

PLANNING COMMISSION STAFF REPORT

MAJOR STREET PET SERVICES CONDITIONAL USE

Case #PLNPCM2010-00132

1727 South Major Street

May 12, 2010



Planning and Zoning
Division
Department of Community
and Economic Development

Applicant

Major Street Pet Services

Staff

Ray Milliner milliner@slcgov.com
(801)535-7645

Tax ID

16-18-302-001

Current Zone

CC Corridor Commercial

Master Plan Designation

Central Community

Council District

Council District 5 Jill Remington Love

Lot Size

.46 acres

Current Use

Office

Applicable Land Use Regulations

21.54.080 – Conditional Use

21A.40.170 – Crematoriums

21A.26.080 – CC zoning district

Notice

Mailed: April 28, 2010

Posted: April 28, 2010

State Web Page: April 28, 2010

Attachments

- A. Proposed Site Plan and Photos
- B. Department Comments
- C. Emissions Information
- D. Public Comment

REQUEST

The applicant, Major Street Pet Services, is requesting Conditional Use approval of an animal cremation service at 1727 South Major Street. The use would operate in an existing building with the crematorium retort located in an accessory garage.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission review the proposed conditional use, conduct a public hearing and approve the request pursuant to the analysis, findings and conditions of approval in this staff report.

Conditions of Approval

1. The crematorium shall not be used for the disposal of medical or industrial waste.
2. The crematorium shall serve only individual pet owners. Disposal of farm animals or wild animals is not allowed.
3. All animal remains must be stored within an enclosed building.
4. All deliveries and drop offs of animal remains must be conducted when there is a Major Street Pet Services employee present. No exterior drop off is allowed.
5. All building permits shall be received prior to any construction.

Vicinity Map



BACKGROUND

The applicant, Major Street Pet Services, is requesting conditional use approval of a pet cremation service at 1727 South Major Street. The applicant first approached the City with a request to install a crematorium on the property in January of 2009. On February 12, 2009, the Zoning Administrator issued an administrative interpretation letter stating:

“A pet crematory/crematorium is not allowed in the CC Zoning District because the proposed use is most similar to a Funeral Home, a use that does not include the actual act of cremation, only the preparation of the dead for cremation, and a Pet Cemetery, which is not an allowed used in the CC zoning district. (Letter attached as exhibit B)”

The applicant appealed this interpretation to the Board of Adjustment, who heard the case on April 20, 2009. The Board of Adjustment determined that the Zoning Administrator did not err in his interpretation of the Ordinance, and voted to uphold his determination.

Major Street Pet Services submitted an application for an amendment to the Zoning Ordinance on June 16, 2009. As staff reviewed and discussed the issues related with this petition it was discovered that there are a number of issues relating to the way in which the City regulates businesses that care for the deceased. As a result, staff was directed to process a petition to amend the zoning ordinance to allow funeral homes in appropriate zones, and to create conditional use criteria for crematoriums. These amendments were adopted by the City Council and went into effect on April 7, 2010. The proposed pet cremation service is now a conditional use in the CC zone.

On April 22, 2010 the applicant received administrative approval of a special exception for an electric service meter on an accessory building. The purpose of the meter is to provide electric service to the cremation retort (electric meters on an accessory building are a special exception).

Currently there are three buildings on the site, a single family home and two accessory buildings in the south east section of the property. The applicant proposes to use the accessory building to the south of the existing garage to house the retort.

Project Description

The applicant proposes a pet cremation service at 1727 South Major Street. The service will include the following:

- Meeting with owners of deceased pets and making arrangements for their cremation.
- Providing memorial merchandise such as urns, figurines, etc.
- Cremation of pets.

No large assembly or gathering area is proposed as part of the service.

Comments

Public Comments

This application was reviewed by the Ballpark Community Council, who stated they had no concerns. Additionally, the application was featured in an open house (comment letter in attachment D). Staff sent information to the affected Community Councils about the request, as well as notified the owners of property within 450 feet of the site.

Although no specific comments regarding this conditional use have been received, there was a significant amount of public discourse during the zoning ordinance amendment process relating to whether or not the crematorium use is appropriate in its proposed location. Staff has included relevant comments received during the amendment process as part of this application (see attachment D).

City Department Comments

The crematorium was reviewed by all applicable City departments and divisions. The review comments have been attached to this report as Exhibit B. There were a number of issues raised by City departments. The applicant is currently working with these departments to meet each requirement.

Nonetheless, staff finds that no issue raised is significant enough to prevent the Planning Commission from taking action. Staff has included a condition of approval requiring the applicant to meet all City requirements prior to the issue of a building permit.

ANALYSIS

Section 21A.40.170 of the Zoning Ordinance authorizes Planning Commission approval of Pet Cremation Services in the CC zone as a conditional use subject to the following factors for approval:

Factor 1: The crematorium shall emit no visible emissions or odor.

Analysis: Information submitted by the applicant (attachment C) indicates that the crematorium will emit no visible emissions. The applicant points to a study conducted by B&L cremation systems inc. stating that, “the visible emissions were zero as were detectable odors.”

Due to the sensitive nature of the cremation process, crematorium retorts are specifically designed to limit emissions into the air. The retorts are self contained machines with the entire air combustion process completed within the machine chamber. As a result, the emissions left coming out of the stack are limited and not visible to the naked eye. Further, the model proposed is equipped with a “pollution monitoring and control system” that monitors the stack gases to prevent visible emissions. This feature enables the unit to make all necessary adjustments automatically. The stack is lined with filters designed to remove any particulates that are not removed by the other processes in the machine.

If the machinery malfunctions or emits undesirable emissions into the air, the State Division of Air Quality will be responsible for taking enforcement action.

Finding: The proposed crematorium is designed to emit no visible emissions or odors. The machine is equipped with a monitoring system that monitors emissions to ensure that no unintended gasses or odors escape into the air.

Factor 2: Noise emitted from the crematorium shall not exceed maximum sound levels set forth in section 9.28 of the *Salt Lake City Code* (Health and Safety: Noise Control).

Analysis: The manufacturer states that standing adjacent to the machine; it operates at approximately 50 decibels. Section 9.28 of the Ordinance requires that the machine operate at 50 decibels between 9:00 pm and 7:00 am and 55 decibels between 7:00 am and 9:00 pm. The proposed crematorium will be located within an enclosed structure, at least 50 feet away from the nearest occupied building. As a result, any noise from the retort will be muffled by the walls of building, and the distance between the machine and any surrounding buildings.

Finding: Staff finds that sound levels emitted by the crematorium will be mitigated by the location of the machinery within an enclosed building, and the distance between the machinery and the closest building.

Factor 3: All activity relating to the dead shall be handled discretely and screened from public view to the maximum extent possible, including delivery and storage of the remains.

Analysis: Animals brought to the Major Street Pet Services will be moved from the main building to the retort in a closed container/box. In the case of larger pets the container will be placed on a utility cart and wheeled back to the retort, where it will be prepared for cremation and cremated. All preparation work and the actual act of cremation will be conducted within an enclosed building. Animals may only be delivered during business hours, when an employee or representative of the pet service use is present. No storage of animals will be allowed outside of the building. Staff has included a condition of approval stating such.

Finding: Staff finds that all activity relating to the dead shall be handled discreetly and within an enclosed structure.

Factor 4: The crematorium shall not be used for the disposal of any waste materials, including medical or industrial.

Analysis: It is not the intent of the applicant to use the retort for any other purpose than to provide cremation services to clients. A condition of approval prohibiting the use of the crematory for the disposal of industrial or medical waste materials has been placed in this staff report.

