

**SOUTH JORDAN CITY
PLANNING COMMISSION STAFF REPORT**

Meeting Date: 12/12/2023

**Issue: CONDITIONAL USE PERMIT FOR AN ANIMAL SERVICE USE IN THE
 COMMERCIAL-CORRIDOR (C-C) ZONE**

File No.: PLCUP202300194
Property Address: 10479 S. Redwood Road, Suite B4
Applicant: Samantha Waatti (Authorized Representative)
Property Owner: DM Market Place, LLC
Submitted By: Andrew McDonald, Planner I

Staff Recommendation (Motion Ready):

Approve the Conditional Use Permit (File No. **PLCUP202300194**) based on the Findings and Conclusions listed in this report.

CONDITIONAL USE REVIEW STANDARDS:

A conditional use shall not be established or commenced without a conditional use permit approved by the Planning Commission or City Council in conformance with the requirements of City Code §17.18.050; and other pertinent laws and ordinances. Unless amended, revoked, or otherwise specified, the permit shall be indefinite and shall run with the land.

The Planning Commission shall approve a conditional use permit application if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed conditional use in accordance with applicable standards. The Planning Commission may deny a conditional use permit application if the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards.

City Code §17.18.050 also provides standards for compliance and revocation:

1. A conditional use may be commenced and operated only upon:
 - a. Compliance with all conditions of an applicable conditional use permit;
 - b. Observance of all requirements of this title relating to maintenance of improvements and conduct of the use or business as approved; and
 - c. Compliance with all applicable local, State, and Federal laws.

 2. A conditional use permit may be revoked by the City Council at any time due to the permittee's failure to commence or operate the conditional use in accordance with the requirements of subsection II of this section.
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BACKGROUND:

The applicant, on behalf of the property owner, is requesting that the Planning Commission review and approve a Conditional Use Permit for an animal services use in the C-C zone at 10479 S. Redwood Road, Suite B4. The proposal is to renovate an existing tenant space (roughly 1,208 ft²) to open a dog grooming service, known as Scenthound.

The proposed use will locate into the tenant space that has been historically occupied by Sally's. A proposed floor plan is included with this report. The subject property is currently zoned C-C, and is in the South Jordan Market Place Subdivision. City Code § 17.18.020 B. classifies Scenthound as an animal service use that requires a CUP in the C-C Zone. This would be the second location in South Jordan City. Another Scenthound is located within the City in the Trail Crossing Development in Daybreak. An operations plan is included with this report.

City Code § 17.18.040 Impact Control Measures, requires that the public notice for this proposal be extended an additional 300 feet. The public notice was mailed to owners of record that are within 600 feet of the subject property. A location map showing the subject property is included in this report. The public notice is also included.

FINDINGS, CONCLUSION, & RECOMMENDATION

FINDINGS:

- Scenthound meets the definition of an animal services use as defined in City Code §17.18.060, "An establishment engaged in the grooming, care, breeding, boarding, raising, veterinary medicine, dentistry, or surgery services of animals, except for uses defined by "animal husbandry"."
- Scenthound requires a CUP to be located in the C-C Zone.
- There is no record of any prior CUP applications, or approvals, for an animal services use at this address.
- City Code §17.04.290 restricts the loading, unloading, deliveries, and handling of non-residential use materials between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M..
- There will be no overnight or outside keeping of animals.
- The landlord has provided an outdoor dog relief area in the shopping center. This will be maintained and monitored by Scenthound as part of their daily operations.
- Animals being serviced stay on-site up to four hours at a time, depending on the service being provided.
- One to five people are anticipated to be on-site at any given time.
- This use is required to provide a Sound Study, as per City Code § 17.18.040. A copy is provided with this report. The report concludes that the use is in compliance with applicable Salt Lake County noise ordinance requirements.
- There will be no exterior modifications to the building or site plan.
- Required parking needs for an animal service use are sufficient. This proposal would require seven parking stalls. Dedicated parking stalls are not included in this proposal.

- A Personal Service use (Sports Clips Haircuts) occupies the tenant space to the left (north), and a medical clinic use (AnyLabSJ) will occupy the tenant space (formally Eyebrow Studio) to the right (south).
- The nearest residential dwelling is roughly 354 feet to the east. The residential properties to the east are in the Residential R-1.8 and Agricultural A-5 zones. Beckstead Lane, and the developments' rear parking and access, buffer these properties from this proposed use.
- Scenthound currently has a Tenant Improvement permit (PRCR202301971) and Sign permit application (PRSG202301825) pending approval with the Building Department. The continued review, and approval, of these applications are subject to Commission's decision on this application.

Conclusion:

Based on the application materials and the findings listed in this report, staff concludes that the proposed application is consistent with the requirements of City Code. There have been no detrimental effects identified that have not been or cannot be mitigated.

Recommendation:

Staff recommends that the Planning Commission take comments at the public hearing, and **Approve** the Conditional Use Permit Application (File No. PLCUP202300194) as provided in the application submittals, and presented in this report.

ALTERNATIVES TO RECOMMENDATION:

- Approve the Conditional Use Permit with reasonable conditions imposed
- Deny the Conditional Use Permit if detrimental effects are identified, and cannot be reasonably mitigated via imposition of reasonable conditions
- Require additional examination, and motion to table for a future meeting

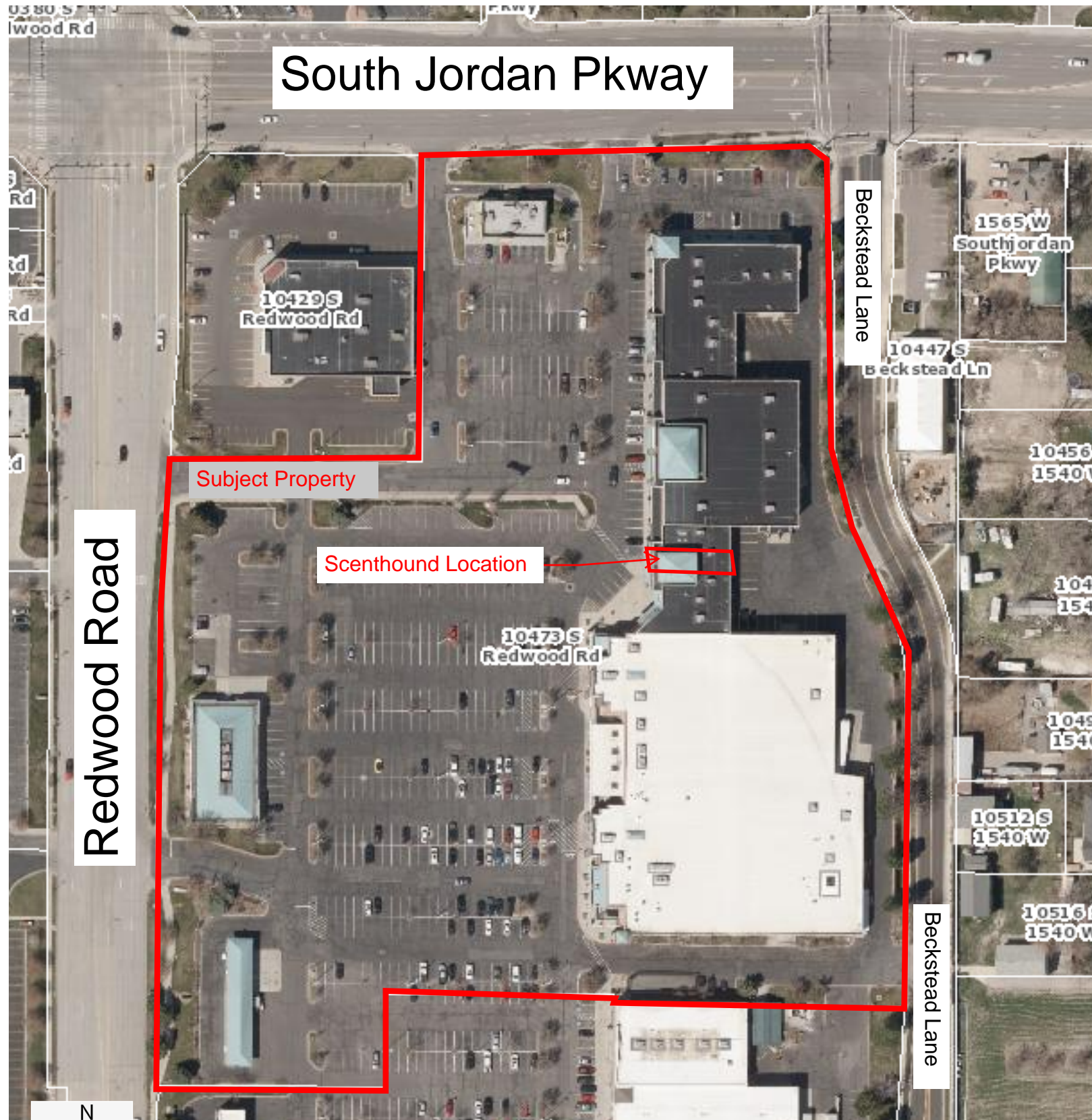
SUPPORT MATERIALS:

- Location Map
- Current Zoning Map
- Floor Plan
- Operations Plan
- Sound Study
- Public Mailing Notice



Andrew McDonald, AICP Candidate
Planner I, Planning Department

Location Map



South Jordan Pkwy

Beckstead Lane

10429 S Redwood Rd

1565 W South Jordan Pkwy

10447 S Beckstead Ln

Subject Property

10456 S 1540 W

Redwood Road

Scenthound Location

10473 S Redwood Rd

1049 S 1540 W

1049 S 1540 W

10512 S 1540 W

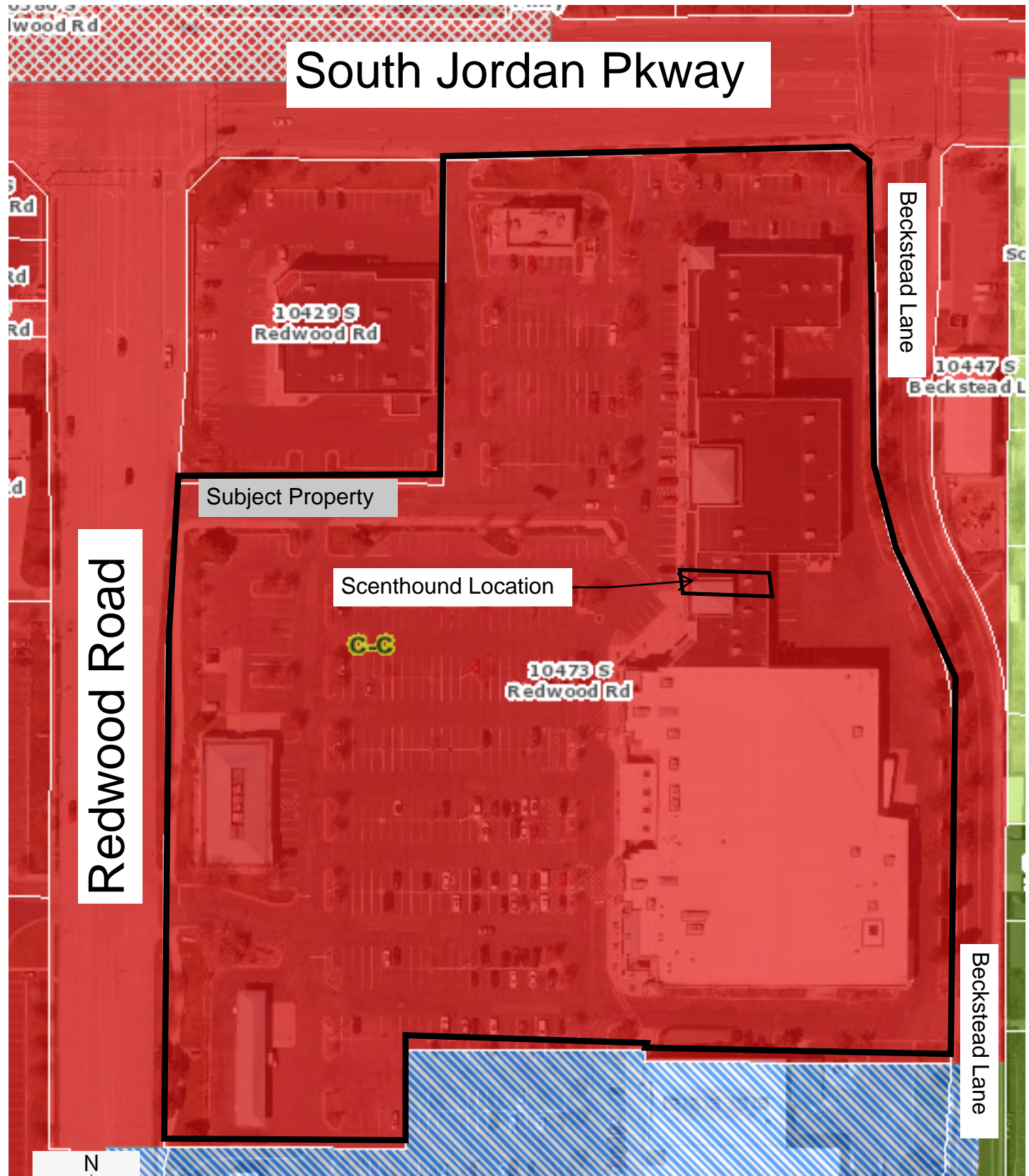
Beckstead Lane

10516 S 1540 W



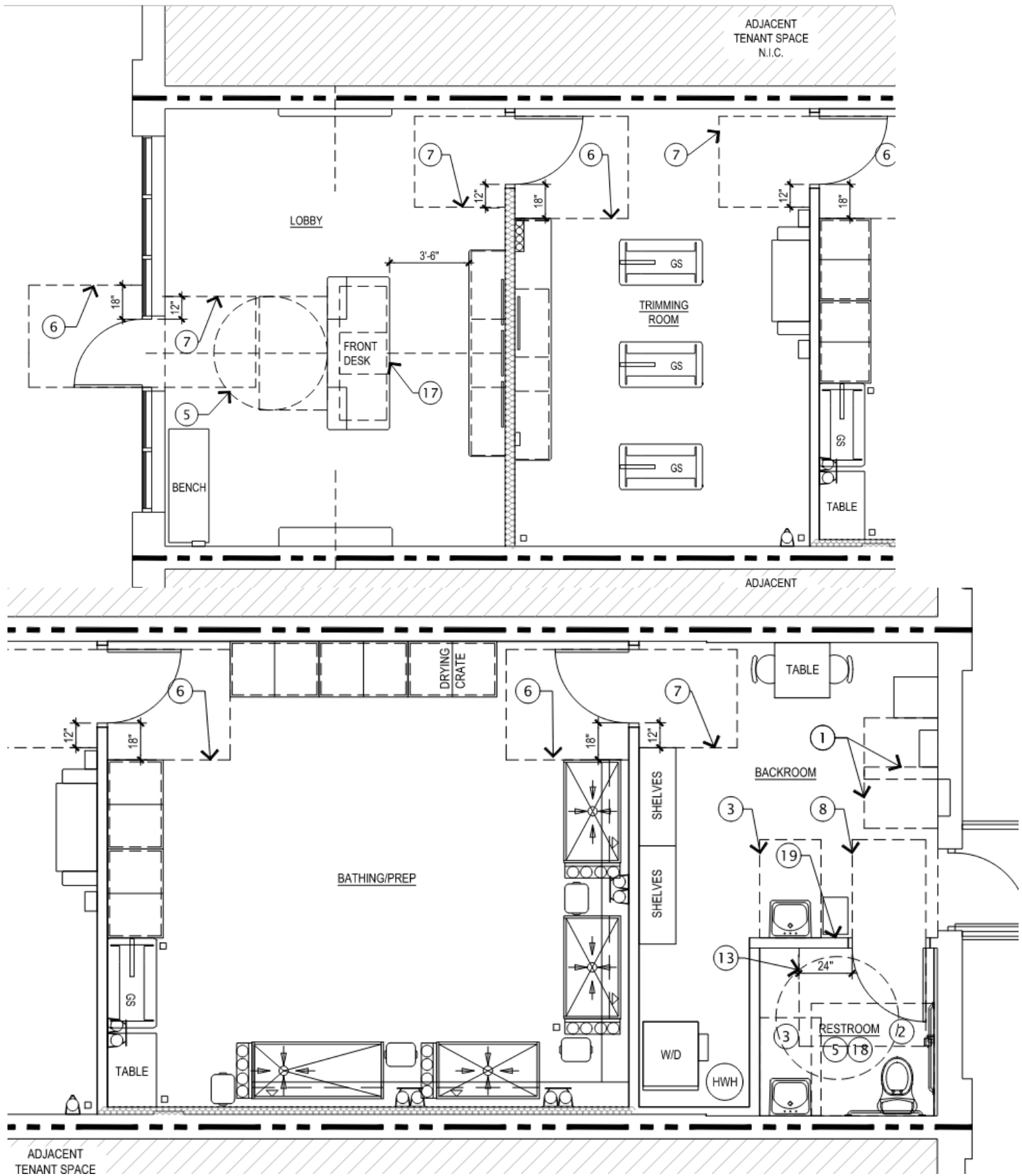
Source: City of South Jordan Public GIS map as of November 2023

