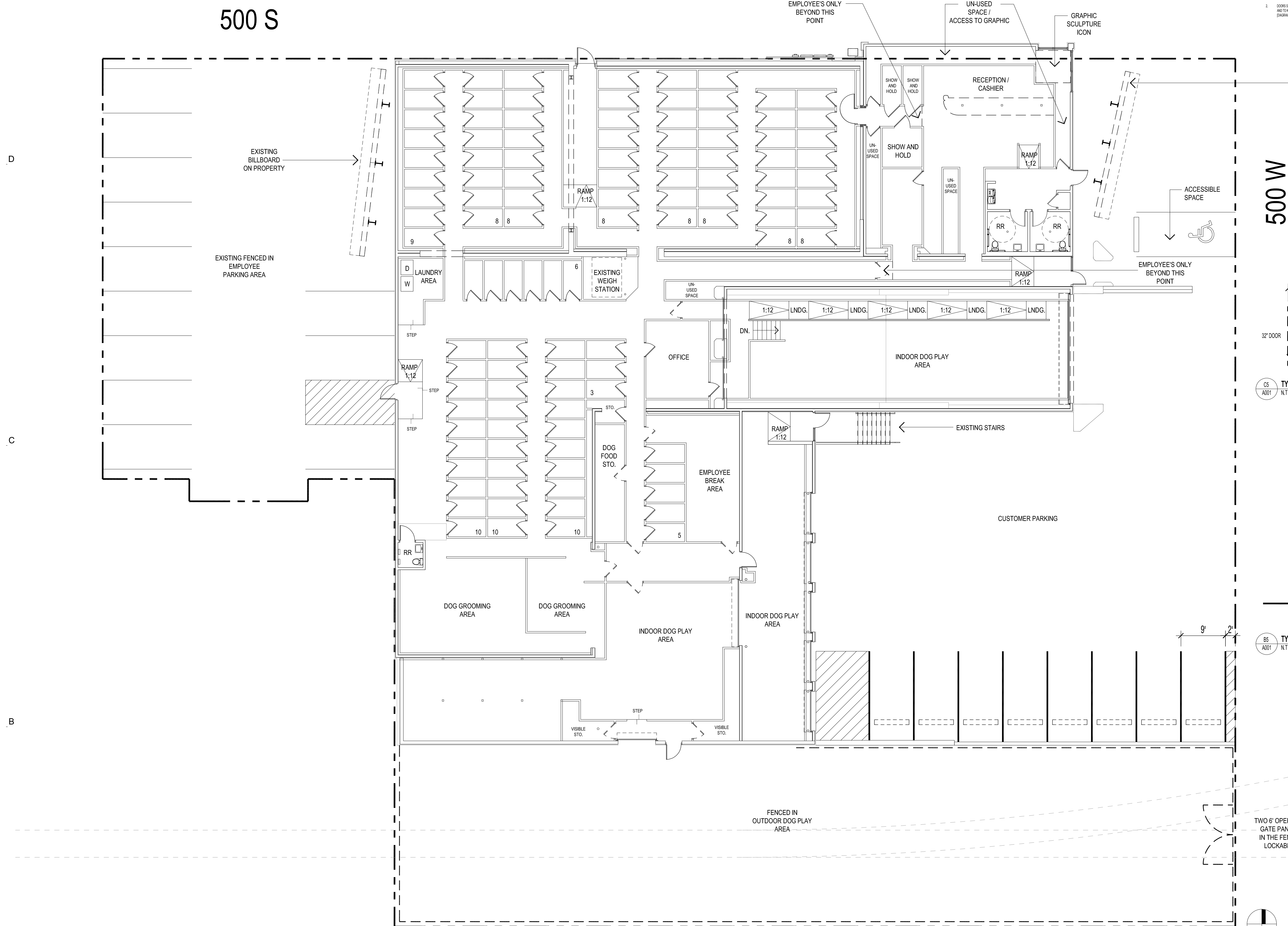




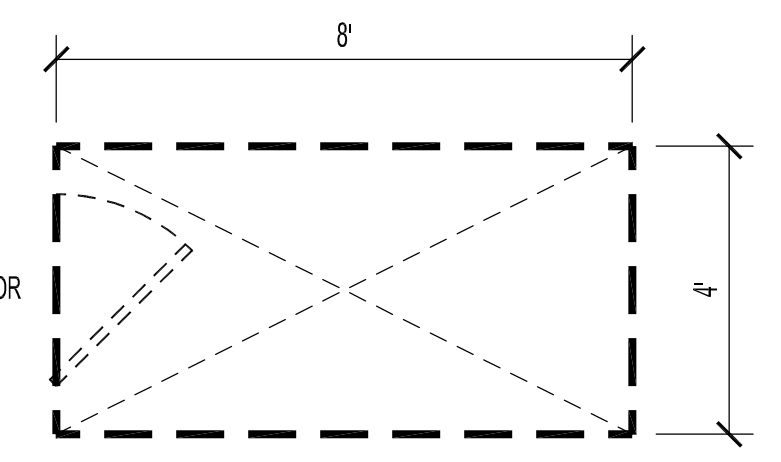
GENERAL NOTES - REFERENCE PLANS

- THIS IS A TENANT LAYOUT PLAN FOR THE TENANT'S OWN CONSTRUCTION.
- SCREEN DOOR HARDWARE ARE TO COMPLY WITH OR BETTER AS PER THE SCREEN HARDWARE MANUFACTURER'S INSTRUCTIONS AND TO KEEP DOOR FROM JUMPING OVER. THESE DOOR DO NOT HAVE LOCKS. IS AS TO NOT IMPED EXITING SIGNAGE SHOWN BELOW BY NOTE FOR GRAPHIC REPRESENTATION.

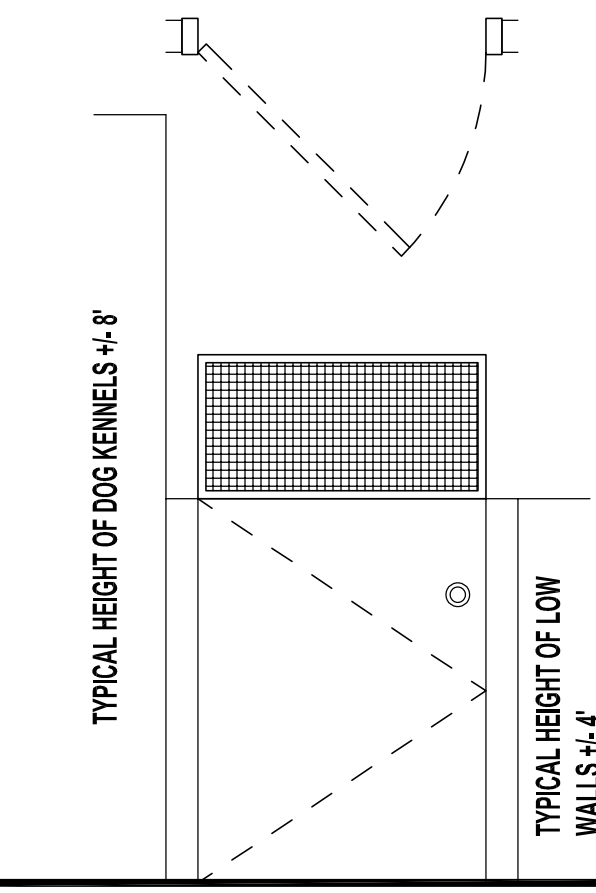
500 S



500 W



C3 A001 TYPICAL KENNEL (INFORMATION GRAPHIC) N.T.S.

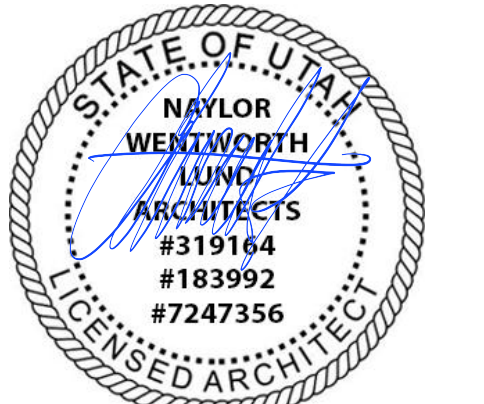


B5 A001 TYPICAL LOW DOOR (INFORMATION GRAPHIC) N.T.S.