Finding: Staff finds the proposed crematorium meets this factor.

Factor 5: In the case of pet crematoriums, the use shall be for the preparation and cremation of pets only.

Analysis: The applicant has indicated that the solitary use for the Pet Cremation Service is to provide individual pet owners with a “respectful option for pet owners who don’t want to dispose of their beloved family pet in the landfill.” No animals that were used for research or were not considered a pet will be allowed in this crematory. Staff has included a condition of approval stating as much.

Finding: Staff finds that no use other than the preparation and cremation of pets is proposed on site.

Factor 6: The crematorium shall receive all necessary approvals from applicable state and federal agencies.

Analysis: The applicant, Major Street Pet Services has received all necessary licenses and approvals to legally operate as a funeral home from related state and federal agencies.

Finding: The proposed crematorium has received all necessary licenses and approvals from state and federal agencies. .

Factor 7: The crematorium use shall be consistent with all adopted City ordinance and master plans.

Analysis: Although the central community master plan is silent on the Pet Cremation Service use, it does indicate a need to foster “various types of business land uses in scale with the residential community support livable neighborhoods” in the neighborhood areas. The proposed crematorium is a

unique business, will operate within an existing building in an eclectic neighborhood. Impacts of the use have been mitigated through the conditional use process, and special exception process. Further, the project has been reviewed for conformity with all applicable standards, in the Zoning Ordinance as well as the Central Community master plan and found compliant. As a result, it is staff's finding that the use will contribute to the overall viability and success of the Central Community area.

Finding: Staff finds that the proposed crematorium is consistent with all adopted city plans and ordinance.

Factor 8: The crematorium use shall be associated with a licensed funeral home for human cremation, or a dedicated animal cremation service for animal cremation.

Analysis: The applicant, Major Street Pet Services is licensed by both the City and the State to operate as a funeral home at 1727 South Major Street. The crematory will be owned and operated by the applicant.

Finding: The crematorium is associated with a licensed funeral home.

Conditional Use Standards

Section 21A.54.080 of the Zoning Ordinance provides General Standards for Approval of a conditional use. Staff has applied these standards to the proposed use, and made the following findings (staff analysis is in italics):

Standard 1: Master Plan and Zoning Ordinance Compliance: The proposed conditional use shall be:

- a. Consistent with any policy set forth in the City-Wide, Community and Small Area Master plan and future land use map applicable to the site where the conditional use will be located, and
- b. Allowed by the zone where the conditional use will be located or by another applicable provision of this title.

Analysis: Although the central community master plan is silent on the Pet Cremation Service use, it does indicate a need to foster "various types of business land uses in scale with the residential community support livable neighborhoods" in the neighborhood areas. The proposed crematorium is a unique business, will operate within an existing building in an eclectic neighborhood. Impacts of the use have been mitigated through the conditional use process, and special exception process. Further, the project has been reviewed for conformity with all applicable standards, in the Zoning Ordinance as well as the Central Community master plan and found compliant. As a result, it is staff's finding that the use will contribute to the overall viability and success of the Central Community area.

The pet cremation services use is a conditional use in the CC zone.

Finding: Staff finds that the proposed crematorium is consistent with all adopted city plans and ordinance.

Standard 2: Use Compatibility: The proposed conditional use shall be compatible with the character of the site, adjacent properties and existing development within the vicinity of the site where the use will be located. In determining compatibility, the Planning Commission shall consider:

- a. Whether the street or other means of access to the site where the proposed conditional use will be located will provide access to the site without materially degrading the service level on such street or any adjacent street;
- b. Whether the type of use and its location will create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected with the development of a permitted based on:
 - i. Orientation of driveways and whether they direct traffic to major or local streets, and, if directed to local streets, the impact on the safety, purpose, and character of these streets;
 - ii. Parking area locations and size, and whether parking plans are likely to encourage street side parking for the proposed use which will adversely impact the reasonable use of adjacent property;
 - iii. Hours of peak traffic to the proposed use and whether such traffic will unreasonably impair the use and enjoyment of adjacent property; and
 - iv. Hours of operation of the proposed use as compared with the hours of activity/operation of other nearby uses and whether the use during hours of operation will be likely to create noise, light or other nuisances that unreasonably impair the use and enjoyment of adjacent property;
- c. Whether the internal circulation system of any development associated with the proposed use will be designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic;
- d. Whether existing or proposed utility and public services will be adequate to support the proposed use at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources;
- e. Whether appropriate buffering or other mitigation measures, such as, but not limited to, landscaping, setbacks, building location, sound attenuation, odor control, will be provided to protect adjacent land uses from excessive light, noise, odor and visual impacts and other unusual disturbances from trash collection, deliveries and mechanical equipment resulting from the proposed use; and
- f. Whether detrimental concentration of existing non-conforming or conditional uses substantially similar to the use proposed is likely to occur based on an inventory of uses within one-quarter (1/4) mile of the exterior boundary of the subject property.

Analysis: Access to the site is from Major Street, a dead end street, via 1700 South. There are approximately 4 parking spaces provided on site, as well as parking spaces located in the street. Staff anticipates that traffic to the site will be sporadic as there is no set timetable for this type of use. Clients will enter the site from a driveway, where the pets will be taken in an enclosed box to the office and then to the crematory.

Surrounding uses are mixed, including retail, restaurant, office and commercial. Impacts of the use on adjacent properties will be minimal, as there will not be large gatherings on site, and the general mood of the use is subdued. Additionally, because the surrounding uses are primarily

diurnal, any activity conducted at night (a pet passes at night and is brought to the site), will have little impact on the neighborhood.

Department comments indicate that the use has sufficient access, parking, circulation and utility access to accommodate the proposed use. The use is within an enclosed building at least 50 feet from all adjacent uses (see attachment B).

There are no other conditional uses for a crematorium within a ¼ mile radius of the proposed use. As a result, staff finds no detrimental concentration of uses within the exterior boundary of the property.

Finding: Staff finds that the proposed crematorium is compatible with the surrounding uses in character and circulation design.

Standard 3: Design Compatibility The proposed conditional use is compatible with the character of the area where the use will be located with respect to:

- a. Site design and location of parking lots, access ways, and delivery areas;
- b. Whether the proposed use, or development associated with the use, will result in loss of privacy, objectionable views or large parking or storage areas; or views or sounds of loading and unloading areas; and
- c. Intensity, size, and scale of development associated with the use as compared to development and uses in the surrounding area.
- d. If a proposed conditional use will result in new construction or substantial remodeling of a commercial or mixed-use development, the design of the premises where the use will be located shall conform to the conditional building and site design review standards set forth in Chapter 21A.59 of this title.

Analysis: The proposed use is located in the CC zone with office, commercial, retail and restaurant uses adjacent. The primary building on site is a one story structure with a pitched roof and is approximately 20 feet in height. The smaller accessory building where the crematory retort will be located is a small wooden structure approximately 12 feet in height. When viewed from the street the site has the lowest profile of any other structure on the street front. The crematorium will be housed entirely within the accessory building. As a result, the size of the use will have no impact on the surrounding uses and structures. Further, because the use will be carried out entirely within the structure, the handling and preparation of individual remains will be completed in a discreet and appropriate manner.

Staff has reviewed the proposed retort to ensure that the emissions from the retort are both invisible and odorless, and is confident that the machinery proposed meets the minimum requirement of the ordinance (for further information see staff analysis in factor 1 above as well as information in attachment C).

