

Conditional Use Permit:
Concrete Manufacturing Facility in the M-1 Zone
*Planning Petition Information for **PLNPCM2022-00169***



Petition Number: PLNPCM2022-00169
Application Type: Conditional Use Permit
Location: 1055 N Warm Springs Rd
Zoning District: M-1 (Light Manufacturing District) Zone
Overlay District: Airport Flight Path Protection
Community Council District: Capitol Hill



(The site plan of the proposed layout of the concrete manufacturing facility submitted by the applicant.)

What is the request?

Quinten Bingham, representing the property owner, has submitted an application for a conditional use permit to allow a concrete manufacturing facility at 1055 North Warm Springs Road in the M-1 (Light Manufacturing District) Zone. The current use of the property is equipment storage. The applicant is proposing to use the southern portion of the property to construct a concrete manufacturing facility (see aerial image below). The proposed development will also be subject to the specific development regulations for the M-1 (Light Manufacturing District) Zone, site plans, and any other relevant regulations, as required by Salt Lake City Code. These sections regulate requirements such as setbacks, building height, landscape, parking, etc.

(Aerial view of the subject property. The area highlighted in red is the proposed location of the future concrete manufacturing facility.)



What are the next steps?

- Notice of this application has been sent to the Chair of the Capitol Hill Community Council, where the project is located. The Capitol Hill Community Council held a meeting to discuss the proposal on April 20th, 2022. The review of this project is ongoing and updated plans are sent to the Capitol Hill Community Council, as we receive them. If you would like to discuss this proposal, or submit comment to the Capitol Hill Community Council, please reach out to them using the following contact information:

- David Scheer / council@chnc-slc.org
- Notice of this application has also been sent to the Chair of the Rose Park Community Council, which district's boundaries are within 600 ft. of the subject property. They may also choose to discuss the proposal at an upcoming meeting. Please contact the chair of this organization to determine whether the community council will review this petition and the details of the meeting (if applicable). The contact information for this group is below:
 - Kevin Parke / info@roseparkcommunitycouncil.org
- 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.slc.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:** August 22nd, 2022
- **End of Comment Period:** September 19th, 2022

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