Current Zoning Map



Source: City of South Jordan Public GIS
Current Zoning map as of November 2023

Floor Plan



Scenthound South Jordan Operations Plan

Word from the Owner:

Below you will find a brief written description of the Scenthound business model and how we plan to operate Scenthound South Jordan. This is our second Scenthound location in the Salt Lake Valley. We know how to operate this business and we look forward to serving the South Jordan community, much like we have in Herriman/Daybreak.

Hours of Operation:

We plan to be open for business Monday-Saturday, 9:00 AM to 6:00 PM. The first employees arrive at 8:30 AM, and the last employees leave at 6:30 PM.

Staffing:

While the actual amount of staffing depends on the day, we typically have the below staff in the store. Each staff member will have their own beginning and end times to their shift.

- 1 Manager
- 1 Front Desk
- 1-2 Groomers
- 2-3 Dog Bathers

Dogs :

The number of dogs served will depend on the location and the success of the individual business. There is wide variation in dogs served through different Scenthounds across the country. After 8 months of operation, Scenthound Herriman is serving just over 600 dogs per month, or around 23-24 dogs per day. We expect South Jordan to be on the same trajectory.

Services:

As stated in the Operations Manual to follow, we only perform Scenthound approved services. We perform these services with tools and equipment that are consistent with Scenthound stores across the country. All tools and equipment have been rigorously checked to ensure dog and employee safety. The most popular services are:

- Basic Hygiene (bath, ears, nails, and teeth)
- Haircut
- Shedding Treatment
- Bath+Blow dry.

Service Times:

Dog service times will vary based on the service and the dog breed. Scenthound operates on efficiency. Our quickest service is 15-minutes, and our longest service is roughly three hours. **We do not board dogs overnight, and we do not keep dogs past their service times. If an owner is late to**

pickup their dog, we have the right to charge them a late pickup fee. We thrive on getting dogs in and out as quickly and efficiently as possible.

Noise:

Scenthound is meticulous in our buildout materials and procedures to dampen noise from our neighbors. Because we get dogs in and out so efficiently, we rarely have more than 5 dogs in the store at any one time. My current Scenthound store has been in operation for 8 months and we have never received any complaints of any kind.

Dog Waste:

The Landlord has set forth a 'Dog Relief Area' in the shopping center, which our clients can use if needed. We will monitor this space every day and will pick up any waste we find. Any dog waste inside of our store is cleaned up ASAP.

Clients:

Our clients are typically hyper local to the Scenthound store location. Most dog parents drop off their dog and run errands in the shopping center while we perform our services. Because of this, Scenthound benefits many of the neighboring businesses.

Staff:

100% of the Scenthound South Jordan staff will be local. The Owner, District Manager, and Store Manager are also local residents.

Final Note:

Scenthound is a fast growing brand that provides a valuable, affordably priced service to our communities. We employ local employees and create relationships with our customers. Scenthound Herriman has over 100 Google reviews with an average rating of 4.8 stars. We cannot wait to meet the pups and dog parents of South Jordan. Thank you for reading this document.




Robert Anderson Group, Inc.

Noise & Acoustic Consultants

Scenthound South Jordan Dog Grooming Noise Impact Assessment

Project #: 1316
November 29, 2023

 4 Park Lane Boulevard, Suite 170, Dearborn MI 48126

 517-886-9379  www.robertandersongroup.com



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Scenthound South Jordan Dog Grooming Noise Impact Assessment

Project #: 1316
November 29, 2023

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EXECUTIVE SUMMARY

This Report is in response to a request from Scenter2, LLC for a noise impact assessment report for proposed dog grooming operation at 10479 S. Redwood Rd Suite B-4, in South Jordan, Utah. The site is to be located within an existing commercial retail plaza. The site adjoins a neighboring residential area and day care facility with the potential for noise sensitive receivers.

The proposed project is to refurbish the existing building for dog grooming activities. Proposed hours of operation are 9am to 6pm.

The purpose of this report is to assess potential noise impacts onto nearby sensitive uses, including assessing the impact on the adjacent tenant spaces in the existing commercial building that the proposed dog grooming operation is being planned.

An acoustical model was created to assess the noise impact of the planned operation.

KEY FINDINGS

Based on the acoustical model it is concluded that:

1. Dog grooming activities are to be conducted within the building, and noise emissions will be contained within the building envelope. The existing building is calculated to provide a significant degree of noise attenuation.
2. Modelled emissions from noise breakout is forecast to meet criteria at all nearby sensitive uses.
3. The expected activities at the site can comply with the requirements of the applicable Salt Lake County noise ordinance requirements.



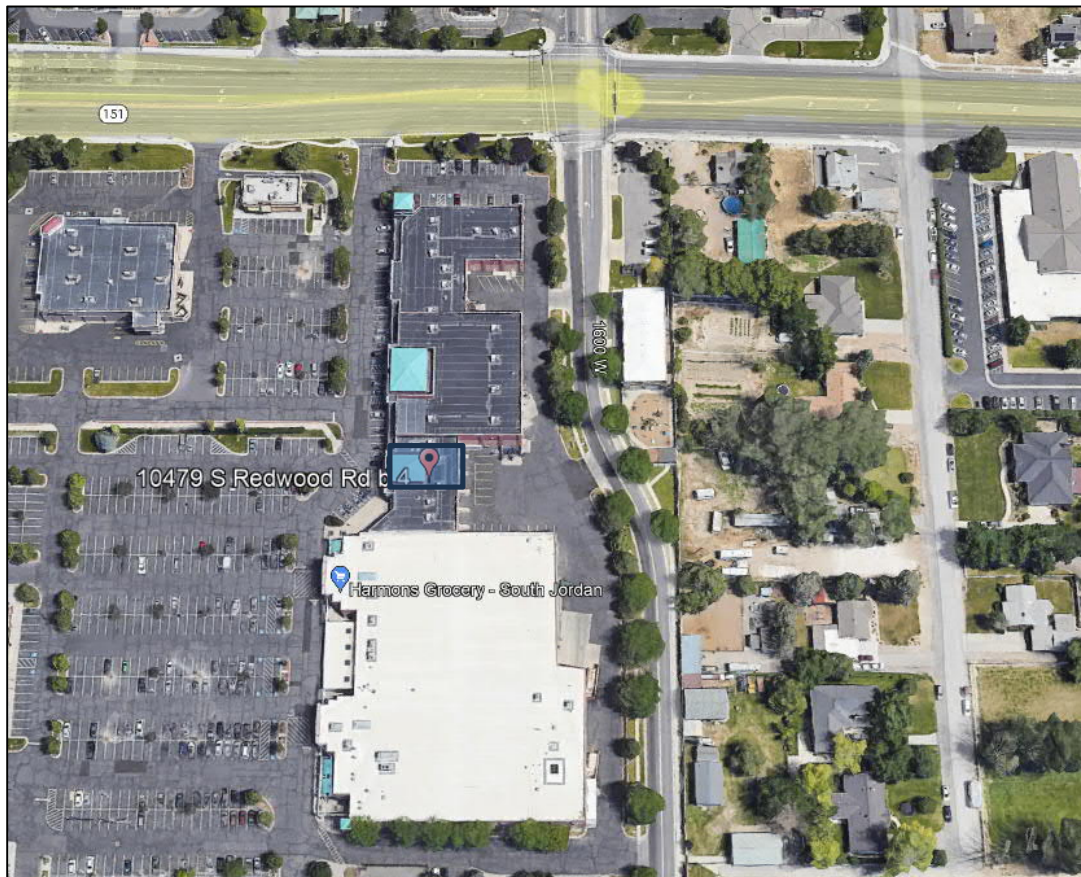
1.0 INTRODUCTION

Robert Anderson Group, Inc. (R.A. Group) has assessed the acoustical impact of sound associated with operations at the proposed, Scenthound South Jordan dog grooming operation to be located at in an existing commercial retail plaza in South Jordan, Utah. The report was prepared at the request of the proponent Scenter2, LLC. The purpose of the evaluation was to assess the acoustical impact of the proposed operation onto nearby noise sensitive uses and determine if sound from operations at the facility meet applicable local noise regulations.