Finding: Staff finds that the use is compatible with adjacent uses in the neighborhood, and that the negative impacts of the project are mitigated through careful design and conditions of approval in this staff report. The building is existing; no further remodeling is proposed.

Standard 4. Detriment to Persons or Property The proposed conditional use shall not, under the circumstances of the particular case and any conditions imposed, be detrimental to the health, safety, and general welfare of persons, nor be injurious to property and improvements in the community, existing surrounding uses, buildings, and structures. The proposed use shall:

- a. Not emit any known pollutant into the ground or air that will detrimentally affect the subject property or any adjacent property;
- b. Not encroach on any river or stream or direct runoff into a river or stream;
- c. Not introduce any hazard or potential for damage to an adjacent property that cannot be mitigated;
- d. Be consistent with the type of existing uses surrounding the subject property; and
- e. Improve the character of the area by encouraging reinvestment and upgrading of surrounding properties.

Analysis: The use does not propose to introduce any known pollutant to the ground or air (see staff analysis in factor 1 above and information provided in attachment C). The use will be consistent with the neighborhood in size, scale and design. If there is a malfunction of the retort machinery, the State Division of Air Quality will review the situation and take enforcement action.

Finding: Staff finds that the proposed crematorium will not be a detriment to neighboring persons or property because of its pollutants, and hazards, and that it will be consistent with the character and type of development in the area.

Standard 5. Compliance with Other Applicable Regulations: The proposed conditional use and any associated development shall comply with any other applicable code or ordinance requirement.

Analysis: The project complies with all zoning ordinance requirements, including parking. The property is not located within a historic district; therefore no historic design guideline review is necessary.

Finding: Staff finds that the proposed development must comply with all associated City Code requirements.

Attachment A
Site Plan and Photos







Attachment B
Department Comments



Work Flow History Report

1727 S MAJOR St

PLNPCM2010-00132

Date	Task/Inspection	Status/Result	Action By	Comments
3/16/2010	Staff Assignment	In Progress	Irvin, Thomas	
3/22/2010	Staff Assignment	Assigned	Paterson, Joel	
3/22/2010	Staff Assignment	Routed	Milliner, Ray	Received on March 22, 2010. Routed same day.
3/29/2010	Engineering Review	Complete	Drummond, Randy	<p>TO: RAY MILLINER, PLANNING DIVISION</p> <p>FROM: RANDY DRUMMOND, P.E., ENGINEERING</p> <p>DATE: MAR. 30, 2010</p> <p>SUBJECT: Major Street Pet Services - Petition No. PLNPCM2010-00132; 1727 South Major Street</p> <p>SLC Engineering's review comments are as follows:</p> <p>This is a conditional use permit request to approve a pet crematorium in conjunction with a pet funeral service located at 1727 South Major Street. The lot has all the required street right-of-way to meet City requirements and the frontage is improved. However, there are 3 panels of existing sidewalk that have a raised joint creating a trip hazard, and the joint must be ground down to remove the hazard. There are two sections of gutter in the drive approach that are sunken and cracked and meet the criteria of defective concrete per APWA Std. Plan J291A for replacement. The gutter sections must be replaced as per APWA Std. Plan 205A and 251. All necessary street improvements will be completed by a licensed, bonded and insured contractor via a Public Way Permit that the contractor will obtain from the Engineering Division Office.</p> <p>cc: Scott Weiler Barry Walsh Brad Stewart George Ott Vault</p>
3/29/2010	Fire Code Review	Additional Information	Echon, Edward	<p>Fire hydrant shall be within 400 feet of all exterior walls of all the structures.</p> <p>Smoke detection shall be as required in International Fire Code Section 907.3 for existing buildings.</p>
3/29/2010	Fire Code Review	Additional Information	Echon, Edward	<p>Fire hydrant shall be within 400 feet of all exterior walls of all the structures.</p>

Attachment C
Emissions Information



Cremation Systems, Inc.

7205 - 114th Avenue North Largo, Florida 33773 USA
1-800-622-5411 727-541-4666 Facsimile 727-547-0669
e-mail: sales@blcremationsystems.com www.blcremationsystems.com

May 23, 2008

TO WHOM IT MAY CONCERN:

B & L Cremation Systems, Inc. has had all of its cremation models tested by independent laboratories to show compliance with the Federal EPA, State and Local Regulations.

Under normal operations, our equipment has met or exceeded the regulations. (See enclosed results for Model BPL-500/150)

As you will see from the results, the amount of particulate emission is 0.03 LBS/HR. The CO emission rate was 4.3ppm. The visible emissions were zero as were detectable odors.

I hope this information is adequate to allow our customers to place this system at the intended facility.

Sincerely,


Steve Looker
President

SL/jah

World's Largest Independent Cremation Equipment Manufacturer

1.0 INTRODUCTION

Southern Environmental Sciences, Inc. conducted emissions testing of the Foster's Pet Cremation Service animal crematory on March 9, 2004. This facility is located at 15204 County Line Road, Spring Hill, Florida. Testing was conducted for particulates, carbon monoxide and visible emissions. Oxygen (O_2) concentrations were measured to correct emission rates to 7% O_2 . Testing was performed to determine if the plant was operating in compliance with requirements of the Florida Department of Environmental Protection (FDEP).

2.0 SUMMARY OF RESULTS

The facility was found to be in compliance with all applicable emission limiting standards. Results of the particulate and carbon monoxide testing are summarized in Table 1. Particulate emissions from this source are limited to a maximum allowable concentration of 0.080 grains per dry standard cubic foot (corrected to 7% O_2), and 0.30 pounds per hour. The average measured particulate concentration was 0.009 grains per dry standard cubic foot (corrected to 7% O_2), and 0.031 pounds per hour, well within the limit. The maximum allowable carbon monoxide emissions concentration from this source is 100 parts per million, dry basis (corrected to 7% O_2), and 0.17 pounds per hour. The average measured carbon monoxide emission concentration was 4.3 parts per million, dry basis (corrected to 7% O_2), and 0.01 pounds per hour, well within the allowable limit.

A visible emissions evaluation was performed over a one hour period. The average

SOUTHERN ENVIRONMENTAL SCIENCES, INC.
1204 North Wheeler Street, Plant City, Florida 33588 (813)752-5014

VISIBLE EMISSIONS EVALUATION

COMPANY Foster's Pet Cremation Service	
UNIT Animal Crematory Incinerator	
ADDRESS 1524 County Road Spring Hill, FL	
PERMIT NO. 1010377-002-A0	COMPLIANCE? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
AIR NO. 1010377	EU NO. 003
PROCESS RATE 497 lb Batch 124 lbs/hr	PERMITTED RATE 500 lb Batch 150 lbs/hr
PROCESS EQUIPMENT Batch 500/150 Crematory	
CONTROL EQUIPMENT Afterburner	
OPERATING MODE Nat. Gas Fired	AMBIENT TEMP. (°F) START 70 STOP 75
HEIGHT ABOVE GROUND LEVEL START N/A STOP same	HEIGHT REL. TO OBSERVER START N/A STOP same
DISTANCE FROM OBSERVER START N/A STOP same	DIRECTION FROM OBSERVER START 250° STOP 350°
EMISSION COLOR NONE	PLUME TYPE N/A CONTIN. <input type="checkbox"/> INTERMITTENT <input type="checkbox"/>
WATER DROPLETS PRESENT NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>	IS WATER DROPLET PLUME ATTACHED <input type="checkbox"/> DETACHED <input type="checkbox"/>
POINT IN THE PLUME AT WHICH OPACITY WAS DETERMINED START Stack Exit STOP same	
DESCRIBE BACKGROUND START sky STOP same	
BACKGROUND COLOR START blue STOP same	SKY CONDITIONS START scat. STOP same
WIND SPEED (MPH) START 3-10 STOP same	WIND DIRECTION START S STOP S
AVERAGE OPACITY FOR HIGHEST PERIOD 0%	RANGE OF OPAC. READINGS MIN. 0 MAX. 0
SOURCE LAYOUT SKETCH	
COMMENTS Serial # 20347-93 #3 Incinerator	