THE PERFECT WAG

505 W 500 S
Salt Lake City, UT 84101

DRAWING ISSUE 001
ISSUE DATE 01-23-26
NWL PROJECT 240687



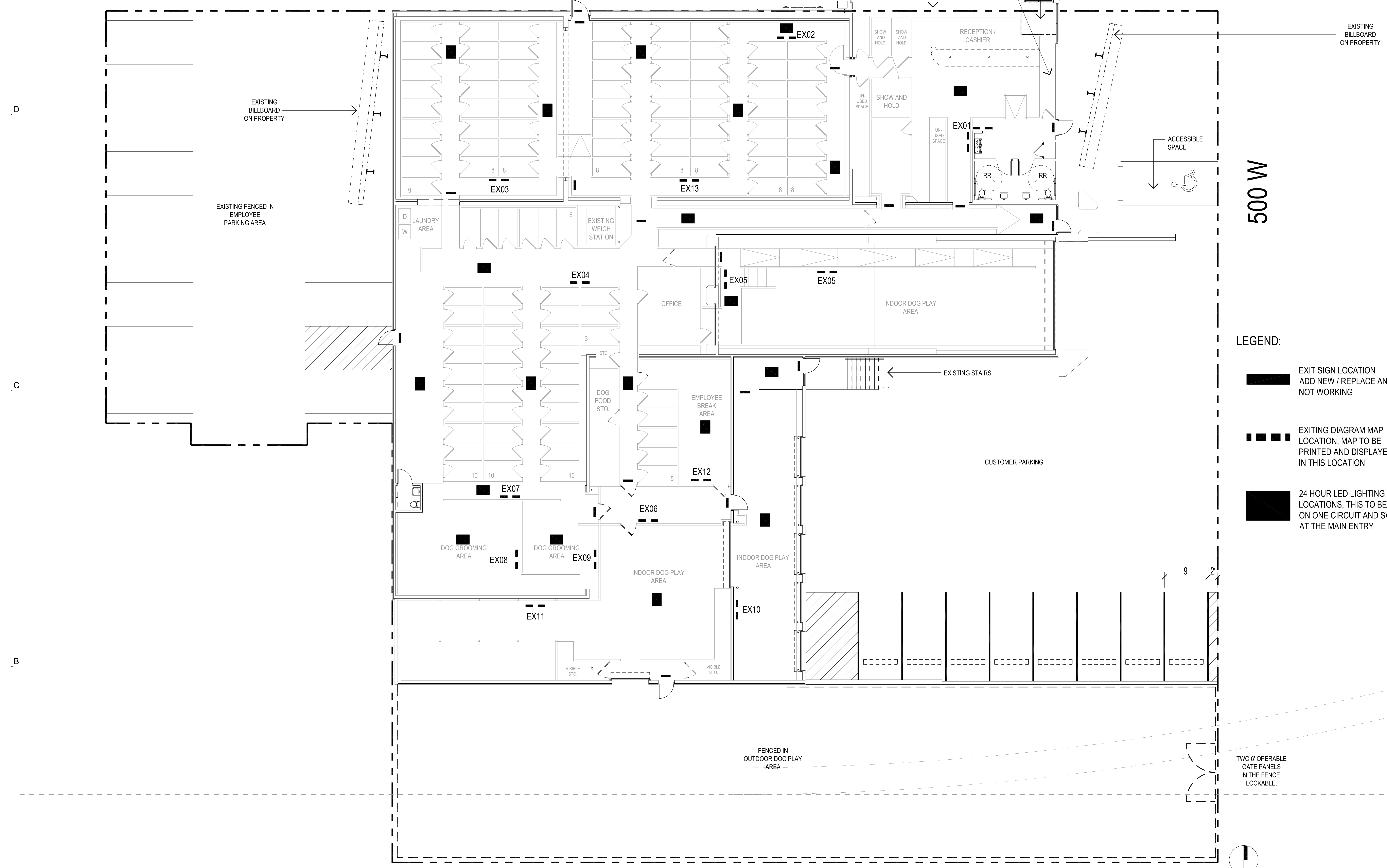
January 21, 2026

DATE	REVISION

TENANT FLOOR PLAN LAYOUT, AND USES WITHIN

A001


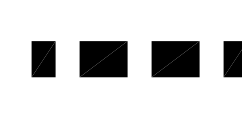
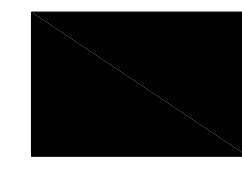
500 S



EXISTING BILLBOARD ON PROPERTY

500 W

LEGEND:

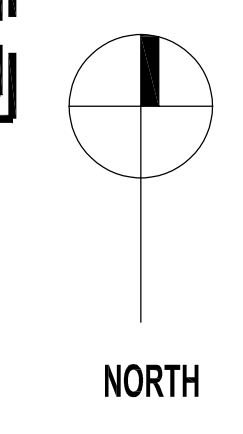
-  EXIT SIGN LOCATION
ADD NEW / REPLACE ANY NOT WORKING
-  EXITING DIAGRAM MAP LOCATION, MAP TO BE PRINTED AND DISPLAYED IN THIS LOCATION
-  24 HOUR LED LIGHTING LOCATIONS, THIS TO BE ON ONE CIRCUIT AND SWITCH AT THE MAIN ENTRY

THE PERFECT WAG

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ISSUE DATE 01-23-26
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DATE	REVISION

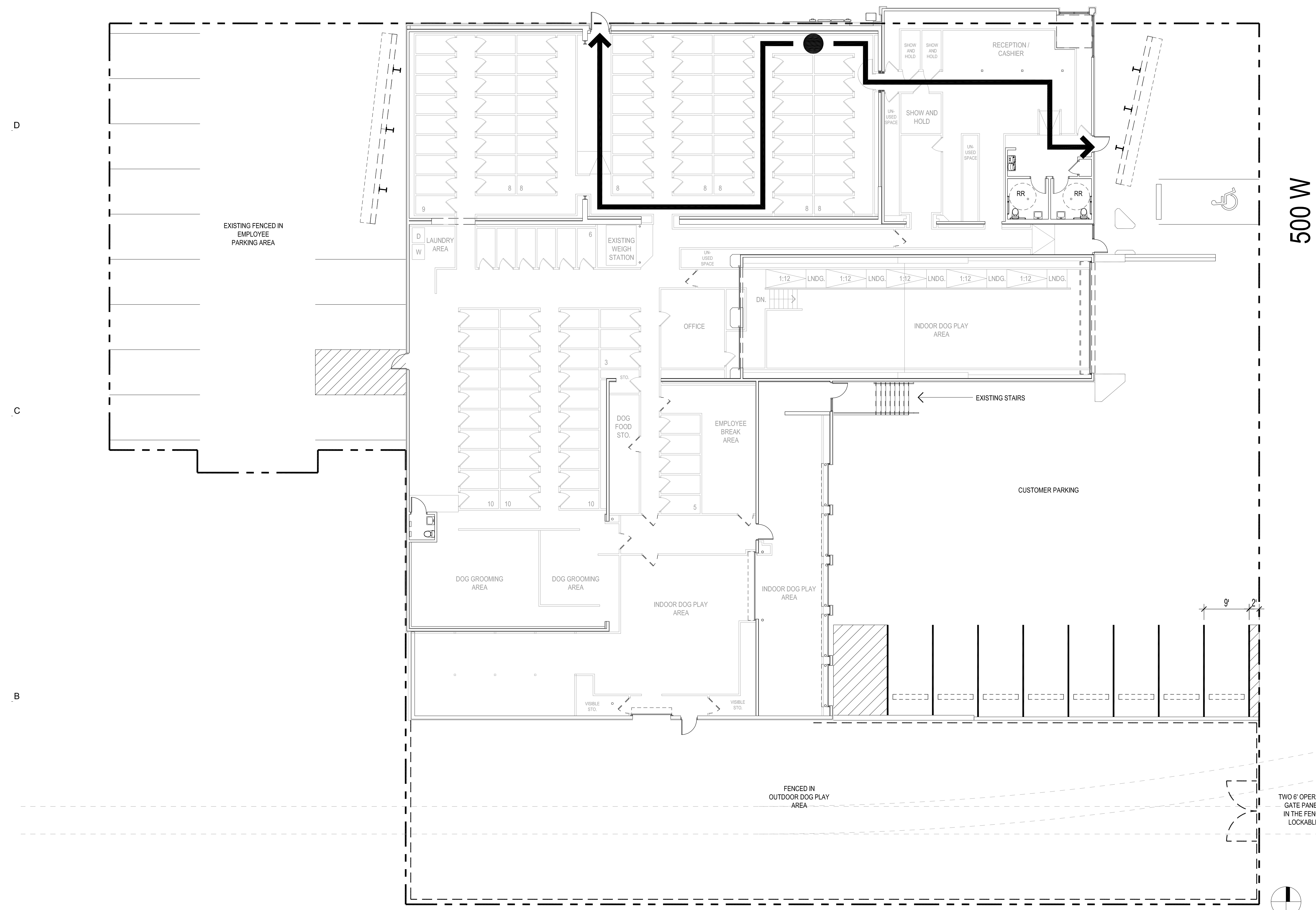
TWO 6' OPERABLE GATE PANELS IN THE FENCE, LOCKABLE.



24 HR EMERGENCY LIGHTING AND LOCATIONS FOR EXITING DIAGRAMS

A002

500 S

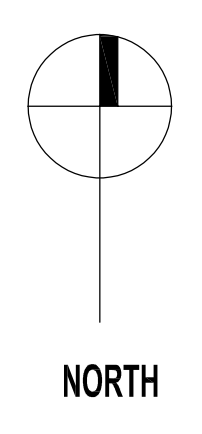


500 W

THE PERFECT WAG

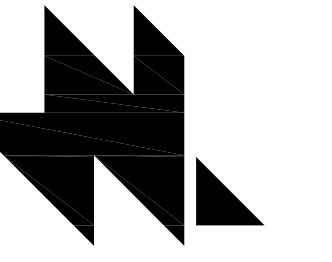
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NWL PROJECT 240687

DATE	REVISION

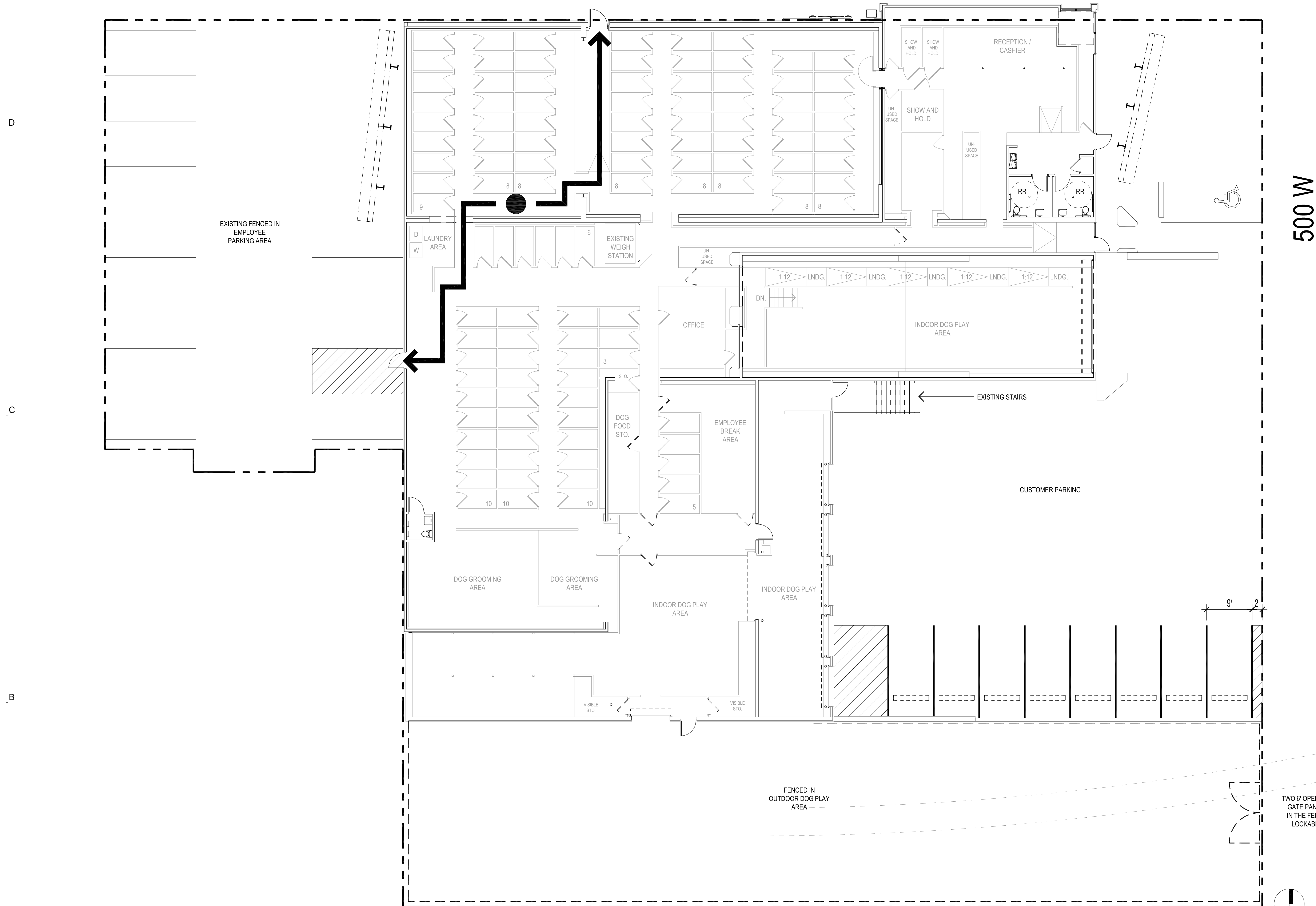


EXITING DIAGRAM LAYOUTS

EX02



500 S



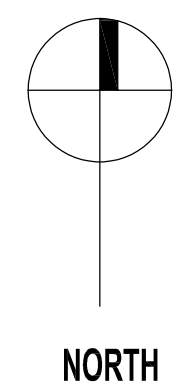
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THE PERFECT WAG