1.1 FACILITY SITE AND SURROUNDS

Scenthound – South Jordan dog grooming operation are to be located at 10479 S. Redwood Rd Suite B-4, in South Jordan, Utah. Figure 1 – Site Map shows the site and surrounding areas. The Site's property is zoned CC, Light Commercial. The property to the immediate east is zoned R1.8, Residential. Figure 2 – South Jordan City Zoning Map shows the properties surrounding the Site and their corresponding zoning designations.

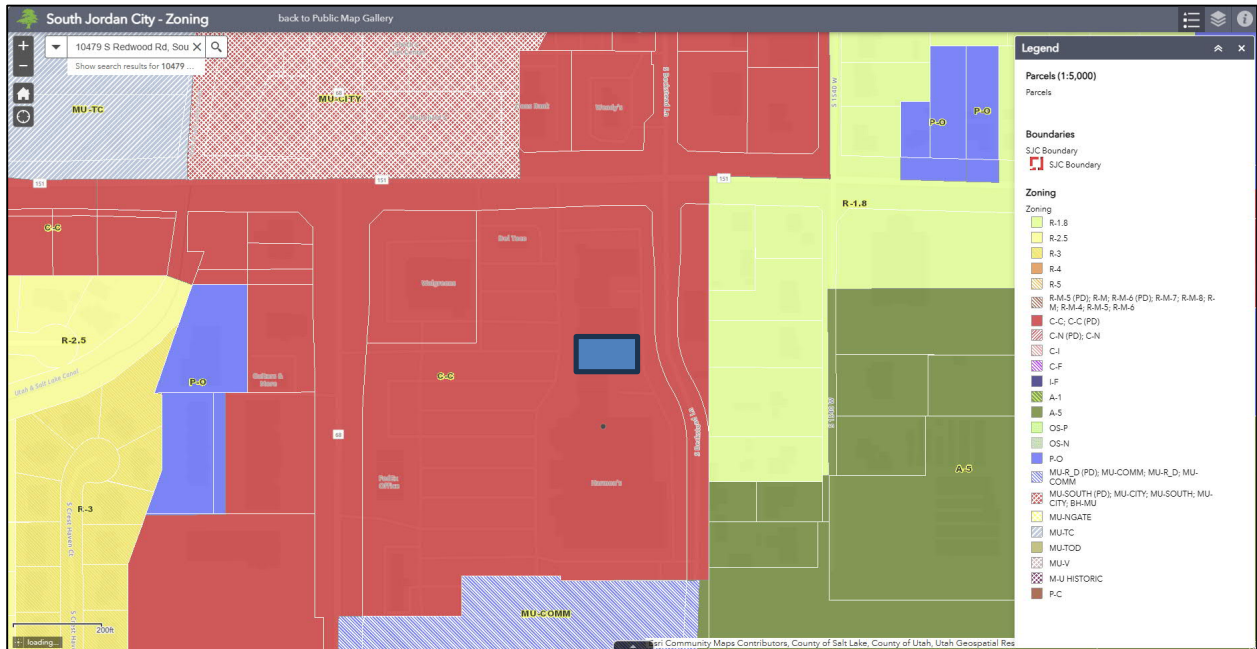
Figure 1 – Site Map



Source: © Google Earth Pro



Figure 2 – South Jordan City Zoning



Source: <https://southjordancity.maps.arcgis.com/apps/webappviewer/index.html?id=d03aad060260475db28085dcd33afb67>



2.0 MEASUREMENT OF AMBIENT SOUND LEVELS

2.1 MEASUREMENT PROCEDURES

In order to assess the potential impact of noise the proposed operations, an ambient sound level survey was conducted on-site. A type 2 Larson Davis Model 706 integrating sound level meter was placed on a utility pole near the east property line. The measurement location is represented by small red stars in *Figure 3 – Ambient Measurement Location*. *Photos 1 and 2* show the sound level meter in situ along the east property line (Beckstead Lane - service drive behind the plaza); The microphone was positioned at a height of approximately 12 feet above the ground.

Figure 3 – Ambient Measurement Location





Photo 1- Ambient Measurement Location –
Facing North



Photo 1- Ambient Measurement Location –
Facing East



The sound level measuring equipment was field calibrated before and after the measurement period, and no significant drift from the reference signal was observed. Sampling was conducted over a 24-hour period, during the Daytime operational time for the facility (9:00 am – 6:00 pm – Daytime).

2.2 MEASUREMENT RESULTS

Continuous 1-second average A-weighted sound levels (LEQ dBA) as well as L90 and L10 criteria were measured over a 24-hour period. A running one-hour LEQ was computed from the measured results. The measured Daytime (9:00 am – 6:00pm) sound levels are presented graphically in Figure 4 – Ambient Sound Level Survey Results Graph and in tabular format in Table 1 – Ambient Sound Level Survey Results.



Figure 4 – Ambient Sound Level Survey Results Graph

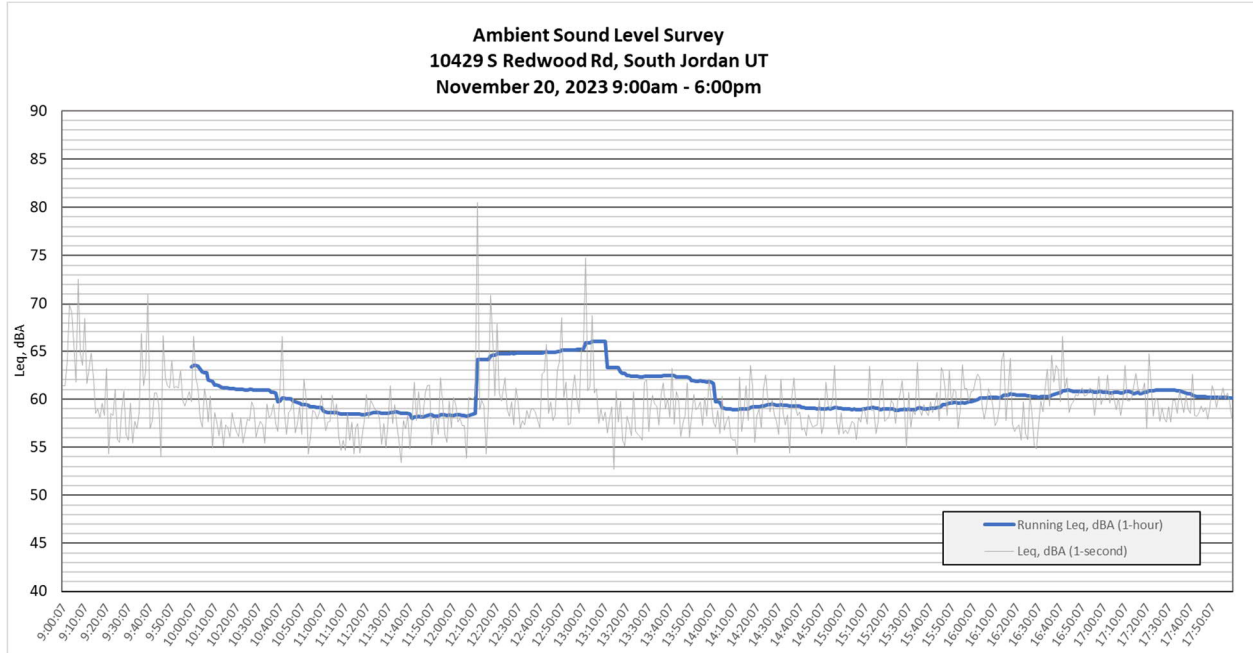


Table 1 – Ambient Sound Level Survey Results

Day	Date	Measurement Period	LEQ dBA	Lowes 1-hour LEQ 1	L90	L10
Monday	Nov. 20, 2023	9:00 am – 6:00 pm	61.4	57.9	52.5	63.0

The levels presented include measured noise from all sources in the locality, including road traffic and metrology. Road traffic was observed to be the dominant source in the locality, primarily from Route 151 to the north of the measurement location.