OBSERVATION DATE 3/9/04					START TIME 1:35					STOP TIME 12:35				
SEC	0	15	30	45	SEC	0	15	30	45					
MIN					MIN									
0	0	0	0	0	30	0	0	0	0					
1	0	0	0	0	31	0	0	0	0					
2	0	0	0	0	32	0	0	0	0					
3	0	0	0	0	33	0	0	0	0					
4	0	0	0	0	34	0	0	0	0					
5	0	0	0	0	35	0	0	0	0					
6	0	0	0	0	36	0	0	0	0					
7	0	0	0	0	37	0	0	0	0					
8	0	0	0	0	38	0	0	0	0					
9	0	0	0	0	39	0	0	0	0					
10	0	0	0	0	40	0	0	0	0					
11	0	0	0	0	41	0	0	0	0					
12	0	0	0	0	42	0	0	0	0					
13	0	0	0	0	43	0	0	0	0					
14	0	0	0	0	44	0	0	0	0					
15	0	0	0	0	45	0	0	0	0					
16	0	0	0	0	46	0	0	0	0					
17	0	0	0	0	47	0	0	0	0					
18	0	0	0	0	48	0	0	0	0					
19	0	0	0	0	49	0	0	0	0					
20	0	0	0	0	50	0	0	0	0					
21	0	0	0	0	51	0	0	0	0					
22	0	0	0	0	52	0	0	0	0					
23	0	0	0	0	53	0	0	0	0					
24	0	0	0	0	54	0	0	0	0					
25	0	0	0	0	55	0	0	0	0					
26	0	0	0	0	56	0	0	0	0					
27	0	0	0	0	57	0	0	0	0					
28	0	0	0	0	58	0	0	0	0					
29	0	0	0	0	59	0	0	0	0					
Observer: Mark Gierke														
Certified by: FNP Certified at: Tampa														
Date Certified: 3/04 Exp. Date: 8/04														
I certify that all data provided to the person conducting the test was true and correct to the best of my knowledge.														
Signature: See Process w/ Signature														
Title:														

TABLE 1. EMISSIONS TEST SUMMARY

Company: FOSTER'S PET CREMATION SERVICE
 Source: Animal Crematory Incinerator

	Run 1	Run 2	Run 3
Date of Run	3/9/04	3/9/04	3/9/04
Process Rate (lbs/hr)	124	124	124
Start Time (24-hr. clock)	1135	1302	1425
End Time (24-hr. clock)	1238	1403	1528
Vol. Dry Gas Sampled Meter Cond. (DCF)	35.293	36.308	37.298
Gas Meter Calibration Factor	0.986	0.986	0.986
Barometric Pressure at Barom. (in. Hg.)	30.14	30.14	30.14
Elev. Diff. Manom. to Barom. (ft.)	0	0	0
Vol. Gas Sampled Std. Cond. (DSCF)	34.324	34.476	35.476
Vol. Liquid Collected Std. Cond. (SCF)	8.020	6.794	5.913
Moisture in Stack Gas (% Vol.)	18.9	16.5	14.3
Molecular Weight Dry Stack Gas	29.04	29.12	29.30
Molecular Weight Wet Stack Gas	26.95	27.29	27.69
Stack Gas Static Press. (in. H ₂ O gauge)	-0.01	-0.01	-0.01
Stack Gas Static Press. (in. Hg. abs.)	30.14	30.14	30.14
Average Square Root Velocity Head	0.164	0.175	0.178
Average Orifice Differential (in. H ₂ O)	1.049	1.041	1.118
Average Gas Meter Temperature (°F)	80.6	93.7	92.9
Average Stack Gas Temperature (°F)	1240.3	1367.1	1359.6
Pitot Tube Coefficient	0.84	0.84	0.84
Stack Gas Vel. Stack Cond. (ft./sec.)	17.01	18.68	18.85
Effective Stack Area (sq. ft.)	1.77	1.77	1.77
Stack Gas Flow Rate Std. Cond. (DSCFM)	457	482	501
Stack Gas Flow Rate Stack Cond. (ACFM)	1,803	1,981	1,999
Net Time of Run (min.)	60	60	60
Nozzle Diameter (in.)	0.611	0.611	0.611
Percent Isokinetic	108.7	103.6	102.5

TABLE 1. EMISSIONS TEST SUMMARY (cont)

Company: FOSTER'S PET CREMATION SERVICE
Source: Animal Crematory Incinerator

	Run 1	Run 2	Run 3	
Date of Run	3/9/04	3/9/04	3/9/04	
Process Rate (lbs/hr)	124	124	124	
Start Time (24-hr. clock)	1135	1302	1425	
End Time (24-hr. clock)	1238	1403	1526	
Oxygen (%)	8.0	10.0	10.5	
Particulate Collected (mg.)	34.0	11.1	7.4	<u>Average</u>
Particulate Emissions (gr./DSCF)	0.015	0.005	0.003	0.008
Particulate Emissions (gr./DSCF @ 7% O ₂)	0.016	0.006	0.004	0.009
Allowable Part. Emissions (gr./DSCF @ 7% O ₂)				0.080
Particulate Emissions (lb./hr.)	0.060	0.021	0.014	0.031
Allowable Part. Emissions (lb./hr.)				0.30
CO Emissions (PPM)	3.08	2.25	5.00	4.3
CO Emissions (PPM @ 7% O ₂)	3.3	2.9	6.7	4.3
Allowable CO Emissions (PPM @ 7% O ₂)				100
CO Emissions (lb./hr.)	0.006	0.005	0.011	0.007
Allowable CO Emissions (lb./hr.)				0.12

Note: Standard conditions 68°F, 29.92 in. Hg

maximum six minute opacity was zero percent, well within the allowable limit of 5 percent.

3.0 PROCESS DESCRIPTION

The B & L Systems, Inc. Model BLP 500/150 Series crematory incinerator cremates animal remains in an environmentally acceptable manner. Emissions are controlled by an afterburner. The afterburner is preheated and maintained at a minimum operating temperature of 1600°F prior to ignition of the primary chamber. The unit is designed to be charged with a maximum of 500 pounds of animal remains and incinerate at a maximum rate of 150 pounds per hour with a maximum heat input of 1.35 MMBTU per hour (primary chamber 0.35 MMBTU per hour, secondary chamber 1.0 MMBTU/hr), each chamber fired exclusively on propane gas only. The time required for complete incineration depends upon the total weight of the waste. Process operational data was provided by facility personnel and is included in the appendix.

4.0 SAMPLING PROCEDURES

4.1 Methods

All sampling was performed using methods currently acceptable to the FDEP. Particulate sampling and analyses were conducted in accordance with EPA Method 5 - Determination of Particulate Emissions from Stationary Sources, 40 CFR 60, Appendix A-3. Carbon monoxide emissions were conducted in accordance with EPA Method 10 - Determination of Carbon Monoxide Emissions from Stationary Sources, 40 CFR 60, Appendix A-4. The oxygen content of the stack gas was determined in accordance with EPA Method 3B - Gas

Analysis for the Determination of Emission Rate Correction Factor or Excess Air, 40 CFR 60, Appendix A-2. The visible emissions evaluation was performed using procedures described in EPA Method 9 - Visual Determination of the Opacity of Emissions from Stationary Sources, 40 CFR 60, Appendix A-4.