505 W 500 S
Salt Lake City, UT 84101

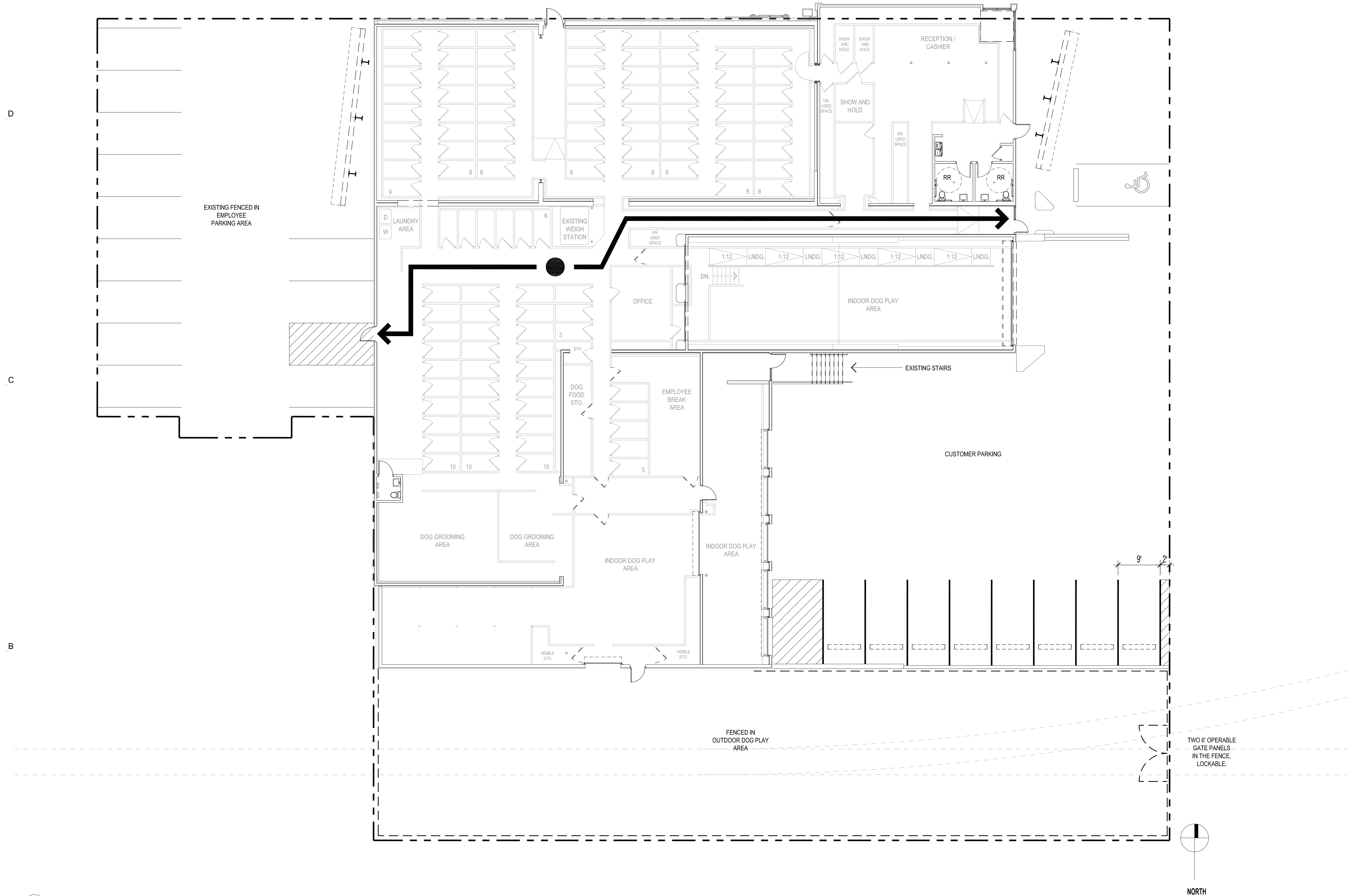
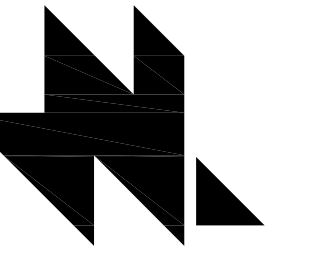
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EX03



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Salt Lake City, UT 84101

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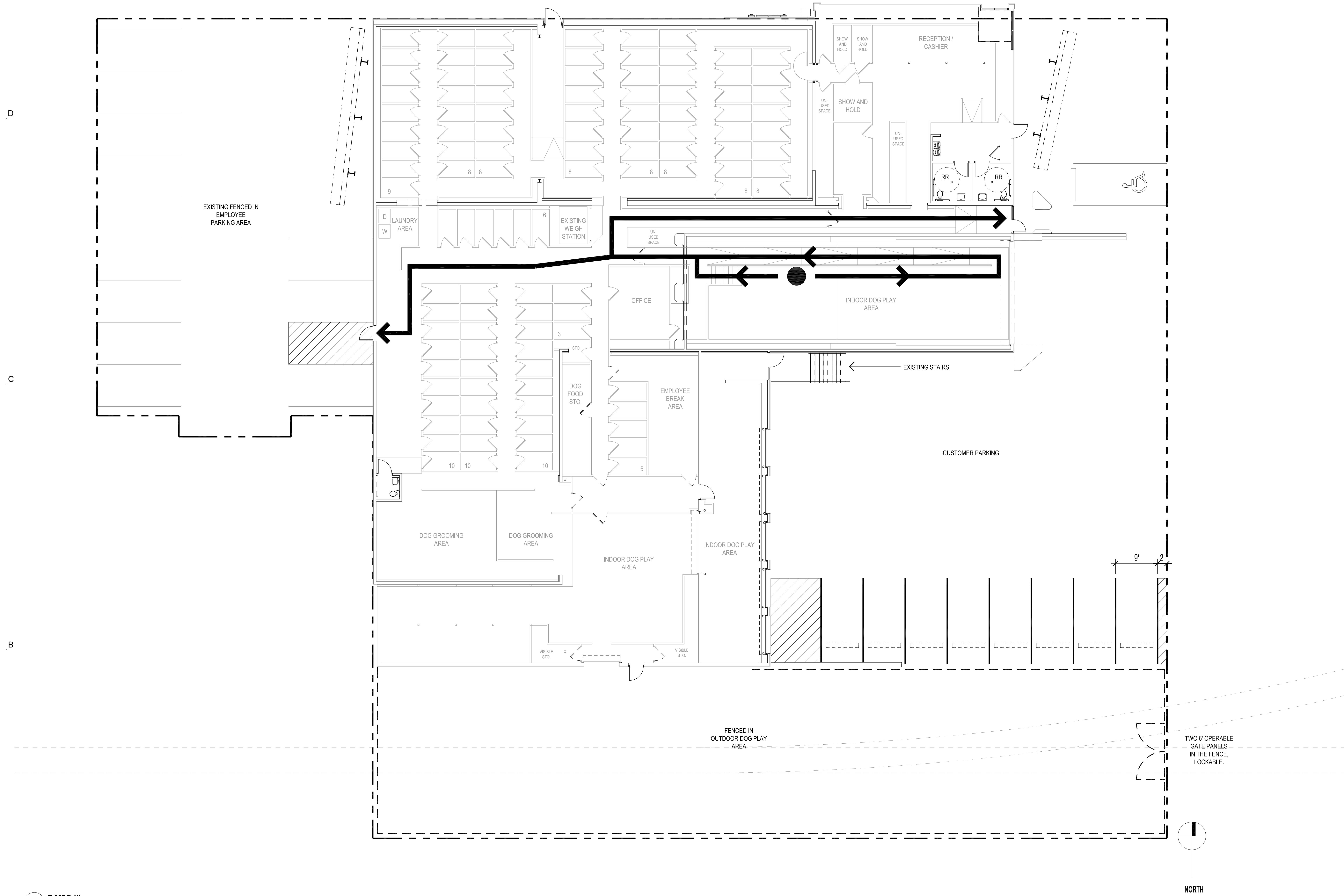
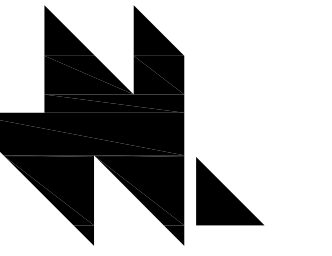
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EX04



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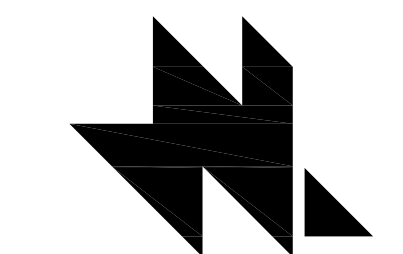
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Salt Lake City, UT 84101