3.0 NOISE CRITERIA AND LIMITS

Outdoor Limits for Noise Sensitive Receivers

Sound level limits at this location are set at the local municipal government. The South Jordan Municipal Code requires a Sound Study be conducted to assess the potential for detrimental effects from sound generated by the proposed use or project. This is stated in Section 17.18.040: Impact Control Measures

D. Sound Study: The purpose of a sound study is to determine the potential for detrimental effects from sound generated by the proposed use or project. A sound study shall be commissioned, at the expense of the applicant, from a member of a national acoustical association (i.e., National Council of Acoustical Consultants, Acoustical Society of America, or Institute of Noise Control Engineering)





or an expert consultant with demonstrated experience and capacity as determined by the Planning Director. The sound study shall include sufficient information to determine the likelihood of compliance with Salt Lake County Health Department noise regulations and the requirements of this title. All uses that meet any of the following criteria shall provide a sound study: (Ord. 2018-21, 10-16-2018; amd. Ord. 2019-01, 3-5-2019)

1. Initial establishment of uses identified in the required impact control measures table in subsection H of this section.
2. All nonresidential uses that anticipate using outdoor speakers or public address systems.
3. Initial establishment of the following uses shall require a sound study when located within three hundred feet (300') of a property line of a Residential Zone, an existing dwelling unit, a religious assembly use, or an elementary, secondary education use:
 1. Outdoor animal activities associated with nonresidential uses, including kennels, runs and corrals.
 2. Drive-through facilities.
 3. Car washes or car vacuums.

There is a sound level limit set by Salt Lake County, Utah, and is detailed in Title 19 – Zoning Chapter 19.55 for MD-1 and MD-3 Mixed Development zones which establishes a limit of five decibels above the ambient for sound levels at the property line.

19.55.140 - Noise.

The noise level emanating from any use or operation shall not exceed the limits in the health department health regulation number twenty-one, or its successor, regarding noise control. The noise level shall not in any case exceed five decibels above the ambient level of the area measured at the property line. For the purposes of compliance with health regulation number twenty-one all properties located within a mixed development zone shall be considered residential.

(Ord. 1473 (part), 2001; Ord. 1113 § 1 (part), 1990)

For the purposes of determining the ambient sound level at the property line the measured L90, which represents the sound level that is present at the location 90% of the measurement period was selected as this is considered a conservative limit as it is lower than the measured LEQ for the period and calculated lowest one-hour LEQ as measured during the period. The limit for the daytime period is summarized below in Table .





Table 2 – Outdoor Sound Level Limit Summary

Criteria	Measured Level	Limit Adjustment	Limiting Sound Level
LEQ	61.4 dBA	+ 5dB	66.4 dBA
LEQ 1-hour	57.9 dBA	+ 5dB	62.9 dBA
L90*	52.5 dBA	+ 5dB	57.5 dBA

*The L90 used to determine the limit at the property line for nearest Point of Reception.

Indoor Limits for Adjoining Commercial Units

No applicable limits for indoor noise levels in commercial units were found in the for the South Jordan municipality. To assess the impact in of the dog grooming operations on the adjoining commercial spaces, which are not considered to be noise sensitive, recommended sound levels for similar uses as found in ANSI S12.2 Appendix C.1 Recommended A-weighted criteria were used for comparison. A copy of the C.1 Table is be found in *Appendix D*. The closest comparable use was determined to be similar to an Office Building – Public Circulation space where acceptable levels are 48 – 57 dBA. Conservatively, the lower limit of 48 dBA is used for comparison.

4.0 NOISE IMPACT ASSESSMENT

4.1 NOISE SOURCES

The proposed dog grooming activities are to be conducted internally. Noise breakout from internal sources such as barking are considered to be the primary source of noise with secondary sources attributed to HVAC systems including contributions from exhaust fans (Rooftop Exhaust - EF1 & EF2) and rooftop HVAC units (RTU1 and AHU1).

The precise level of noise emissions resulting from dog grooming activities will be highly variable depending on the specific number, breed and behavior of the dogs. It is expected that a typical operational day will consist of low levels of noise generation punctuated by intermittent periods o higher level activity. As a conservative design methodology, the acoustical model assumes a worst-case scenario of high intensity noise emissions occurring continuously over the entire daytime period.

To represent the worst-case dog activity scenario, sound power levels were calculated from measurements previously taken by R.A. Group. These measurements were based on large dog barking in an agitated state, representing continuous activity. The sound power level was adjusted to represent a total of four (4) dogs barking continuously and simultaneously in the wash area and two (2) dogs barking continuously and simultaneously in the clipping area. The model includes a total of six (6) dogs barking which is higher than the number of dogs (five) typically present as stated in the facility operating plan.



Noise levels for the HVAC and exhaust fans were obtained from manufacturer data for the units. Data for these units are found in *Appendix A*.

4.2 NOISE SENSITIVE RECEIVERS

The proposed site is located on property zoned C-C for commercial use, and borders the rear yards of residential properties located along 1540 W. Street, which is zoned R-1.8. In addition, the Lotsa Tots Daycare center, located at 1047 Beckstead Lane, has an outdoor use area, located near the back of the commercial unit where the Scenthound dog grooming unit. The closest residential points of reception 10476 1540 W Street and the Lotsa Tots Daycare, outdoor area would be considered potential noise sensitive receptors. These are identified as POR1 and POR2, respectively and are shown in *Figure 5 – Points of Reception Locations*. Sound levels emissions were modelled at heights of 1.5 meters representing an outdoor receiver at the property line for each of these locations. The location information are summarized in *Table 3 – Points of Reception*.

Figure 5 – Points of Reception Locations





Table 3 – Points of Receptions

Receiver	Location	Universal Transverse Mercator (UTM)		Receiver Height (m)
		Easting	Northing	
POR1	10476 1540 W Street	420786.33	4490405.30	1.5 m
POR2	Lotsa Tots Daycare	420772.41	4490465.62	1.5 m

4.3 NOISE EMISSION MODEL

Noise emissions for the proposed Scenthound operations were modeled using the Datakustik CADNA/A Outdoor Noise propagation software using a model based on ISO 9613-2 (1996) Acoustics – Attenuation of sound propagation outdoors Part 2: General Method of Calculation. The detailed results of the noise model are found in *Appendix B*.

The model assumes a continuous high intensity dog barking activity over the entire daytime period. Noise breakout has been modelled from both the rooftop exhaust (EX1) that includes noise that is emitted through the exhaust fan ductwork from the clipping and wash area room exhaust (EF1 and EF2). In addition, breakout noise emitted through the ceiling/roof structure for these rooms was included in the model. Two rooftop HVAC units (RTU1 and AHU1) were also included as sources of noise emissions. The results of the environmental noise calculations are presented in *Table 4 – Noise Model Results* along with the relevant criterion at the points of reception.

Table 4 – Noise Model Results

Receiver	Daytime Modeled Sound Pressure Level (dBA)	Sound Level Limit (dBA)	Compliant (Y/N)
POR1	54.7	57	Y
POR2	52.3	57	Y

As shown in the table above the, the noise emission for the proposed Scenthound operation will meet the Salt Lake County criteria.

It is noted that the model does not include potential barking activity outside of the building envelope, which is possible when dogs are being dropped off or picked up. There is an outdoor area designated for dog relief which may occasionally result in brief noise emissions but would not contribute significantly to the overall noise impact at affected receivers.