4.2 Sampling Locations

Locations of the sample ports and stack dimensions are shown in Figure 1. Particulate sampling was accomplished by conducting horizontal traverses through each of two ports located on the stack at a ninety degree angle from one another. Twenty four sample points were chosen in accordance with EPA Method 1 - Sample and Velocity Traverses for Stationary Sources, 40 CFR 60, Appendix A-1. Carbon monoxide and oxygen sampling were performed from the same sampling ports as the particulate sampling.

4.3 Sampling Trains

The particulate sampling train consisted of a Nutech Corporation 3 foot quartz lined probe and nozzle, a heated glass fiber filter and four impingers arranged as shown in Figure 2. Flexible tubing was used between the heated filter and the impingers. The first two impingers were each charged with 100 milliliters of water, the third served as a dry trap and the fourth impinger was charged with indicating silica gel desiccant. The impingers were cooled in an ice and water bath during sampling. A Nutech Corporation control console was used to monitor the gas flow rates and stack conditions during sampling.

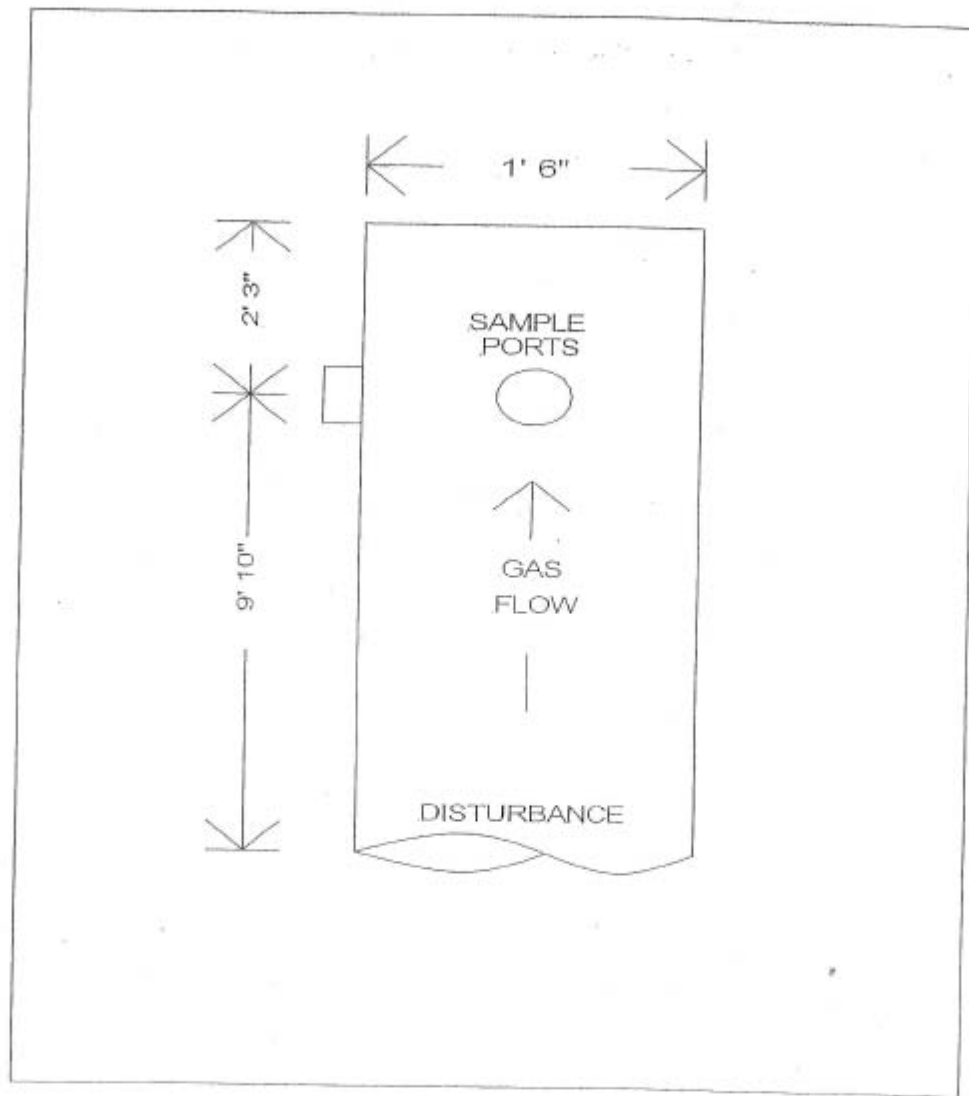


Figure 1. Stack Dimensions and Sample Port Locations, Foster's Pet Cremation Service, Animal Crematory Incinerator, Spring Hill, Florida.

CO / VOC / NOX / PM

VOC (Volatile Organic Compounds) - Any organic compound that participates in atmospheric photochemical reactions, except those designated by the EPA as having negligible photochemical reactivity

PM (Particulates) - Fine liquid or solid particles such as dust, smoke, mist, fumes or soot found in air or emissions

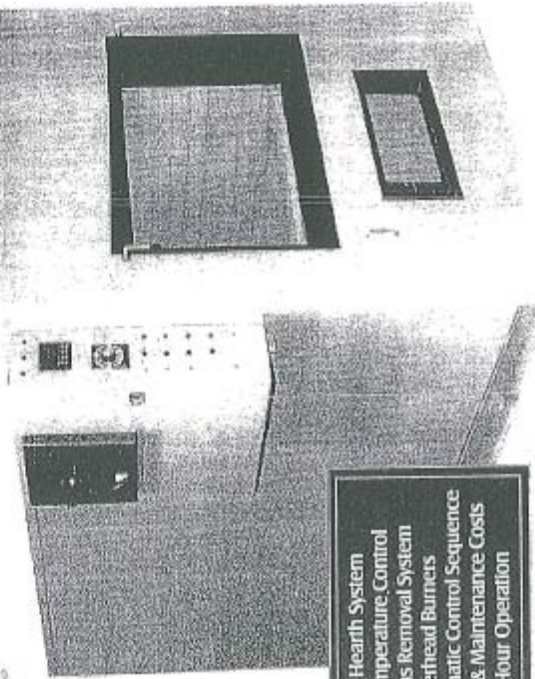
NOX (Nitrogen Oxide) - Product of combustion from transportation and stationary sources as well as being a major contributor to the formation of ozone in the atmosphere and acid rain deposition.

CO (Carbon Monoxide) - Product of incomplete combustion, gas without smell or color.

BLP 500 Animal Cremation Retort



Cremation Systems, Inc.



- Hot Hearth System
- Full Temperature Control
- Remains Removal System
- Overhead Burners
- Fully Automatic Control Sequence
- Low Fuel & Maintenance Costs
- 24 Hour Operation

All dimensions are approximate

FULLY AUTOMATIC CONTROL SEQUENCE

Operation is made simple by the fully automatic control sequence. A microprocessor temperature controller, with a digital readout, ensures optimum control while providing the lowest fuel consumption. Visual verification of each stage is provided on the control panel. Operator override is achieved at a turn of a switch for semi-manual control.

HOT HEARTH DESIGN

First introduced by B & L, this design allows for wasted afterburning heat to be recycled through the floor, eliminating fluid problems, lowering fuel consumption and extending the hearth life.