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LAYOUTS

EX05



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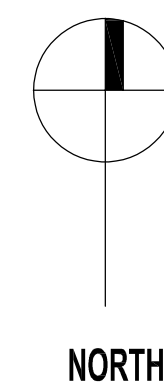
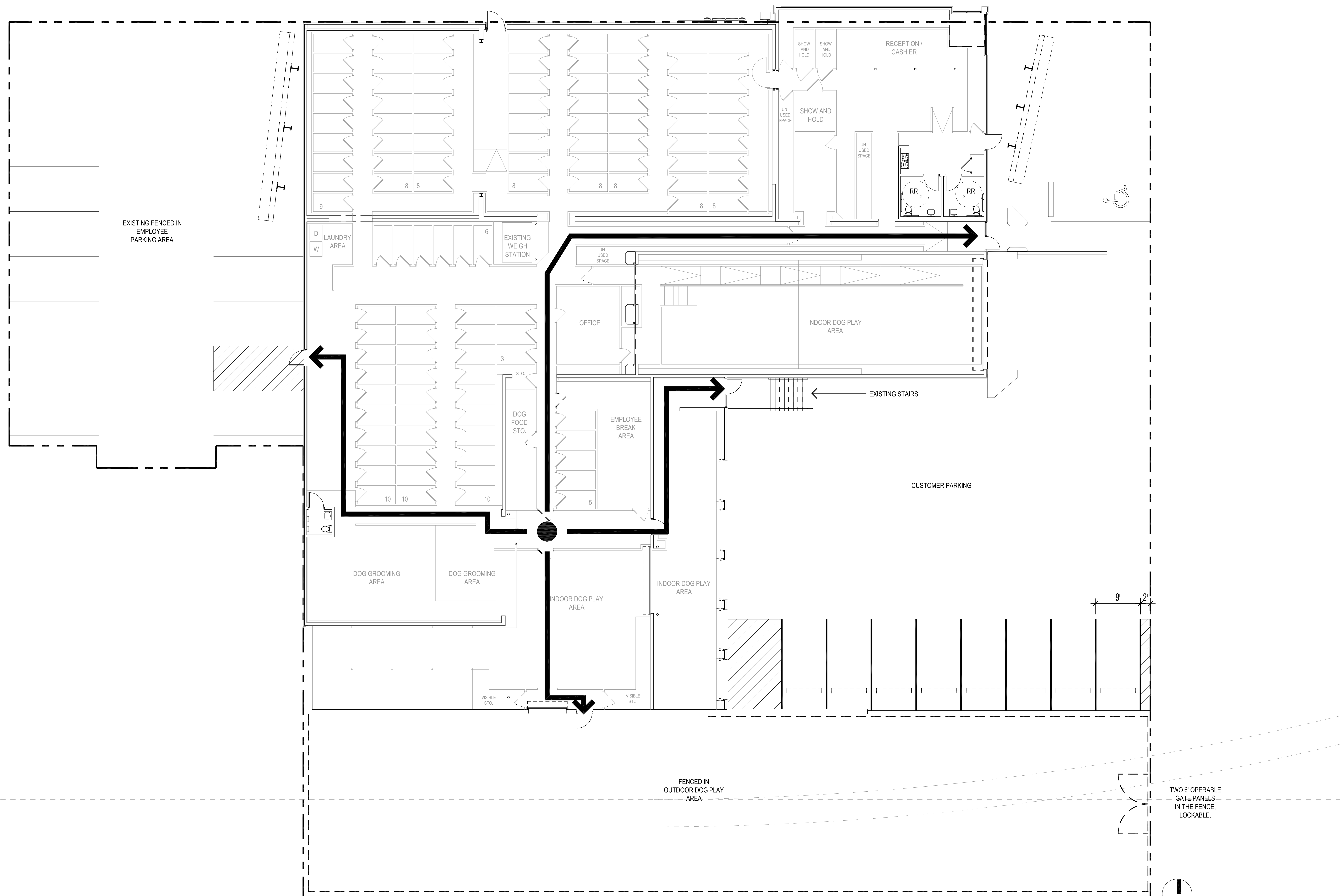
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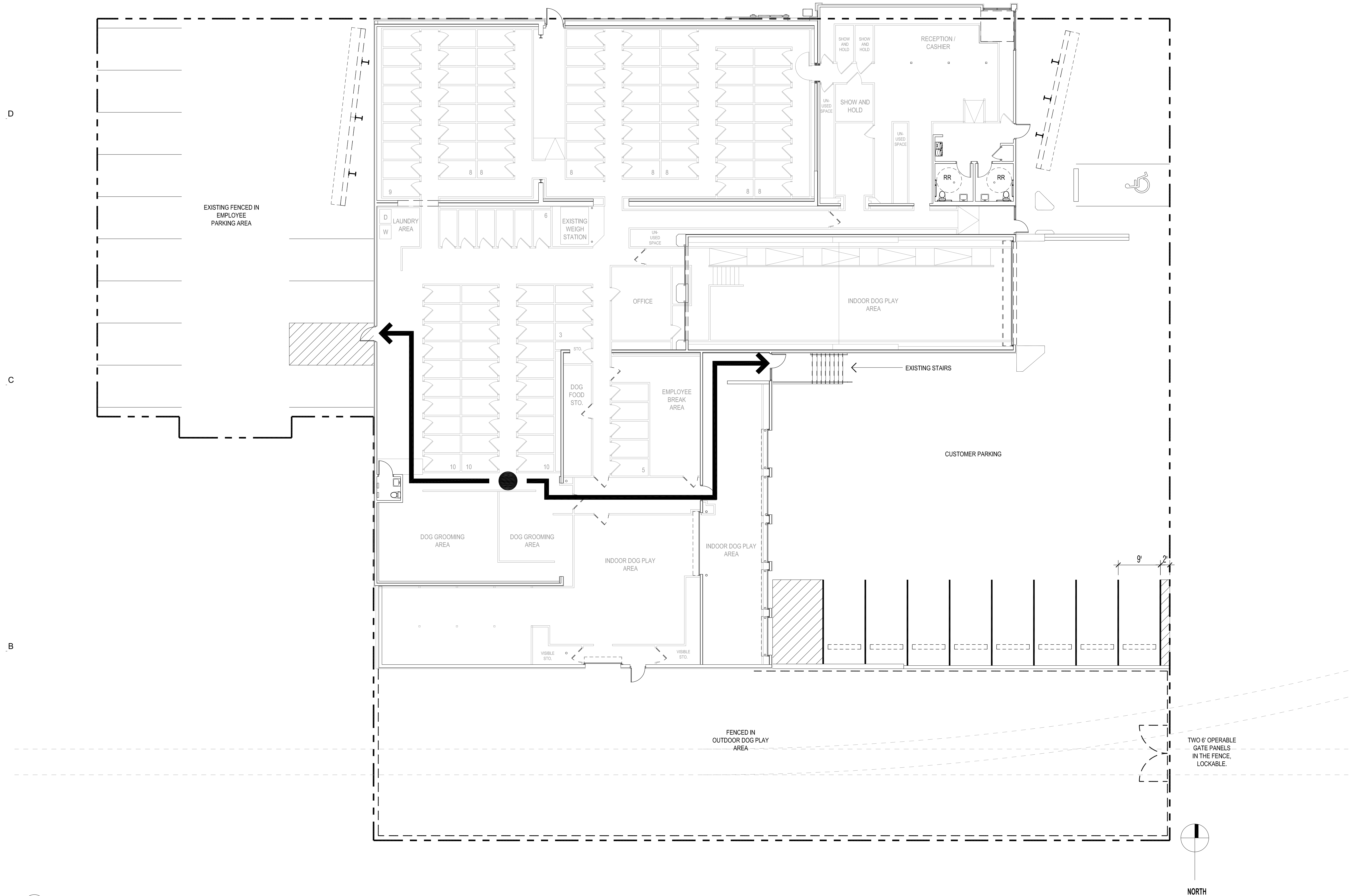
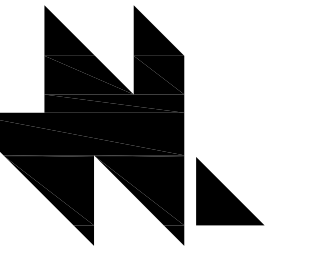
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EX06



NORTH



THE PERFECT WAG

505 W 500 S
Salt Lake City, UT 84101

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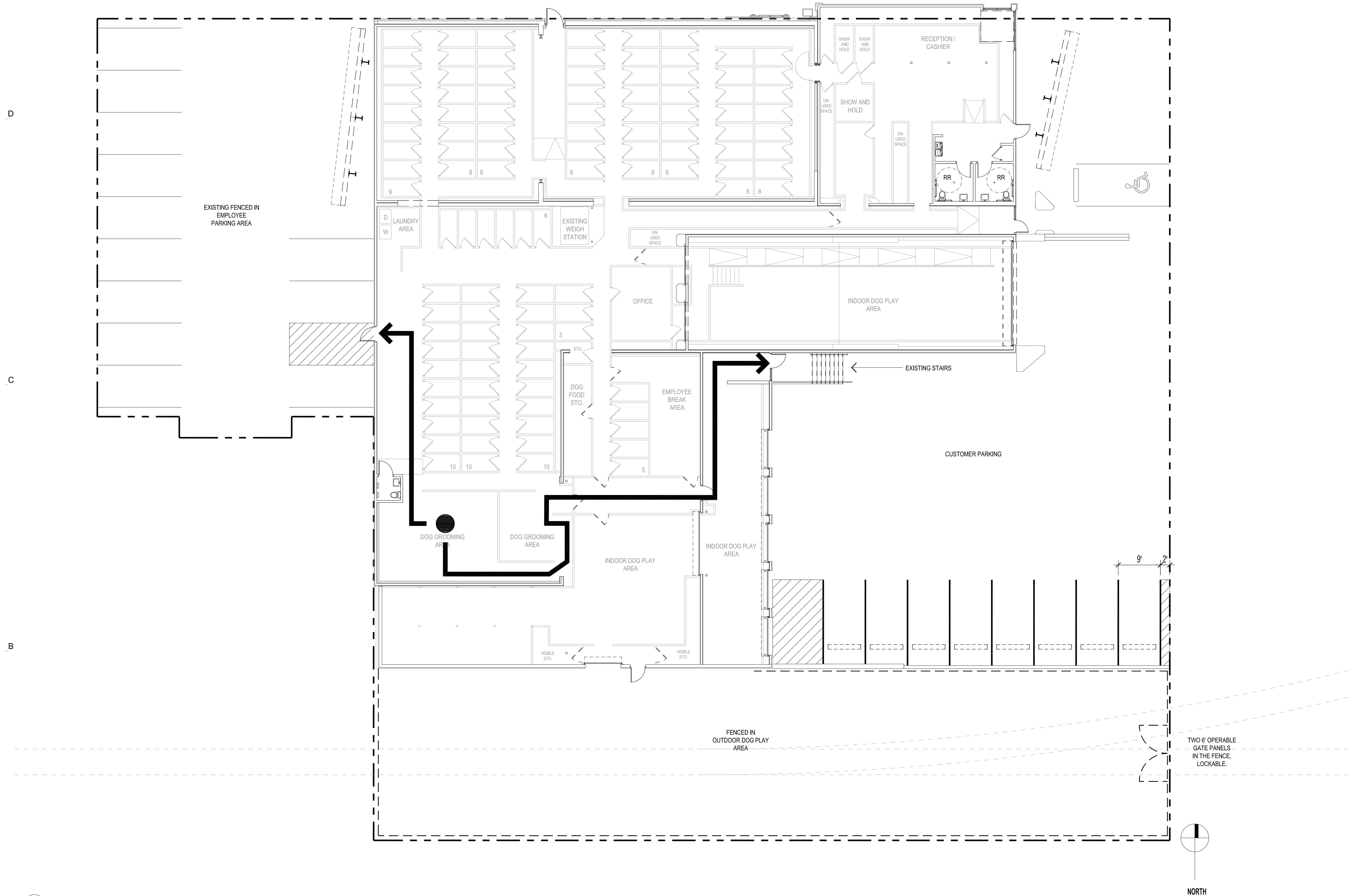
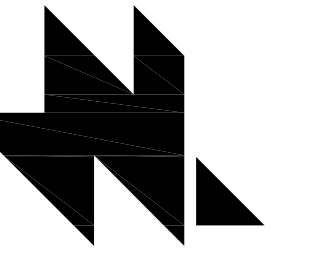
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LAYOUTS