4.4 EXISTING BUILDING ENVELOPE

Noise emissions from internal activities will be substantively attenuated by the building envelope. To assess the acoustic performance of the existing construction, calculations have been performed using the INSUL sound insulation prediction software. The detailed model results are found in *Appendix C*. The impact on units adjacent to the proposed dog grooming operation was deemed to be potentially occur for sound transmitted through the demising walls between the units. The wall constructions were modelled to determine the expected transmission loss and the noise from the indoor operations were modelled with the transmission loss to determine the impact in the adjacent units. Two separate interior sounds sources were utilized: Trimming Room and the Bathing/Prep Room.

The existing demising walls were assumed to be the same between the adjacent units on either side of the Scenthound unit. These walls based on information provided by the proponent and NORR Architects. The walls were assumed to be 3 – 1/2” steel stud walls, with double layers of 5/8” fire rated gypsum board on each side and mineral wool absorption between the studs. In addition to the demising walls on the south side of the Bathing/Prep Room an additional interior wall is to be constructed as part of noise mitigation measures recommended by the Scenthound franchise. This additional wall includes 3-5/8” steel stud walls with 5/8” Quietrock 530 sheathing on the interior wall and mineral-wool absorber between the studs.

The results of the modelled impact on the adjoining suites are summarized in *Table 5 – Building Envelope Noise Impact Results*

Table 5 – Building Envelope Noise Impact Results

Receptor Location	Building Component	Interior Sound Level (dBA)	Rw (dB)	Attenuated Sound Level (dBA)	Compatible Use Criteria ANSI S12.2	Impact
North Receptor	Trimming Room Wall	97dBA	51 dB	46 dBA	48 dBA	Barely Audible
North Receptor	Bathing/Prep Wall	100 dBA	51 dB	49 dBA	48 dBA	Barely Audible
South Receptor	Trimming Room Wall	97 dBA	51 dB	46 dBA	48 dBA	Barely Audible
South Receptor	Bathing/Prep Wall with Noise Mitigation	100 dBA	56 dB	45 dBA	48 dBA	Not Audible

Based on the attenuation provided by the assumed existing demising wall construction the noise from the interior sources of the Scenthound operations should be barely audible in the adjacent



units and likely not audible where the additional noise mitigation is added to the south wall of the Bathing/Prep room.

5.0 CONCLUSIONS

As demonstrated by the noise emission models as shown in *Figure B.1* found in *Appendix B*, the proposed Scenthound Salt Lake operations will be compliant with limits determined from the Salt Lake County code. In addition, the existing building envelope construct of demising walls combined with the proposed noise mitigation measures for the Bathing/Prep room will not have an adverse impact on the adjacent units.

6.0 CLOSURE

This report has been prepared based on the information provided by and/or approved by Scenter2, LLC and its representatives. This report is intended to provide a reasonable review of available information within an agreed work scope, schedule and budget. The material in this report reflects R.A. Group's judgment in light of the information available to R.A. Group at the time of this report preparation. Any use which a third party makes of this report, or any reliance on or decisions made based on it, are the responsibilities of such third parties. R.A. Group accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.





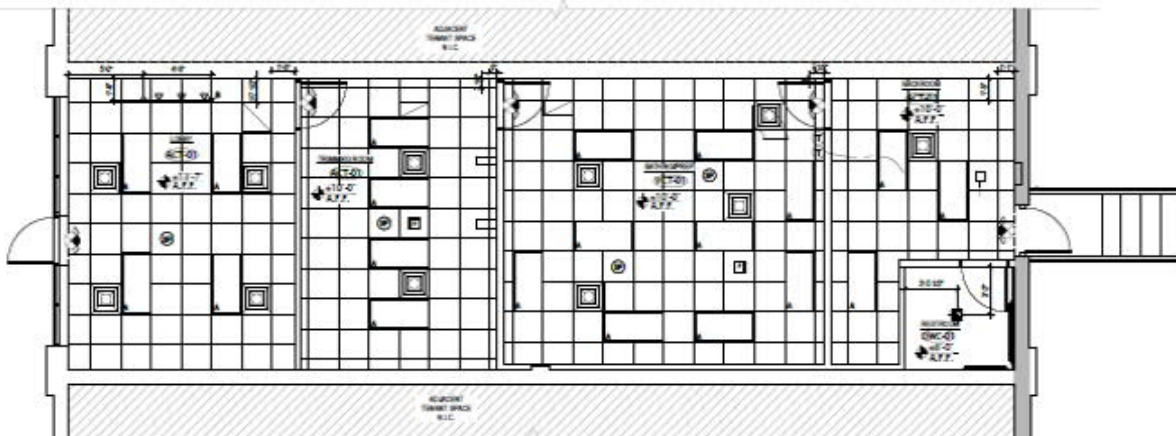
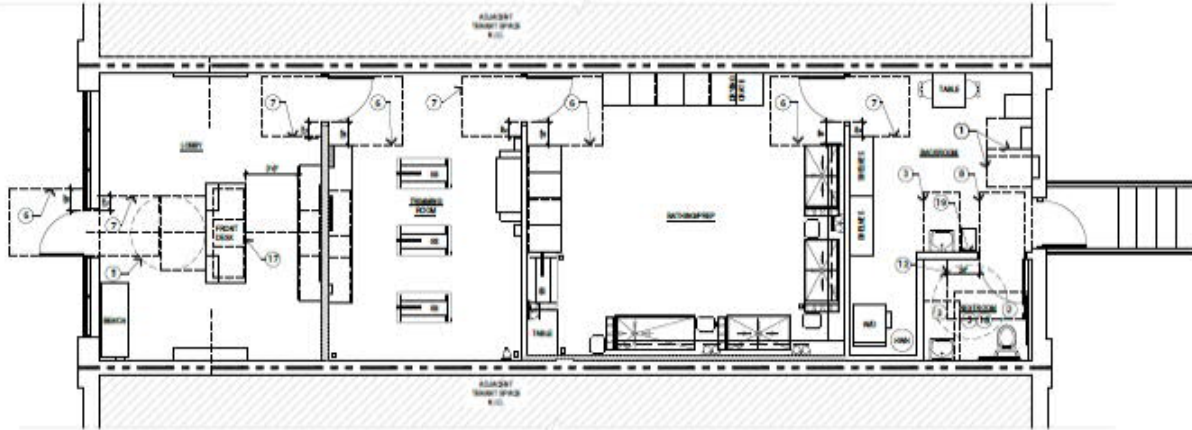
APPENDIX A

SITE PLAN





Site Plan Details



1 REFLECTED CEILING PLAN
A30-01
SCALE: 1/4" = 1'-0"





APPENDIX B

ENVIRONMENTAL NOISE MODEL





Appendix B – Environmental Noise Model

Noise emissions were modelled using the Datakustik CADNA/A outdoor noise propagation software. Prediction was made based on ISO 9613-2 (1996) Acoustics – Attenuation of sound propagation outdoors Part 2: General Method of Calculation. The model takes into account meteorological factors, and predictions assume neutral conditions. Noise is propagated based on the equation:

$$L_p = L_w - 20 \log_{10}(r) - 10 \log_{10}(4\pi) + AE$$

Where:

- L_p is the sound pressure level at an observer
- L_w is the sound power level of the source
- $20 \log_{10}r - 10 \log_{10}(4\pi)$ is the Distance attenuation (spherical)
- AE is the excess attenuation factors and is determined as the sum of the contributions

Sound power levels for identified sources are presented in Table B1. Noise breakout sound power levels include transmission loss from the existing building envelope. Sound power levels are adjusted to account for losses through ductwork, and transmission loss through building components. No adjustments have been made for sound quality.