MULTI-CHAMBER AIR CONTROLLED DESIGN

The entire combustion process is completed within the air controlled chambers eliminating burning in the stack, allowing for 24 hour operation and providing for greater fuel efficiency over excess air designs.

POLLUTION MONITORING & CONTROL SYSTEM

This system constantly monitors the stack gases to prevent visible emissions. Integrated with the automatic system, this feature enables the unit to make all necessary adjustments automatically.

REFRIGERATED INSULATED STACK

A three inch insulated liner is provided as a safety feature. While gases seldom exceed 1000° F, the liner reduces heat penetration under even condition, preventing the possibility of fire.

LOW NOISE

The secondary combustion blower has been manufactured and installed to allow for low noise operation. The BLP series retorts are the quietest units available.



SPECIFICATIONS

BLP 2000

Dimensions:	Height: 80" Width: 62" Length: 85"
Power Requirements:	220 volts, 1-phase, 30 AMPs
Gas Pressure:	Natural Gas 7" W.C. Propane Gas 11" W.C.
Cremation Rate:	75 Pounds per Hour
Burner Output:	1,100,000 BTU's per Hour
Maximum Input Rating:	800,000 BTU's per Hour
Afterburner Maximum:	100,000 BTU's per Hour
Modulation Minimum:	50,000 BTU's per Hour
Cremation Burner:	300,000 BTU's per Hour
Air Requirements:	Outside air inlet louvers in the room located at or below burner height, capable of passing 2,500 CFM of free air.

BLP 500

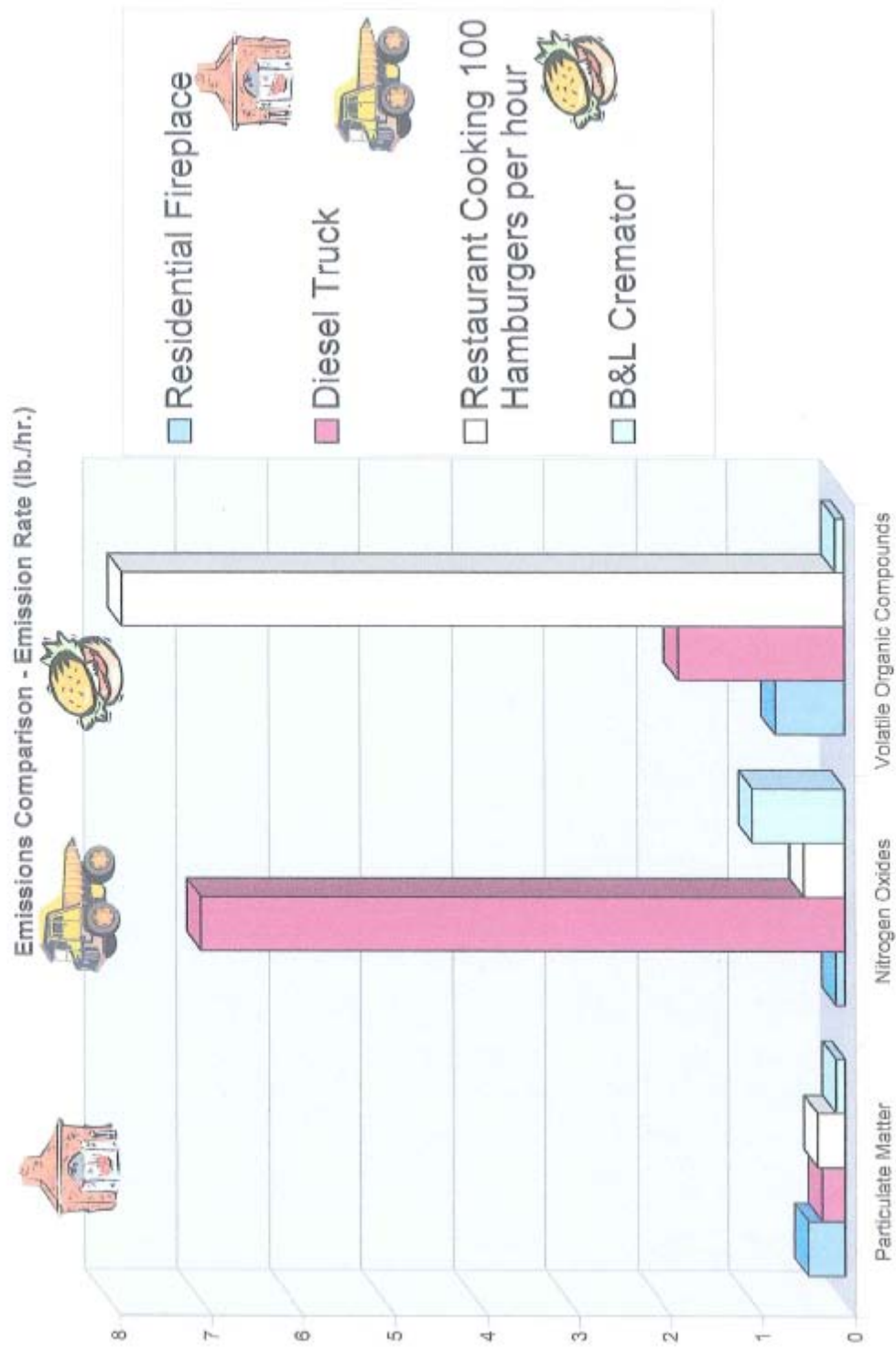
Dimensions:	Height: 96" Width: 66" Length: 126"
Power Requirements:	220 volts, 1-phase, 30 AMPs
Gas Pressure:	Natural Gas 7" W.C. Propane Gas 11" W.C.
Cremation Rate:	150 Pounds per Hour
Burner Output:	1,500,000 BTU's per Hour
Maximum Input Rating:	1,000,000 BTU's per Hour
Afterburner Maximum:	100,000 BTU's per Hour
Modulation Minimum:	50,000 BTU's per Hour
Cremation Burner:	300,000 BTU's per Hour
Air Requirements:	Outside air inlet louvers in the room located at or below burner height, capable of passing 2,500 CFM of free air.

BLP 750

Dimensions:	Height: 96" Width: 66" Length: 144"
Power Requirements:	220 volts, 1-phase, 30 AMPs
Gas Pressure:	Natural Gas 7" W.C. Propane Gas 11" W.C.
Cremation Rate:	150 Pounds per Hour
Burner Output:	1,500,000 BTU's per Hour
Maximum Input Rating:	1,000,000 BTU's per Hour
Afterburner Maximum:	100,000 BTU's per Hour
Modulation Minimum:	50,000 BTU's per Hour
Cremation Burner:	300,000 BTU's per Hour
Air Requirements:	Outside air inlet louvers in the room located at or below burner height, capable of passing 2,500 CFM of free air.

BLP 1000

Dimensions:	Height: 110" Width: 70" Length: 144"
Power Requirements:	220 volts, 1-phase, 30 AMPs
Gas Pressure:	Natural Gas 7" W.C. Propane Gas 11" W.C.
Cremation Rate:	250 Pounds per Hour
Burner Output:	2,000,000 BTU's per Hour
Maximum Input Rating:	1,200,000 BTU's per Hour
Afterburner Maximum:	100,000 BTU's per Hour
Modulation Minimum:	100,000 BTU's per Hour
Cremation Burner:	800,000 BTU's per Hour
Air Requirements:	Outside air inlet louvers in the room located at or below burner height, capable of passing 2,500 CFM of free air.