EX07



THE PERFECT WAG

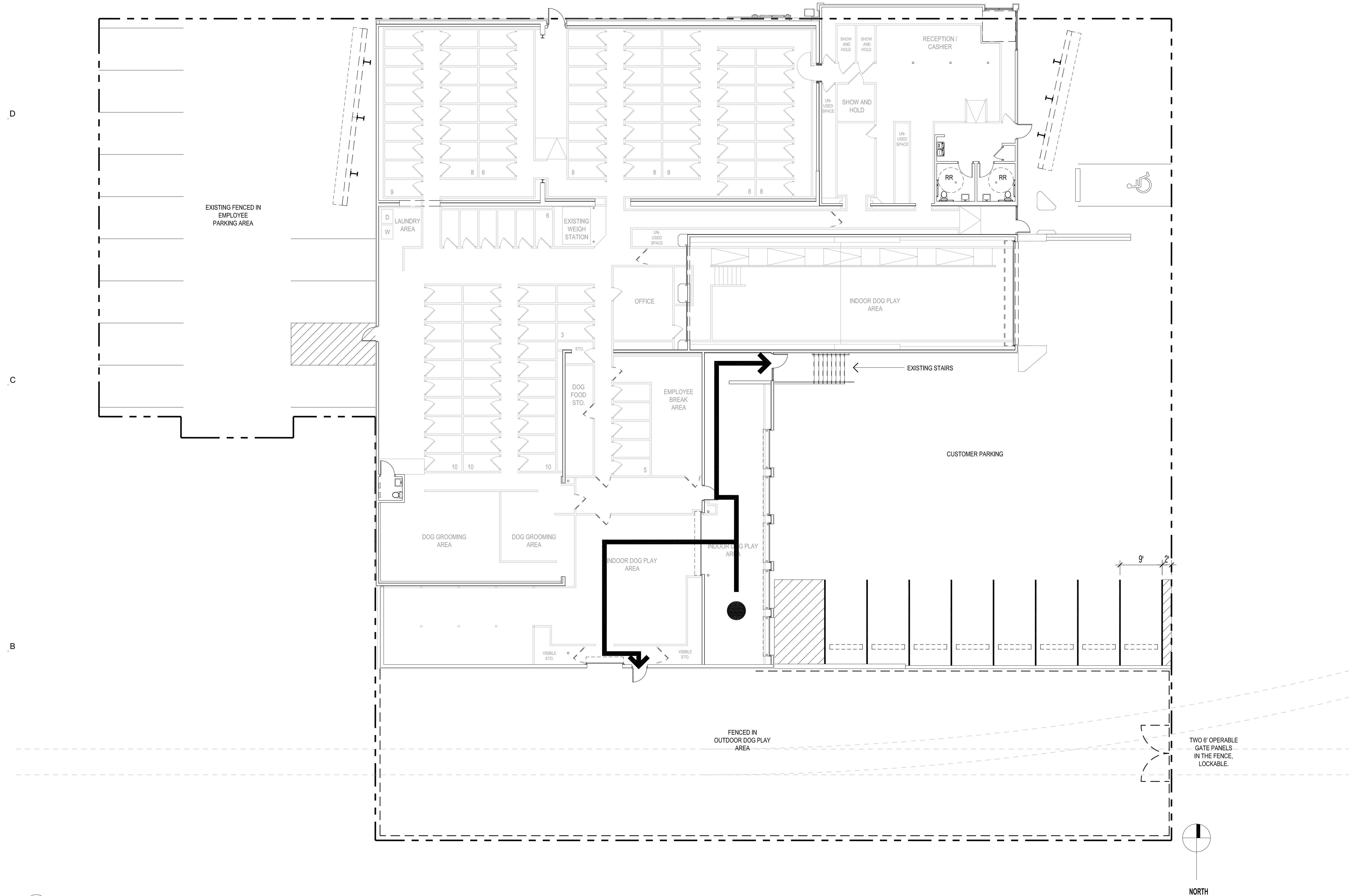
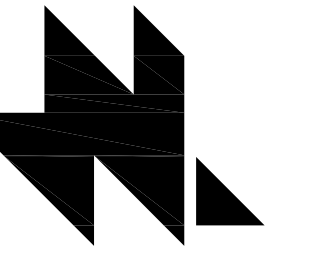
505 W 500 S
Salt Lake City, UT 84101

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ISSUE DATE 01-23-26
NWL PROJECT 240687

DATE	REVISION

EXITING DIAGRAM
LAYOUTS

EX08



THE PERFECT WAG

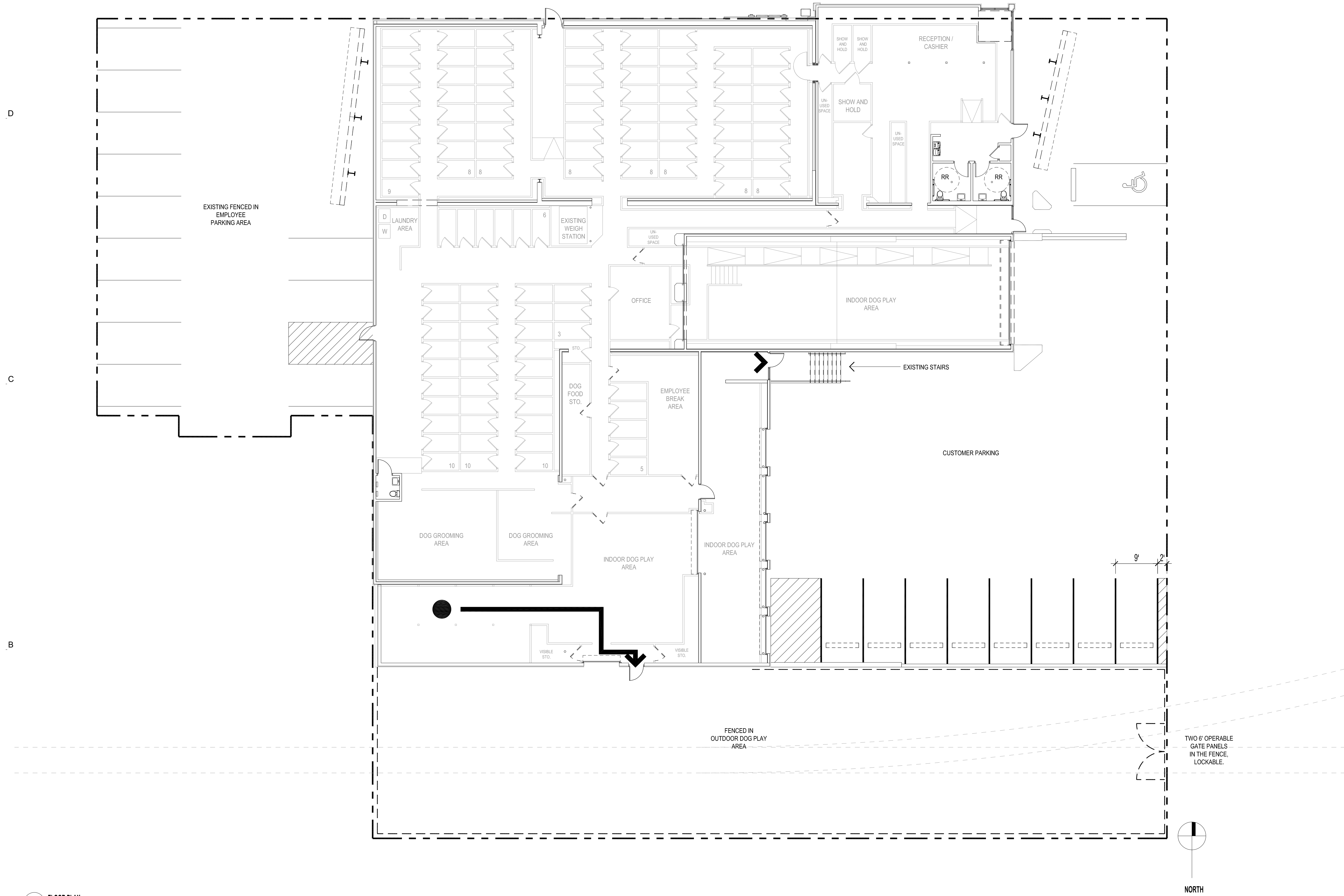
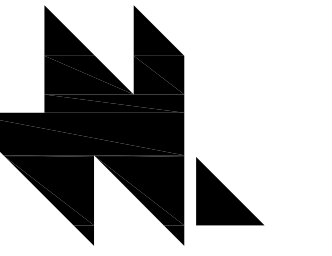
505 W 500 S
Salt Lake City, UT 84101

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ISSUE DATE 01-23-26
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DATE	REVISION

EXITING DIAGRAM
LAYOUTS

EX10



THE PERFECT WAG

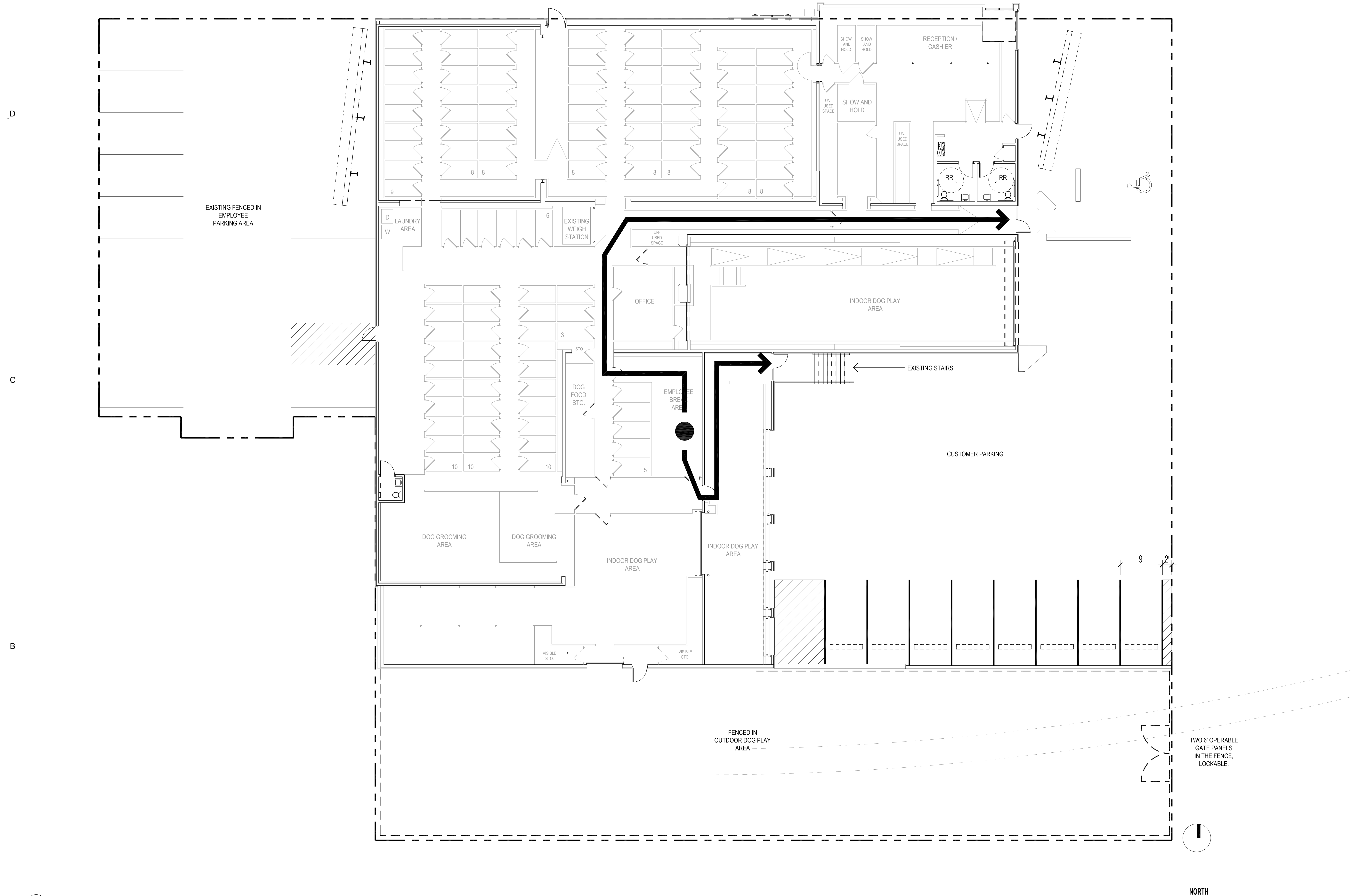
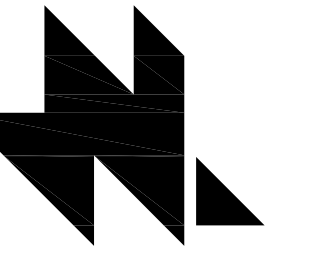
505 W 500 S
Salt Lake City, UT 84101