Table B1

Source ID	PWL	Frequency (Hz)								
		31.5	63	125	250	500	1000	2000	4000	8000
EF1 (Bath/Prep Room)		58.0	58.0	58.0	58.0	58.0	58.0	58.0	58.0	58.0
Baseline Dog Barking - 1 Large Dog - Full Time		72.8	64.9	73.4	83.3	103.5	107.8	103.6	78.6	70.5
Adjustments for Number of Dogs (4)		6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Duct Loss 1st 90 degree turn						-5.0	-8.0	-4.0	-3.0	
Duct Loss Power Split		-3.0	-3.0	-3.0	-3.0	-3.0	-3.0	-3.0	-3.0	-3.0
Adjusted Sound Level	107	75.8	67.9	76.4	86.3	101.5	102.8	102.6	78.6	73.5
EF2 (Trimming Room)		51	51	51	51	51	51	51	51	51
Baseline Dog Barking - 1 Large Dog - Full Time		72.8	64.9	73.4	83.3	103.5	107.8	103.6	78.6	70.5
Adjustments for Number of Dogs (2)		3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Duct Loss 1st 90 degree turn						-5.0	-8.0	-4.0	-3.0	
Duct Loss Power Split		-3.0	-3.0	-3.0	-3.0	-3.0	-3.0	-3.0	-3.0	-3.0
Adjusted Sound Level	104	72.8	64.9	73.4	83.3	98.5	99.8	99.6	75.6	70.5
Rooftop Exhaust (Combined EF1 & EF2)	109	78	70	78	88	103	105	104	80	75



Source ID	PWL	Frequency (Hz)								
		31.5	63	125	250	500	1000	2000	4000	8000
Wash Room Ceiling										
Baseline Dog Barking - 1 Large Dog - Full Time		56.6	48.7	57.2	67.1	87.3	91.6	87.4	62.4	54.3
Adjustments for Number of Dogs (4)		6	6	6	6	6	6	6	6	6
RW 37 dB Ceiling		-5	-15	-15	-24	-37	-48	-54	-44	-50
PWL	55	58	40	48	49	56	50	39	24	10
Trimming Room Ceiling										
Baseline Dog Barking - 1 Large Dog - Full Time		56.6	48.7	57.2	67.1	87.3	91.6	87.4	62.4	54.3
Adjustments for Number of Dogs (2)		3	3	3	3	3	3	3	3	3
RW 37 Ceiling		-5	-15	-15	-24	-37	-48	-54	-44	-50
PWL	52	55	37	45	46	53	47	36	21	7

Figure B.1 – Noise Emission Model





APPENDIX C

BUILDING ENVELOPE NOISE IMPACT MODELING



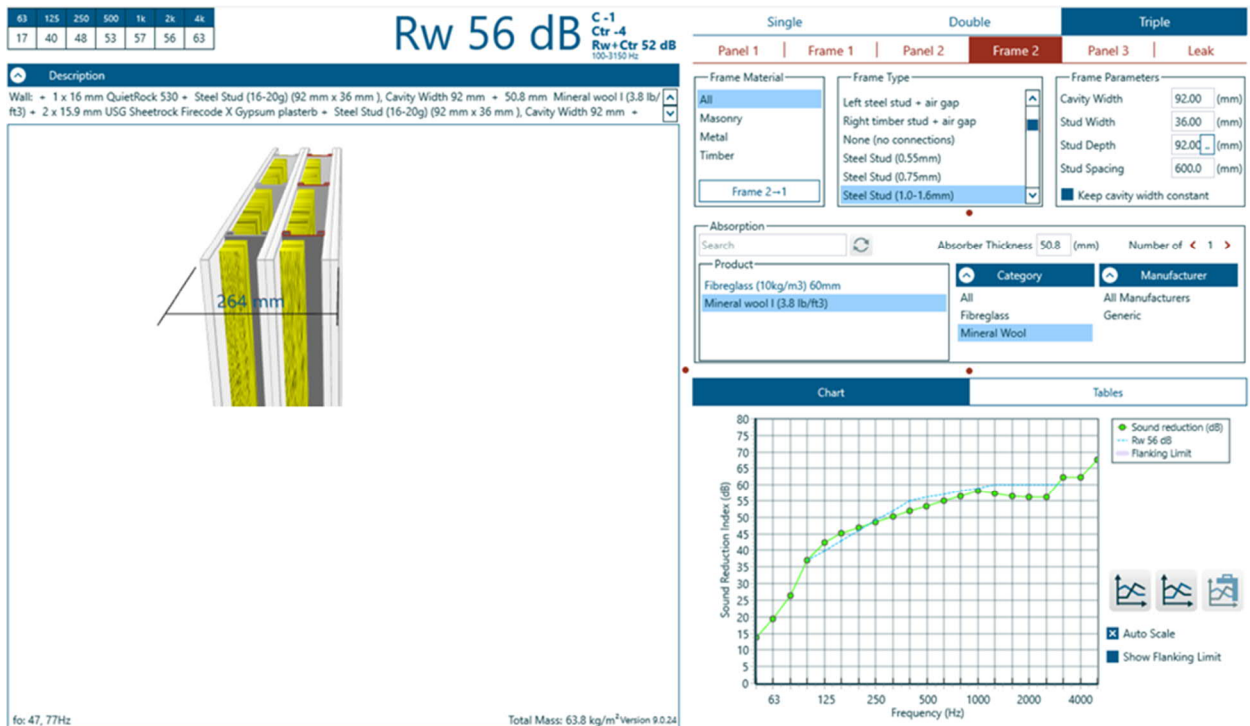
Appendix C - BUILDING ENVELOPE NOISE IMPACT MODELING

The noise impact models for the room sources through the adjacent walls are summarized in Table C.1

Table C.1 Building Envelope Noise Impact Modeling

Wash and Prep Room			31.5	63	125	250	500	1000	2000	4000	8000
Attenuation to South Tenant											
Dog noise	SPL	100	0	55	63	73	93	98	93	68	0
Interior Wall (Type 6)	RW	56		-17	-40	-48	-53	-57	-56	-63	
Resultant SPL in Adjacent Space			45.3	0	38	23	25	40	41	37	5
Attenuation to North Tenant			31.5	63	125	250	500	1000	2000	4000	8000
Dog noise	SPL	100	0	55	63	73	93	98	93	68	0
Interior Wall (Type 6)	RW	51	0	-16	-32	-42	-49	-54	-51	-54	
Resultant SPL in Adjacent Space			48.9	0	39	31	31	44	44	42	14
Clipping Room			31.5	63	125	250	500	1000	2000	4000	8000
Attenuation to North & South Tenant											
Dog noise	SPL	97	0	52	60	70	90	95	90	65	0
Interior Wall (Type 6)	RW	51		-16	-32	-42	-49	-54	-51	-54	
Resultant SPL in Adjacent Space			45.9	0	36	28	28	41	41	39	11

South Wall + Noise Mitigation



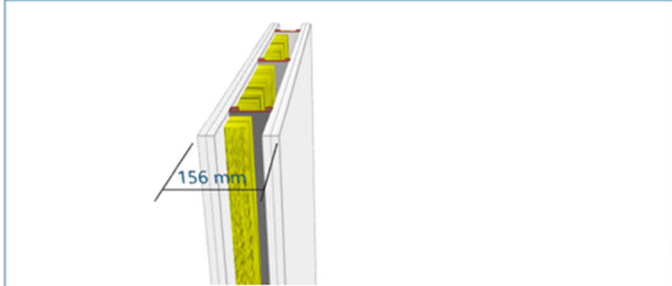


North & South Wall

63	125	250	500	1k	2k	4k
16	32	42	49	54	51	54

Rw 51 dB C-2
Ctr -6
Rw + Ctr 45 dB
100-3150 Hz

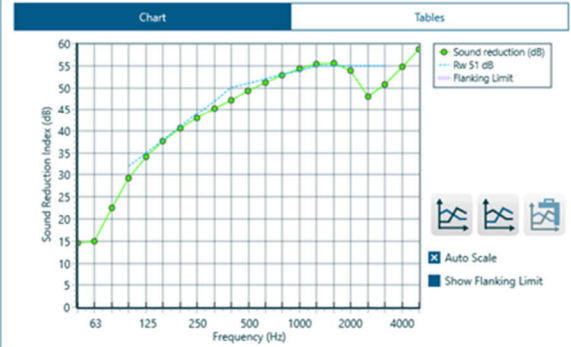
Description
Wall: • 2 x 15.9 mm USG Sheetrock Firecode X Gypsum plaster • Steel Stud (16-20g) (92 mm x 36 mm), Cavity Width 92 mm • 50.8 mm Mineral wool I (3.8 lb/ft3) • 2 x 15.9 mm USG Sheetrock Firecode X Gypsum plaster



for: 50Hz

Total Mass: 47.1 kg/m² Version 9.0.24

Single		Double		Triple
Panel 1	Frame 1	Panel 2	Leak	
Frame Material All Masonry Metal Timber	Frame Type Steel Stud (1.0-1.6mm) Staggered Steel Stud Steel Stud + resil. rail Steel Stud (1.0-1.6mm) + resil. rail Furring Channel 7/8" (22mm x 0.55mm) Furring Channel (28mm x 0.55mm)	Frame Parameters Cavity Width: 92.00 (mm) Stud Width: 36.00 (mm) Stud Depth: 92.00 (mm) Stud Spacing: 600.0 (mm) <input checked="" type="checkbox"/> Keep cavity width constant		
Absorption Search: <input type="text"/> Absorber Thickness: 50.8 (mm) Number of: < 1 >				
Product Mineral wool I (3.8 lb/ft3)	Category All Fibreglass Mineral Wool	Manufacturer All Manufacturers Generic		





APPENDIX D

ANSI S12.2 NOISE LEVEL CRITERIA





Annex C

(informative)

Recommended noise level criteria for various occupied activity areas

C.1 Recommended A-weighted criteria

A-weighted sound levels suitable for typical room types may be determined from Table C.1.