Attachment D
Public Comment

PETITION

I feel strongly that the MAJOR STREET PET SERVICES is a needed service for pet owners especially since they will be providing an opportunity for owners to be with their pets during their final goodbyes. I would like the Salt Lake City Council to approve their request for a pet crematory at 1727 So. Major Street.

NAME	PHONE #	NAME	PHONE #
Janelle Muller	801-362-2562	Patrick Hildner	(801) 673-6997
Rob Scott	801-763-8733	Susan Allen	801-583-7189
Jane Koplin	801-359-5409	453 3rd Ave Doree Allinger	801-485-525
Kathy Payne	425-1588 801-583	Lynn Hewning	801-548-6544
Katie Kelleher	801-608-7114	Christine L. Linn	801-533-6845
Jeanne Houshader	801-461-6112	Jane McEntee	801-355-8258
Susan Allred	801-359-2316	Mary Hays	703-241-1672
Suzanne Tasmussen	801-598-2865	K. K. K.	801-455-ALBO
P. Jones	801-419-2716	Pat R.	801-682-3990
Amanda Matheson	801-842-8757	Jay Stuy	801-949-6007
Forrest	801-981-1660	Carl L. Linn	801-532-661
Lina Brown	801-363-2806	Christina Linn	801-891-9728

P E T I T I O N

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NAME	PHONE #	NAME	PHONE #
C Ryan Kratzer	801 808 4110	Caitlin Brown	801 558 3774
Alexander S. Pappas	801 355 1546	MITCHELL Shirley	801 201 9075
Derek Gifford	801 808 2602	Nicole Simper	801 550 1787
Zuleira Chock	801 973 4553	ERIC OLSON	801 671 2809
DUWAYNE EFFLAND	(435) 701 4235	Hay Bailey	801 759 1639
Tyler Maynard	801 808 0807	Jeanie Calkin	801 718 0676
Austin Herth	801 803 0401	Linda Moore	(801) 466 4212
Arianna Muir	801 663 4153	Melise Fennell	801 446 7187
Tim Benson	801 755 7796	Nick Keliff	801 631 4878
Meredith Rong	440 263 0544	Lauren Volmar	801 294 3065
Erin Brown	801 898 9655	Angie Luedow	801 832 0324
Chris Bello	801 556 0644	Spencer Volmar	801 294 3065

PETITION

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NAME	PHONE #	NAME	PHONE #
Angelica Fernandez	801-349-0706	Catherine Kreuter	801-483-2247
Dr C	801-713-4659	Deb Sawyer	801-364-2971
Ron VanOrten	801-520-0601	Sharon Odehink	801-581-0429
Christine Clausen	801-718-0385	Alan Orent	801-533-0051
Jennifer Bowett	801-243-1114	Boyer Jarvis	801-581-0412
Sam Smith	801-450-6387 359-2041	Florien Wincitor	801-273-7143
Gisela Sawatzki	801-8	Janet Smith	583-2709
Valerie Preslar	801-255-2415	Luzanne Bjorkow	582-1909
Christian Fournesbach	801 762-2448	Raymond P. Lina	388-0283
Tracy Linn	803-0787	Joseph E. H.	910-6688
Michael Linn	801 803 0785	Mike Berry	521-0243
Archie Gorman	531-1020 (c)	Ed. B.	801-483-0227

PETITION

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NAME	PHONE #	NAME	PHONE #
Lori Harper	801-969-1057	Jeff	801-971-0790
2-8-J	801-949-3913	Wade	801-386-4234
Jamie Standa	801-808-4339	AM (Red Popella)	801-266-2629
Jina Pollock	801-638-4972	Margaret Duffy	801-963-2677
Ashley Perkins	801-529-2098	Adam Ball	801-699-8974
Haley Simmons	801-696-2755	Janice	801-598-8505
Joe	801-577-5349	William	801-573-4845
Megan Manning	801-949-7212	Chloe	801-450-3740
Madison Valasek	801-662-9581	John	801-573-4151
Claudia Sutherland	801-450-5605		801-288-9102
Jelly	801-680-8239	John	801-485-9039
Kathy McKeay	801-904-3385	Jane Ball	801-532-2497

PETITION

I feel strongly that the MAJOR STREET PET SERVICES is a needed service for pet owners especially since they will be providing an opportunity for owners to be with their pets during their final goodbyes. I would like the Salt Lake City Council to approve their request for a pet crematory at 1727 So. Major Street.

NAME	PHONE #	NAME	PHONE #
OFFST			
Raf/W Kay	801-467-3121		
Dorine W. Winter	801-223-7141		
John Biddle	801-582-9284		
Paul Kunkali	801-942-3789		
Robert Lane	801-486-4207		
Nigel M	801-561-0466		
Al Patterson	801-480-3343		
Deane Simberg	801-265-2446		
Mark Ross	435-882-0963		
Kathy B. Coff	801-355-4304		
RICHARD BALL	801-691-1984		

From: Denise Allen
982 West Allington Drive
North Salt Lake UT 84054

Dear Major Street Pet Services,

After reading the article in the Salt Lake Tribune about your struggles with permits to open your business, I wanted to express my support for your services.

Offering a service such as yours, that honors and shows respect for an animal after it's death is something that is needed here in Salt Lake City. It is something I plan to use in the future. Many of my friends and family welcome this option over leaving a beloved pet, who for most of us is a family member, at the veterinarian's office, or finding a suitable and legal burial location. It will give us the opportunity to recognize our pet, grieve the loss, and find some peace in knowing how it's remains are cared for. As a condo owner, I don't have the option to "bury" my pet in the back yard. Many people are living in apartments and townhomes, like me. Your service is really the only option that seems like the right thing to do.

After reading material on the environmental impact, and those objections posed from the others living and working in the immediate vicinity of your location, I don't see any cause for objection to your business. I wouldn't mind at all living or working next to a mortuary or crematory.

Best to you in a successful outcome for your opening your new business. Please contact me if I can help in any way.

With support,

Denise

Denise Allen (801) 503-1351 [@yahoo.com](mailto:denise@deniseallen.com)

My name is Adam Ball

I support the major street pet Services in their bid for a pet crematorium permit. I hope this Permit gets passed

Thank you for your time and please make it a happy day.

Dear Mr. Milliner,

I understand that you are voting today on a crematory issue for Major Street Pet Services. I strongly support this vote. I think that pet owners like myself want and need that type of service. It also means that you can support new and diverse businesses.

I hope you will consider the yes vote because it is a service that is long overdue in this valley.
Thank you for your time.

Regards,

Jane Ball

Dear Ray,

As a resident of Salt Lake City, I write in support of the permitting of Major Street Pet Services.

There is a need for this type of business in our local area.

And, there is also the need for new business in our city.

Thank you for your time,

Susan Allred
801-859-4808

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 326, the City & County Building at 451 S. State Street
Wednesday, November 18, 2009 at 5:45 p.m.

The field trip is scheduled to leave at 4:00 p.m. Dinner will be served to the Planning Commissioners and Staff at 4:45 p.m., in Room 126. **Work Session**—The Planning Commission may discuss project updates and minor administrative matters and an update on the North Temple Master Plan and the Downtown Streetcar Project. This portion of the meeting is open to the public for observation.