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ISSUE DATE 01-23-26
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EXITING DIAGRAM
LAYOUTS

EX11



THE PERFECT WAG

505 W 500 S
Salt Lake City, UT 84101

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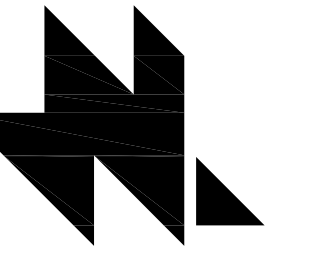
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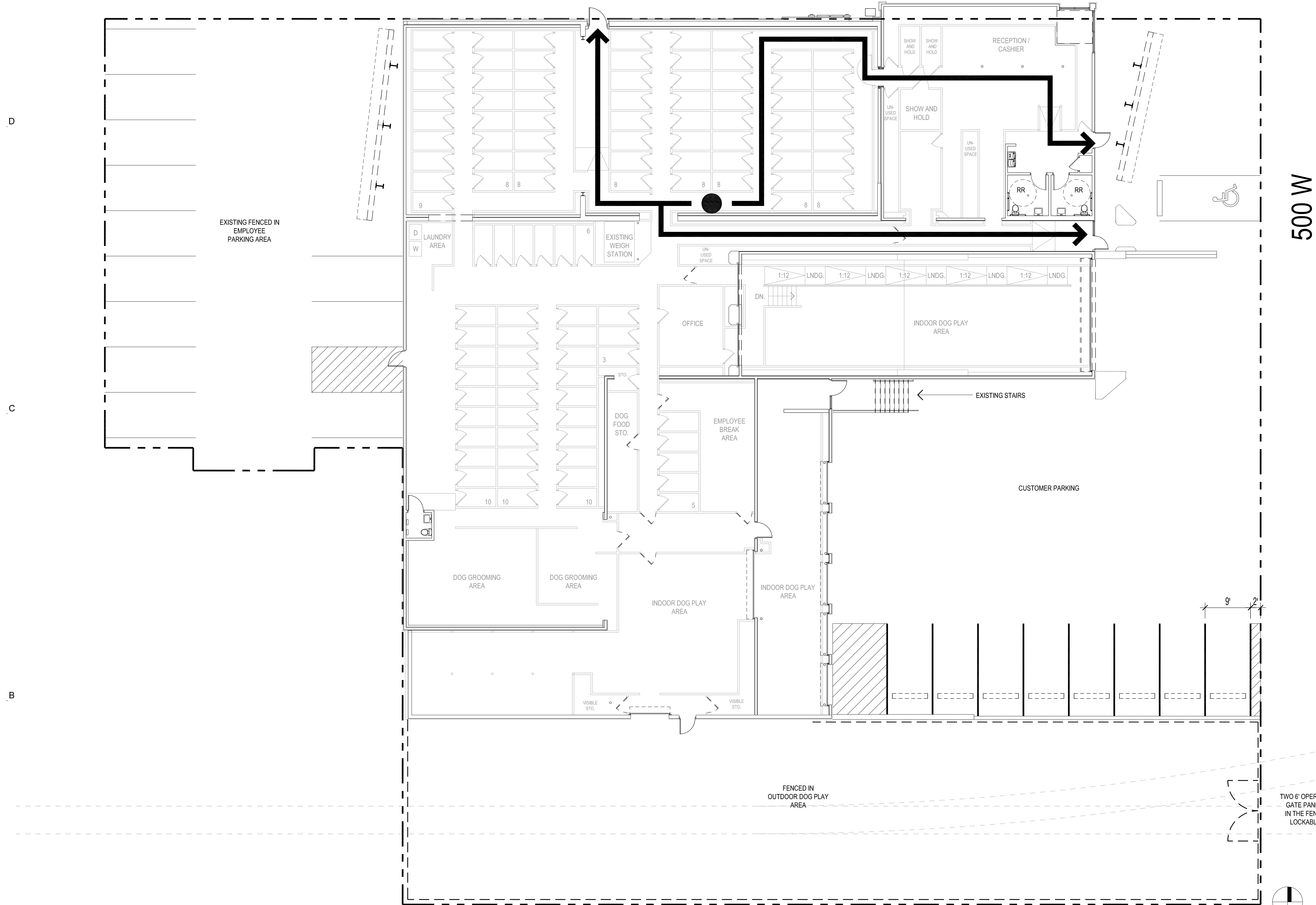
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EX12



500 S



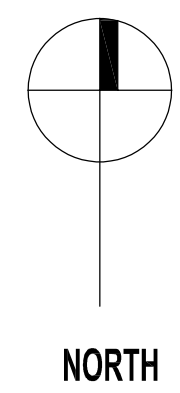
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505 W 500 S
Salt Lake City, UT 84101

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NWL PROJECT 240687

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NORTH

EXITING DIAGRAM
LAYOUTS

EX13

ATTACHMENT C: Property & Vicinity Photos



Subject property from the East (view from 500 W)



Subject property from the East (view from 500 W)



Subject property from the East (view from 500 W)



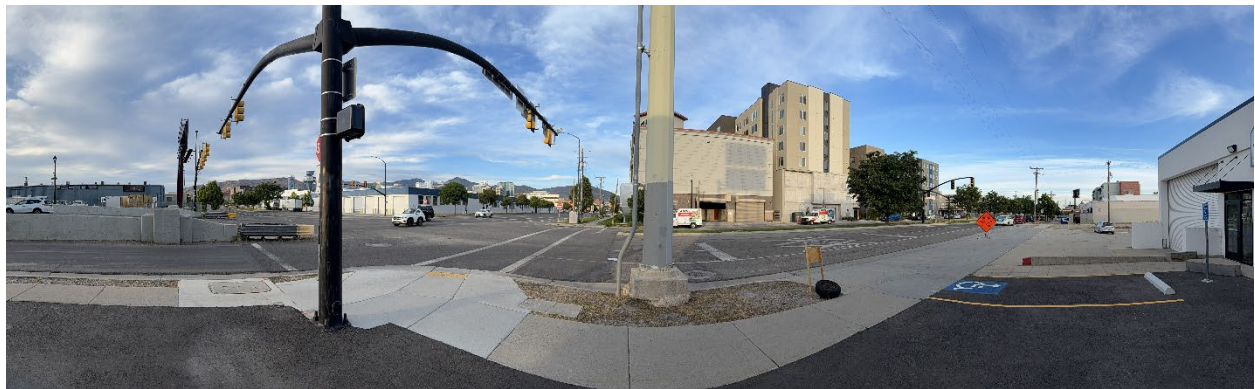
Subject property from the North (view from 500 S)



Subject property from the North (view from 500 S)



East View from 500 West



East view from 500 S 500 W



View of subject parcels from 500 West



View of subject parcels from 500 West

ATTACHMENT D: MU-11 Zoning Standards

Zone Purpose

MU-11 (Mixed Use 11)

Purpose Statement: The MU-11 Mixed Use 11 District generally includes buildings up to 8 stories in height, with taller buildings up to eleven (11) stories allowed through the design review process. Development regulations are based on types of buildings and differ based on the building types as indicated. The district contains a mix of uses that include commercial, technical, high-density residential, and other supportive land uses.

General Zoning Standards

The table below provides an overview of the general zoning standards that apply to the proposal. Full zoning compliance will be verified in the building permit review.

Standard	Requirement	Proposed	Finding
Maximum Building Height	125 feet	No change proposed to the existing building.	Complies
Front/Corner /Side/Rear Yard Setbacks	Front and corner side yard: None Interior side yard: None Rear yard: None	No changes proposed to existing building	Complies
Lot Size	None	No changes proposed to the existing lot	Complies
Open Space Area	10% of lot area	No changes to existing. An open space area meeting the requirements of 21A.25.010 does not exist on site. The proposed changes do not increase the existing noncompliance.	Existing noncomplying
Mid-Block Walkway	Per 21A.25.070.C.2, property is not subject to Mid-Block Walkway requirement as no new building is proposed.	No changes proposed to existing building.	Complies
Refuse Control	Trash receptacles are required to be screened and not visible from the right of way	Trash receptacles will be located on the East side of the building and will be screened, complying with city requirements	Complies
Off Street Parking & Loading (21A.44.030.H)	This property is in the Urban Center Parking context: A kennel is required to have 1 space per 1,000 sq ft. When located within 1/4 th to 1/2 mile	Square footage: 15,540 Required parking: 16 spaces based on kennel use (see note below) Proposed parking: 23 spaces Note: As the property is in the Urban Context zone, no additional parking above the existing	Complies