Table C.1 — A-weighted (unoccupied) sound level criteria for rooms of various uses [15, p. 890]

Occupancy	A-weighted sound level
Small auditoriums (≤ 500 seats)	35-39
Large auditoriums, large drama theaters, and large churches (for very good speech articulation) (> 500 seats)	30-35
TV and broadcast studios (close microphone pickup only)	16-35
Legitimate theaters	30-35
Private residences:	
Bedrooms	35-39
Apartments	39-48
Family rooms and living rooms	39-48
Schools:	
Lecture and classrooms	
core learning space with enclosed volume	35
< 566 cu m ($\leq 20,000$ cu ft)	
core learning space with enclosed volume	40
> 566 cu m ($> 20,000$ cu ft)	
Open-plan classrooms	35
Hotels/motels:	
Individual rooms or suites	39-44
Meeting/banquet rooms	35-44
Service support areas	48-57
Office buildings:	
Offices	
executive	35-44
small, private	44-48
large, with conference tables	39-44
Conference rooms	
large	35-39
small	39-44
Open-plan areas	44-48





ANSI/ASA S12.2-2008

Occupancy	A-weighted sound level
Business machines, computers	48-53
Public circulation	48-57
Hospitals and clinics	
Private rooms	35-39
Wards	39-44
Operating rooms	35-44
Laboratories	44-53
Corridors	44-53
Public areas	48-52
Movie theaters	39-48
Churches, small	39-44
Courtrooms	39-44
Libraries	44-48
Restaurants	48-52
Light maintenance shop, industrial plant control rooms, kitchens, and laundries	52-62
Shops and garages	57-67



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Jason T. McGuire, *Council Member*



PH: 801.446-HELP @SouthJordanUT

NOTICE OF PUBLIC HEARING

December 1st, 2023

Dear Recipient:

Samantha Waatti, on behalf of Scent hound Franchising, LCC, has filed a Conditional Use Permit application (File #**PLCUP202300194**) at **10479 S. Redwood Road**. The applicant is requesting that the South Jordan City Planning Commission review and approve the Conditional Use Permit for Scenthound, an animal services use in the Commercial-Corridor (C-C) Zone.

You are receiving this notice because Salt Lake County records indicate that you own property that is within 600' (feet) of the subject property; or are listed as an affected entity. A map showing the property location is attached to this notice.

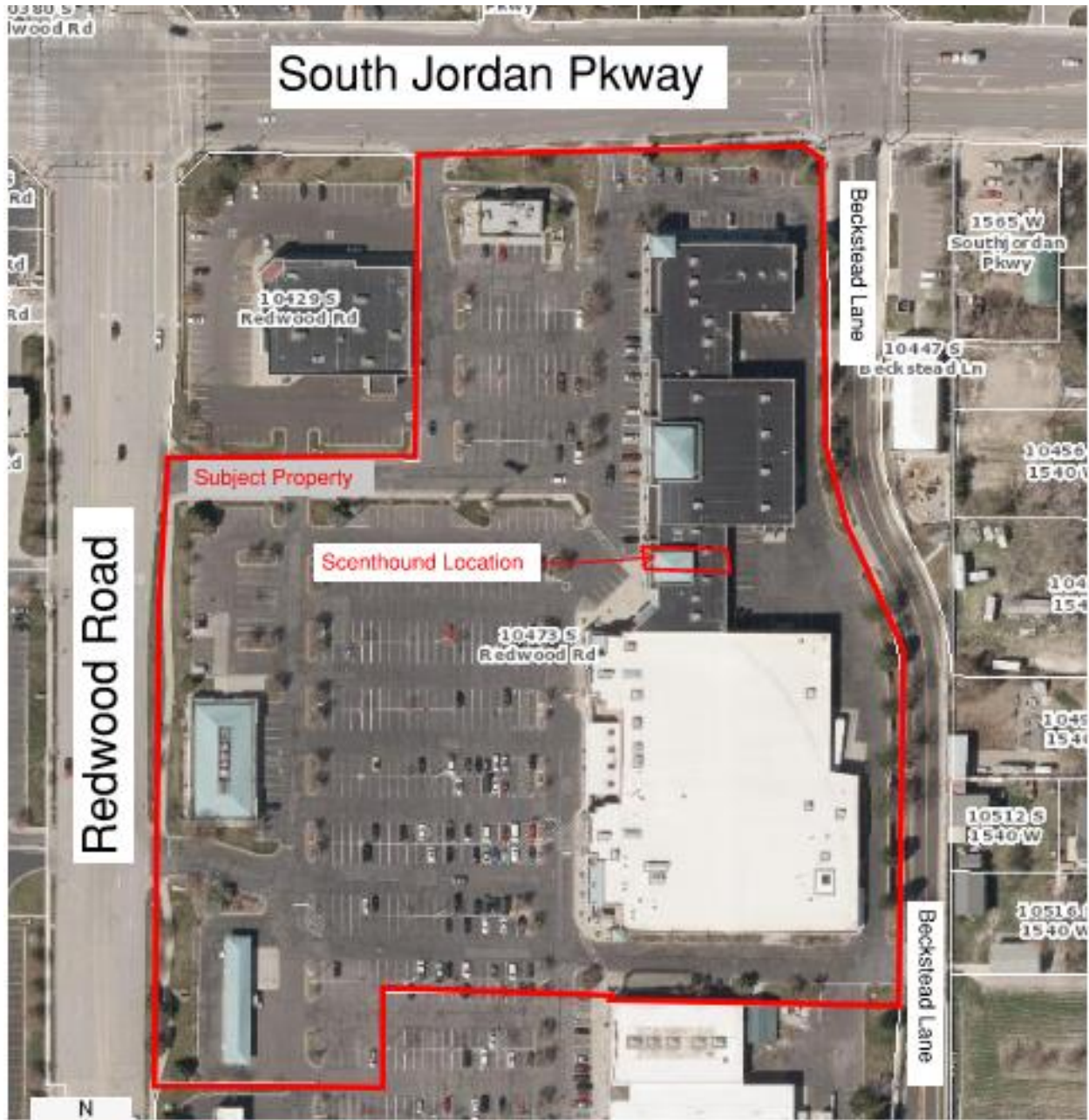
A public hearing regarding this proposal will be held before the South Jordan City Planning Commission **at 6:30 p.m. on Tuesday December 12th, 2023** in the South Jordan City Council Chambers (1600 W. Towne Center Drive). All interested parties are invited to attend. Virtual attendance can be done by following instructions provided at: **<http://ww.sjc.utah.gov/planning-commission/>**. Virtual attendance is contingent upon on individual's internet connection, not the City.

Public comments may be submitted by in writing by mail or by emailing Andrew McDonald at **amcdonald@sjc.utah.gov**, **by 12:00 p.m. on December 12th, 2023**. This ensures that any comments received can be reviewed by the Commission, and included in the record prior to the meeting. Any emails or signed letters received will be placed on record. **There is a 10 MB file size limit on emailed comments**. Comments may also be given, and added to the record, during the public comment portion of the hearing.

Should you desire further information, you may contact the South Jordan Planning & Zoning Department: **(801) 446-4357** during regular business hours or by contacting the email provided.

Respectfully,
Andrew McDonald
Planner I

Location Map of Subject Property



Source: City of South Jordan Public GIS map as of November 2023