Approval of Minutes from Wednesday, October 28, 2009

Report of the Chair and Vice Chair

Report of the Director

Public Hearings

1. **PLNPCM2009-00726; Pet Cemetery Zoning Ordinance Amendment**—a request by Rival Investments for a zoning text amendment to modify Sections 21A.62.040 (definitions) and 21A.30.080 (Commercial Table of Permitted and Conditional Uses) of the Salt Lake City Zoning Ordinance to create a new definition for a "Funeral Home" a new definition for an "Animal Cremation Service" and to allow Animal Cremation Services in the Commercial Corridor zoning district as a permitted use. The purpose of the request is to allow a pet cremation service at approximately 1727 East Major Street. The proposed text amendments are City wide. (Staff contact: Ray Milliner at 801.535.7645 or ray.milliner@slcgov.com).

507h

PETITION

*ATTACHED ARE AGAINST PET CEMETERY
ZONING ORDINANCE AMMENDMENT.*

IMPACTS BUSSINES & RESIDENCES.

PRINT NAME	ADDRESS	PHONE NUMBER	SIGN
ROBERT ^{OWNER} ^{PROPERTY} HOLMAN	#52 E 1700 SO	801 972 2183	Robert Holman
JONIS DELI Jonis Sorensen	#52 E 1700 SOUTH	801 466 6662	Jonis Sorensen
Lewis Lockwood	1726 S. Major St.	801-486-0584	Lewis Lockwood
WINGFRED LOCKWOOD	1726 S Major ST	801-486-0584	Wingfred Lockwood
Valeria Salas	1760 So State St	801 466 0646	Valeria Salas
BELL MONTAG	#43 E COATSVILLE	801 466 3982	Bell Montag
Parula Ortiz	44 Coatsville	80466 ⁸³⁸³ 8383	Parula Ortiz
Jonas Felix	38 Coatsville Ave	801 (546-6386)	Jonas Felix
Jacob Schippanbood	1617 S. Main St. #10	801 (466-4055)	Jacob Schippanbood
Leanne Cook	1817 So Main St 14	801-467-0377	Leanne Cook
Hoang Mai	1766 S. Main St	801 466 3650	Hoang Mai
ERIC BRIZZEE	1878 S MAIN	801-702-0058	Eric Brizze
Evelia Espericueta	1724 S. Main St	801-486-5012	Evelia Espericueta
HUGO COCHARR	#74 EAST 1700 SOUTH	801-557-9485	Hugo Cocharr
ZHANG X LI	1701 So STATE ST	(801) 485-3226	Zhang X Li
Steve LUTAN	1767 So. State	801-556-3452	Steve Lutan
TIM STOUT	1669 SO MAJOR	801-486-2388	Tim Stout

OPPOSITION
TO APPEAL

THE BOARD OF ADJUSTMENT ON ZONING WILL MEET MONDAY APRIL 20, 2009 BEGINNING 5:45 PM AT THE CITY & COUNTY BUILDING, 451 SOUTH STATE STREET IN ROOM 326 ALL THOSE IN FAVOR OR IN OPPOSITION WILL BE GIVEN OPPORTUNITY TO BE HEARD AT THE MEETING. GREAT BASIN ENGINEERING, REPRESENTED BY JACK TATE, 1727 SOUTH MAJOR ST (50) EAST APPEALING AN ADMINISTRATIVE DECISION HOLDING THAT A PET CREMATORY IS NOT ALLOWED USE IN THE CC ZONING DISTRICT FIVE. (21a.112.050, 21a.26.080 and 21a.62) NICK NORRIS at 801-535-6141 or njck.norris@slcgov.com

NAME / ADDRESS	TELEPHONE	SIGNATURE
ROBERT & MARJORIE HOLMAN #52 E 1700 S	801 922 2183	Robert Holman
Bryan Geertgens 1704 S. Main St <i>Arthur L 237</i>	801-918-0209 801-883957	<i>Arthur L 237</i>
<i>U + EST</i>		
Steve Meeker 561 E Water Lily Dr SLC	801-205-7989	<i>Steve Meeker</i>
MARK HAYWOOD 1716 S. Main St		<i>Mark Haywood</i>
Shane Evans 1716 S. Main St.	801-577-0734	<i>Shane Evans</i>
<i>Leah Hill</i> 1669 S. Major St.	801-489-2388	<i>Leah Hill</i>
<i>Alan Sigmund</i> 25 E 1700 S SLC	(801) 487-8841	<i>Alan Sigmund</i>
Grant Erickson 1726 S Major St	801 466 6654	<i>Grant Erickson</i>
Ryan Brown	801-550-1075	<i>Ryan Brown</i>
Joan Jorensen 52 E 1700 S	801-466-6662	<i>Joan Jorensen</i>
Ingrid Moulton 1726 S MAJOR ST	801-486-0584	<i>Ingrid Moulton</i>
Lewis C Lockwood 1726 S Major St	801-486-0584	<i>Lewis C Lockwood</i>
Brandon Lockwood 1726 S Major St	486-0584	<i>Brandon Lockwood</i>
Kristina Lockwood 1726 S Major St	486-0584	<i>Kristina Lockwood</i>
Martin Grindens 1618 South St	467-3676	<i>Martin Grindens</i>
Butch 1612 S. St	801-485-5561	<i>Butch</i>
Greg Van Otten 6854 S. 180 E Mojave 84047	801-5629345	<i>Greg Van Otten</i>

OPPOSITION
TO APPEAL

THE BOARD OF ADJUSTMENT ON ZONING WILL MEET
ON DAY APRIL 20, 2009 BEGINNING AT 4:45 PM AT THE
CITY & COUNTY BUILDING, 451 SOUTH STATE STREET
IN ROOM 326 ALL THOSE IN FAVOR OR IN OPPOSITION
WILL BE GIVEN OPPORTUNITY TO BE HEARD AT THE
MEETING. GREAT BASIN ENGINEERING,
REPRESENTED BY JACK TATE, 1727 SOUTH MAJOR ST
(50) EAST APPEALING AN ADMINISTRATIVE DECISION
HOLDING THAT A PET CREMATORY IS NOT ALLOWED
USE IN THE CC ZONING DISTRICT FIVE. (21a.112.050,
21a.26.080 and 21a.62) NICK NORRIS at 801-
535-6141 or nick.norris@slcgov.com

NAME / ADDRESS	TELEPHONE	SIGNATURE
Tony C MANCUSO	801-824-2221	Tony C Mancuso
Justin W. John	801-647-6252	Justin W. John
Rich Ruiz	801-266-2424	Rich Ruiz
JEFF WEST	801-707-5257	Jeff West
Steven B. Rundell	801-565-1482	Steven B. Rundell
Arslinn Roquero (52 E 1700 S)	801-243-9434	Arslinn Roquero
Julie Davis 52 E 1700 S.	801-49-3530	Julie Davis
Rachel Raleigh 1779 S. Major St	801-712-4047	Rachel Raleigh
Nendy Morse (52 E 1700 S)	801-238-0614	Nendy Morse
JAN THOMPSON 390 W. VAN BUREN	801-408-7369	Jan Thompson
HUGH N. COLTHARP (OWNER OF 74 E 1700 S)	801-557-9485	Hugh N. Coltharp
M. BON F. BEARDSLEY	801-466-2535	M. Bon F. Beardsley
Larry Montfedi 361 W 1700 S	801-466-6753	Larry Montfedi
DONALD .. MONTFEDI	801-918-5214	Donald Montfedi
JOHN HAYNES 1704 MAJOR ST	801-487-4800	John Haynes
Bob Coyuro 1716 STATE ST	801-994-7888	Bob Coyuro
Dave Witzel 1760 STATE ST	801-466-0646	Dave Witzel
Mohd Rana 1733 S. Major St. (801)	485-0404	Mohd Rana
Prakhar Singh 1708 S. STATE	801-864-4171	Prakhar Singh