	<p>of a fixed rail transit station platform</p> <p>Parking Exception: As per 21A.44.020.A.3, changes of use in the Urban Center and Transit Context zone do not require any additional parking.</p>	provided parking is required for the change of use to a Kennel use.	
Landscaping (21A.48), including Park Strip Landscaping	<p>21A.48.050: Landscaping (including park strip landscaping) is required for:</p> <ol style="list-style-type: none"> 1. New construction of a primary structure. 2. Any addition, expansion or intensification of a property that increases the floor area by 50% or more, increases the number of parking stalls required by 50% or more, or modifies any required landscaping by 50% or more. 	As noted above, the parking will not increase due to being in the Urban Center context. As such, no new landscaping is required.	Complies
Parking Lot Landscaping	21A.48.070.A.2: Parking lots with less than 15 parking spaces are exempt from parking lot landscaping but shall provide the required landscape yards and landscape buffers.	The proposed parking lot includes less than 15 stalls and is exempt from new parking lot landscaping. There is no required landscape yard for a storefront use in this zone.	Complies
Signage (21A.46.110)	<p>1.5 square feet per linear foot of storefront up to a maximum of 100 square feet.</p> <p>Leasable spaces on corners may have 2 signs.</p>	The business has 2 flat signs on the face of the building. The larger sign is approximately 64 square feet and is backlit. The smaller sign is approximately 3 square feet and is not illuminated.	Complies
Fencing (21A.40.120)	<p>b. Nonresidential Zoning Districts:</p> <p>(1) A fence, wall, or hedge, located between the front property line and the primary facade of the principal structure shall not exceed four (4) feet in height.</p>	This zone has no front setback requirement for the storefront building form (existing building). Fencing is limited to 4' in height within 10 feet of the front property line. The proposed 6' tall fence around the outdoor dog play area will need to be setback by 10 feet or be reduced to 4' within the 10 foot area.	Does not comply. The proposal will be required to comply with all applicable zoning requirements in order to receive a permit and so no condition is

	<p>(2) A fence, wall or hedge located at or behind the primary facade of the principal structure shall not exceed six (6) feet in height.</p> <p>(5) If there is no minimum front yard setback in the underlying zoning district, a fence, wall, or hedge of a maximum six (6) feet in height may be placed no closer than ten (10) feet from the property line.</p>		necessary to ensure compliance.
21A.37 Design Standards	<p>This chapter regulates various building exterior features.</p> <p>21A.37.020 notes the following for changes of use:</p> <p>A. Change in Use: A change in use shall be exempt from this chapter, provided that it does not result in alterations of existing design elements regulated by the standards of this chapter.</p>	<p>The proposal is generally not making any changes to existing design elements regulated by the chapter. No changes are proposed to the exterior of the building itself. The active ground floor use requirement is met as the proposed ground floor use space along the front façade of the building is not parking or storage.</p>	Complies
Exterior and Parking Lot Lighting (21A.37.050. H and I)	<p>All exterior lighting shall be shielded and directed down to prevent light trespass onto adjacent properties. Exterior lighting shall not strobe, flash, or flicker.</p> <p>Poles for the parking lot/structure security lighting are limited to sixteen feet (16') in height and the globe shall be shielded and the lighting directed down to minimize light encroachment onto adjacent residential properties or into upper level residential units in multistory buildings. Lightproof fencing is required adjacent to residential properties.</p>	<p>No new lighting is proposed. The existing lighting is to remain on the property.</p>	Complies

ATTACHMENT E: Conditional Use Standards

Conditional Use Standards 21A.54.080

An application for conditional use is required by City Code 21A.54 and Utah Code 10-9a-507 to be approved if the proposal complies with the adopted standards of review and if any reasonably anticipated detrimental impact can be mitigated. Under Utah Code 10-9a-507, the standards must be objective, and mitigating any reasonably anticipated detrimental impact is required to be interpreted to mean reduce, not eliminate, the impact.

The finding for each standard is the recommendation of the Planning Division based on the facts associated with the proposal, the discussion that follows, and the input received during the engagement process. Input received after the staff report is published has not been considered in this report.

21A.54.080.A: Approval Standards: A conditional use shall be approved unless the planning commission, or in the case of administrative conditional uses, the planning director or designee, concludes that the following standards cannot be met:
Standard 1: The use complies with applicable provisions of this title;
Finding: Complies
Discussion: Per the Land Use Tables in 21A.33.030 “Kennel” is listed as a conditional use in the MU-11 zoning district. The use is required to go through this Conditional Use process in order to operate at the subject property.
Condition(s):
Standard 2: The use is compatible, or, with conditions of approval, can be made compatible, with surrounding uses
Finding: Complies
Discussion: Staff has reviewed the proposal for potential detrimental impacts based on the considerations listed in section 21A.54.080.B. Based on the considerations listed, staff has determined that the proposed use can be made compatible with surrounding uses, with the condition as noted under standard 21A.54.080.B.11 below.
Condition(s):
Standard 3: The use is consistent with applicable adopted city planning policies, documents, and master plans; and
Finding: Complies

Discussion: The proposed use is compatible and consistent with applicable adopted city planning policies, documents, and master plans as outlined in the Detrimental Effects section. Adopted plans support the re-utilization of existing buildings instead of demolition to support sustainability and environmental factors.

Condition(s):

Standard 4: The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions

Finding: Complies

Discussion: Based on an analysis of the detrimental effects of the standards below, Staff has not identified any detrimental effects that require mitigation.

Condition(s):

21A.54.080.B: Detrimental Effects Determination

In analyzing the anticipated detrimental effects of a proposed use, the planning commission, or in the case of administrative conditional uses, the planning director or designee, shall determine compliance with each of the following:

1. This title specifically authorizes the use where it is located;

Finding: No Detrimental Impact

Discussion: Per 21A.33.030, the proposed use of “Kennel” is permitted as a conditional use in the Mixed-use 11 (MU-11) zoning district.

Condition(s):

2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps;

Finding: No Detrimental Impact

Discussion: Adopted citywide general (master) plans and planning policy plans include policies that encourage the preservation and reuse of existing buildings to help further general preservation and sustainability goals. This includes policies from the citywide general plan, Plan Salt Lake (2015), which includes the following:

- Natural Environment Policy: Practice responsible waste management by reviewing and repurposing materials, including promoting the reuse of existing buildings over demolition.

Sustainable Salt Lake, the City’s sustainability-focused plan, speaks to the City’s broader resilience goals, which include conserving natural resources, expanding renewable energy use, and promoting sustainable infrastructure and construction practices. The proposed use advances these goals by reducing impacts associated with demolition and encouraging the utilization of existing structures for other viable uses. Preventing the demolition of the building with the proposed use can be more sustainable than demolishing and constructing a new building.

Plan Salt Lake recognizes and supports the importance of improving the business environment within the city in order to further accomplish the economic goals of the city. This is noted in the following policies:

- Support the growth of small businesses, entrepreneurship and neighborhood business nodes.
- Maintain and grow Salt Lake City as the economic center of the region.

The *Downtown Plan* supports the utilization of existing buildings while transitioning from primarily industrial uses and warehouse buildings to other uses such as offices, retail, and restaurants. The proposed use is generally supported by the plan. This is noted in the following policies:

- A mix of large corporations and small businesses in the Downtown is synergistic —offering many opportunities for economic driver of the city and region.

Condition(s):

3. The use is well suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area;

Finding: No Detrimental Impact

Discussion: The proposed use is well suited to the character to the character of the site, and adjacent uses as shown by an analysis of the intensity, size and scale of the use compared to existing uses in the surrounding area.

The subject property is located south of an Interstate 15 on-ramp, making it well-suited for commercial and industrial-type uses due to its convenient regional access and compatibility with surrounding development patterns. To the south of the property is a business currently operating as a wholesale food distributor, while to the west is a charter bus storage facility. These surrounding uses are similar in intensity to the proposed use and reflect the area’s established commercial and service-oriented character.

To the east, across 500 West, is a four-story indoor self-storage facility as well as an eight-story multi-family building. The storage facility has no windows and has few daytime users. The multi-family building is occupied by a parking structure on the first three levels with residential above. The residential units have few windows on the side of the building facing the proposed use. The proposed kennel use is unlikely to have significant noise impacts on the residential uses due to the

distance across 500 West and the ambient noise from the freeway and 500 South during daytime hours. (See the discussion under Standard 11 for further noise impacts discussion.) The nearby transportation infrastructure and existing industrial and storage-related operations support the suitability of the site for comparable development and minimize potential land use conflicts with less intensive uses.

Condition(s):

4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered;

Finding: No Detrimental Impact

Discussion: The mass, scale, style, design, and architectural detailing of surrounding structures as they relate to the proposed have been considered. The building is consistent with the surrounding structures. The proposed building is being changed minimally on the exterior by adding signage. The building relates to the surrounding buildings by maintaining the light industrial/commercial structure similar to those neighboring properties to the west and south. Surrounding structures are of a similar scale or, to the east, are larger than the building on site; due to this, there are no expected detrimental effects related to the structure.

Condition(s):

5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows;

Finding: No Detrimental Impact

Discussion: There will be no change to the existing property related to this standard. The applicant is not proposing to change the topography or existing exits. Vehicles will use the existing exits onto the adjacent local streets. Traffic will be directed onto 500 South and 500 West.

An increase in traffic in the morning and afternoon will occur due to the nature of drop-off and pick-up times of animals. The previous use of retail sales had similar usage and parking requirements as the proposed kennel use. There will be no substantial increase in traffic and the Transportation Division has not identified any concerns with potential traffic impacts on adjacent streets.

Condition(s):

6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;

Finding: No Detrimental Impact

Discussion: The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic. The lots were built in compliance with City parking lot and driveway requirements. The proposed use will continue to use the existing driveways, entrances, and exits to the parking lot.

Staff does not anticipate significant negative impacts on adjacent properties from the internal circulation system.

Condition(s):

7. The site is designed to enable access and circulation for pedestrian and bicycles;

Finding: No Detrimental Impact

Discussion: The existing sidewalks along 500 West and 500 South frontages provide pedestrian and cyclist access to the building from the surrounding streets, and the sidewalks will remain in place. Pedestrian and cyclist access will not be altered or removed.

Condition(s):

8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street;

Finding: No Detrimental Impact

Discussion: 500 South (between the on-ramp and the subject property) is a one-way street controlled by a stop sign and has limited street parking. The road turns right onto 500 West. Traffic on 500 West is controlled by a stoplight in both north and south directions. The paved width of the southbound side of 500 West is approximately 60 feet and has approximately four on-street parking stalls. The existing curb cut for customer parking is located along 500 West. This curb cut leads to the customer parking. The use is proposed to have minimal on-street parking demand as the parking requirements are being met on-site. At least 23 off-street parking stalls are provided on site. The property is located within the Urban Center Context, with access to public transportation within 1/4 of a mile from the subject property. It is not anticipated that traffic will back up onto the street based on anticipated vehicle volumes for the proposed use.

Condition(s):

9. The location and design of off street parking complies with applicable standards of this code;

Finding: No Detrimental Impact

Discussion: The location and design of off street parking complies with the applicable standards listed under 21A.44.040. The subject property is located in the “Urban Center Context” and complies with all parking requirements as noted in the zoning standard review in Attachment D.

Condition(s):

10. Utility capacity is sufficient to support the use at normal service levels;

Finding: No Detrimental Impact

Discussion: Public Utilities has not identified any utility capacity issues in their review. However, this will be confirmed during the building permit review. . If there is a capacity issue, Public Utilities will require any upgrades necessary based on their code requirements. A condition of approval is not necessary to ensure upgrades if necessary. Public Utilities has identified requirements for sewer discharge that will be required through the building permit process (see Attachment G).

Condition(s):

11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts;

Finding: No Detrimental Impact

Discussion: The property has existing fencing that separates the parking from neighboring property, which includes chain link fencing. The 6-foot chain link fencing is proposed to remain in place and contain dogs on site. A proposed outdoor play area for dogs is located on the south side of the property. This area, along with the dogs, would be supervised by employees and would be operated during scheduled time frames. This area is also proposed to be fenced to contain the dogs to the on-site outdoor area. If animals are located outdoors, the applicant will be subject to any regulations as listed in Chapter 8.04.370 of the municipal code.

The neighboring property to the south is a wholesale food distribution center and would be minimally disrupted by the proposed use. To the west is a private bus business. Directly to the east across 500 West is a self-storage building. These commercial uses are unlikely to be negatively impacted by the proposed use.

In addition to those commercial uses, a multi-family residential use is also located to the east across 500 West, approximately 132 feet away. The outdoor play area does have the potential to introduce noise, such as barking, to the area which could be disruptive to residential uses. The distance to the building helps reduce the potential impacts to the residential use and the residential use also has only 5 windows into residential units facing the proposed use. Further, the existing ambient noise levels during the day from vehicle use of 500 South and the freeway reduces the potential noise impact from the daytime use of the outdoor play area.

However, to better ensure compliance and reduce the potential for noise ordinance (City Code 9.28) conflicts and nuisance, Staff is recommending a nighttime hour use restriction for the outdoor play

area, specifically limiting the use to daytime hours that generally correspond with time-of-day noise limits in the City's noise ordinance.

Condition(s): Use of the outdoor play area by dogs is only allowed between the hours of 7 AM to 9 PM on weekdays and Saturdays, and between 9 AM to 9 PM on Sundays and legal State holidays.

12. The use meets city sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke;

Finding: No Detrimental Impact

Discussion: The City's citywide sustainability plan, Sustainable Salt Lake, focuses on promoting sustainability throughout the city by reducing waste and increasing the recycling of construction and demolition materials. This proposal aligns with the city's sustainability plan by renovating and reusing an existing building.

Condition(s):

13. The hours of operation and delivery of the use are compatible with surrounding uses;

Finding: Detrimental Impact Mitigated With Conditions

Discussion: The proposed hours of operation are 7:00 am – 7:00 pm Monday through Saturday and by appointment only on Sunday. Staff will be present on site 24/7 due to the nature of the kennel business. The anticipated peak hours for the proposed use are between 7:00 am and 9:30 am, and 4:00 pm - 7:00 pm. The general hours of the use are in line with general commercial use hours and are compatible with surrounding multi-family residential and commercial uses. The outdoor dog play area may have a detrimental impact due to potential noise. See section 11 above regarding noise impacts from the use and recommended limitation on the outdoor dog play area to mitigate the potential impact.

Condition(s): Use of the outdoor play area by dogs is only allowed between the hours of 7 AM to 9 PM on weekdays and Saturdays, and between 9 AM to 9 PM on Sundays and legal State holidays.

14. Signs and lighting are compatible with, and do not negatively impact surrounding uses;

Finding: No Detrimental Impact

Discussion: While there are no proposed changes to the lighting, any proposed signage is required to comply with 21A.46.070. The business has already received permits for two flat signs on the face

of the building. The larger sign is approximately 64 sq feet and is backlit. The smaller sign is approximately 3 square feet and is not illuminated. Neither is anticipated to negatively impact the surrounding uses due to their limited scale and limited lighting.

Condition(s):

15. The proposed use does not undermine preservation of historic resources and structures.

Finding: No Detrimental Impact

Discussion: The proposed use does not undermine preservation of historic resources and structures. The property is not located within a historic district and is not a designated landmark site.

Condition(s):

21A.54.080.C: Conditions Imposed (Condition Guidance)

The Planning Commission, or in the case of administrative conditional uses, the Planning Director or Planning Director’s designee (“Administrative Hearing Officer”), may impose conditions necessary to address the forgoing factors (standards listed above), which may include, but are not limited to:

1. Conditions on the scope of the use; its character, location, hours and methods of operation, architecture, signage, construction, landscaping, access, loading and parking, sanitation, drainage and utilities, fencing and screening, and setbacks; and
2. Conditions needed to mitigate any natural hazards; assure public safety; address environmental impacts; and mitigate dust, fumes, smoke, odor, noise, vibrations; chemicals, toxins, pathogens, gases, heat, light, and radiation.

Finding: Staff is recommending one condition to mitigate noise impacts.

Discussion: This standard allows the Administrative Hearing Officer to impose conditions as necessary to address the impacts analyzed in the preceding sections. Planning Staff has analyzed the proposal against the associated standards and has identified one condition of approval related to the potential noise impacts of the outdoor play area. This condition is discussed under standards 21A.54.080.B.11 above.

Condition(s): Use of the outdoor play area by dogs is only allowed between the hours of 7 AM to 9 PM on weekdays and Saturdays, and between 9 AM to 9 PM on Sundays and legal State holidays.

21A.54.080.D: Denial of Conditional Use

D. Denial Of Conditional Use: A proposed conditional use shall be denied if:

1. The proposed use is unlawful; or
2. The reasonably anticipated detrimental effects of the proposed conditional use cannot be substantially mitigated as proposed in the conditional use application or by the imposition of reasonable conditions to achieve compliance with applicable standards set forth in this section.

Finding: The use is lawful (allowed by the code) and the reasonably anticipated detrimental effects can be mitigated with a reasonable condition.

Discussion: As noted in the standards analysis in sections A and B, the use is allowed by the zone through this process (is a lawful use), and Staff has analyzed the proposed use and is recommending a condition to mitigate detrimental effects related to noise.

Condition(s):

ATTACHMENT F: Public Process & Comments

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project since the applications were submitted:

- March 30, 2026 – The Downtown Community Council and the Granary District Alliance were sent the 45-day required notice for recognized community organizations.
- March 30, 2026 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- April 2, 2026 – The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

- May 22, 2026
 - Public hearing notice sign posted on the property
- May 21, 2026
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division listserv.

Public Input:

Staff received no comments or phone calls from the general public regarding this proposal.

ATTACHMENT G: Department Review Comments

This proposal was reviewed by the following departments. Any requirement identified by a City Department is required to be complied with, except where noted.

Transportation (Jena.carver@slc.gov or (801) 535-7164):

All parking is subject to the provisions of SLC Code 21A.44.060, Parking Location and Design, and the Salt Lake City Off-Street Parking Standards Manual. Drive approaches are limited to a maximum width of 30 feet (21A.44.060.A.6.b(7)). The site must be designed to limit the drive approach width to 30 feet through the addition of curb and gutter on 500 West or other means of limiting access. All parking must be designed so that vehicles enter and exit the site in a forward direction (21A.44.060.A.6.b(2)). The ADA parking space may not back onto the street as shown and must be relocated to the principal parking area. A revised site plan that includes all existing and proposed curb, gutter, sidewalk, and drive approaches is required for full review.

The SLC Off-Street Parking Manual can be found here:

<http://www.slcdocs.com/Planning/Guides/off-street-parking-manual.pdf> or on the SLC Zoning webpage under “Guidelines

Planning Staff Note:

The applicant has provided an updated site plan meeting addressing the required parking requirements. Additional documentation has been provided and attached to the relevant building permit.

Building Code (Todd.Christopher@slc.gov or (801) 535-7295):

No comments were received.

Planning Staff Note:

The proposal currently has a building permit in review and is being reviewed for, and will need to meet, all applicable building codes.

Fire (Seth.hutchingson@slc.gov or (801) 535-7164):

What is the distance from the existing building to the new property line? If it is less than 30 feet, the construction type (IBC Ch.6), occupancy group (IBC Ch.3), and exterior wall fire-resistance rating (IBC 705.5) need to be analyzed.

The comments provided are limited to the information that has been submitted and is for informational purposes only. Additional comments may arise as more information is provided, or an official application is made for a building permit. Applicant shall do their own due diligence to ensure that the minimum requirements of all currently adopted construction and life safety codes, standards, and city ordinances are met.

*Fire extinguishers must meet all requirements from Section 906 in the IFC and NFPA 10. Extinguishers must be within 75 feet travel distance from all points of the building. Travel distance as described in NFPA 10 is measured as the path a person would walk, and NOT a radius around the extinguisher. *Fire hydrants must meet ALL the requirements from Section 507 and appendices B and C in the IFC. *Dead End corridors in Buildings without a fire sprinkler system

are limited to 20-feet in length as required in Section 1020.5 in the IFC. Multiple of the Dead end corridors between kennels in this proposal are over 20-feet long. Either the building must be fire sprinklered, or the dead end corridors must not exceed 20-feet.

Planning Staff Note:

No new property lines are being proposed. The proposal currently has a building permit in review and is being reviewed for and will need to meet all applicable fire codes.

Urban Forestry (Rick.Nelson@slc.gov or (801) 972-7818):

The developer will be required to provide nine small species of trees with their accompanying irrigation system in the surrounding parkstrips. Three trees in the small parkstrips along 500 W and six trees in the parkstrips along 500 S. I have attached a list of recommended small species trees appropriate for this location.

Planning Staff Note: As per 21A.48.050, new landscaping is required for:

1. New construction of a primary structure.
2. Any addition, expansion or intensification of a property that increases the floor area by 50% or more, increases the number of parking stalls required by 50% or more, or modifies any required landscaping by 50% or more.

As noted in the zoning standards in Attachment D, the parking requirements for this property have not increased by 50% or more, so new landscaping, which includes street trees, is not required.

Sustainability (Christopher.Bell@slc.gov or (801) 535-6952):

No comments.Public Utilities (Kristeen.Bietel@slc.gov or (801) 483-6733):

All Public Utilities pretreatment requirements for the management and treatment of onsite sewer discharge must be met prior to discharge to the public sewer system. Sewage is defined in SLC Ordinance 17.32.550 as human excrement and gray water (household showers, dishwashing operations, etc.) and any of the wastewater of the community which has been contaminated by use such that treatment is required before it may be safely discharged to the environment or reused. The discharge of animal waste (fecal, urine, hair, spilled food matter) is not allowed to discharge to the public sewer system. The building permit application for this work must describe how the introduction of these materials will be prevented into the sanitary sewer system (e.g. hair traps, a solids interceptor, monitoring point that is representative of all sewer discharge). A wastewater permit may be required, which will be determined during building permit application review. If this will not require a building permit, then this conditional use application must be resubmitted with details on how sewage will be managed and pretreated prior to discharge to the public sewer system. **Please provide a response to this comment indicating if a building permit application will be made.**

Planning Staff Note: The applicant has since applied for the required building permits.