

SALT LAKE CITY CORPORATION
 Planning Commission
 451 South State Street, Room 406
 PO Box 145480
 Salt Lake City, Utah 84111

15-03-101-025-0000

ABSTRACT OF FINDINGS AND ORDER

I, Tami Hansen, being first duly sworn, depose and say that I am the Secretary to the Salt Lake City Planning Department, and that on Wednesday, April 9, 2008 the Salt Lake City Planning Commission reviewed **Petition No. 410-07-31 Diamond Parking North Temple Conditional Use**—a request by Diamond Parking Service represented by Bill Baer, to develop a new commercial parking lot and mini-warehouse located approximately at 1925 W North Temple Street. The subject property contains approximately 18.8 ± acres.

The legal description of the property is as follows:

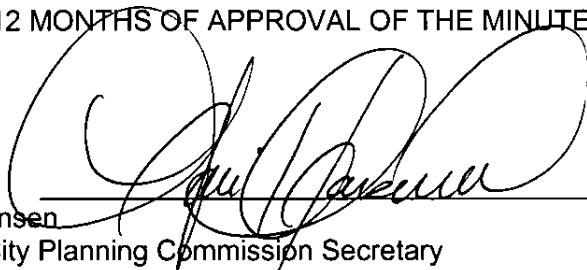
BEG S 33 FT & E 78.78 FT & E 280.22 FT & N 33.27 FT & N 89°57'27" E ALG SEC LINE 431.86 FT FR NW COR SEC 3, T1S, R1W, SLM; N 89°57'27" E 496 FT; S 0°03'08" E 233.6 FT; S 89°57'27" W 496 FT; N 0°03'08" W 233.6 FT TO BEG. ALSO BEG S 33 FT & E 78.78 FT FR NW COR SEC 3, T1S, R1W, SLM; E 280.22 FT; N 33.27 FT; N 89°57'27" E 431.86 FT; S 0°03'08" E 233.6 FT; N 89°57'27" E 496 FT; S 0°03'08" E 100 FT M OR L TO FENCE; S 89°58'22" W 672.31 FT M OR L TO CENTERLINE OF CANAL; S 14°25'24" E 330.19 FT; W 247.56 FT; NW'LY ALG 1015.92 FT RADIUS CURVE TO R 241.64 FT; NW'LY ALG 1105.92 FT RADIUS CURVE TO R 499.25 FT TO BEG. ALSO BEG AT A PT ON THE E LINE OF A PROJECT I-215-9(6)297 BEING S 0°00'44" E 33.27 FT & N 89°56'42" E 78.82 FT PARALLEL WITH THE S LINE OF SEC 34, T1N, R1W, SLM; N 89°56'42" E 280.18 FT; N 0°03'18" W 33.27 FT FR SW COR SD SEC 34; S 89°56'42" W 26.17 FT; N 0°11'08" W 298.49 FT; N 19°39'22" W 15 FT; N 0°11'08" W 360.06 FT TO S LINE OF NORTH TEMPLE ST; N 89°58'38" E ALG SD S LINE OF NORTH TEMPLE ST 15.50 FT; S 0°11'08" E 360 FT; S 19°39'22" E 15 FT; S 0°11'08" E 115.96 FT; N 89°58'38" E 156.17 FT; N 0°03'01" E 280.09 FT; N 89°58'38" E 175.20 FT; N 0°11'08" W 210 FT TO S LINE OF SD NORTH TEMPLE ST; N 89°58'38" E ALG THE S LINE OF SD NORTH TEMPLE ST 301.21 FT; S 0°00'43" E 672.30 FT TO S LINE OF SD SEC 34; S 89°56'42" W 189.14 FT; S 89°56'35" W 431.88 FT M OR L TO BEG. 18.59 AC M OR L. 6795-2929 6907-0720 6910-2186 7035-2725 8750-2862 9059-8246,8248 9463-8593 9468-9117 9498-4388

The Planning Commission made a motion to approve the conditional use request subject to the following conditions:

1. Conditional use approval for a commercial parking lot and ministorage units does not guarantee City approval of the number of parking stalls shown in Attachment B—Conceptual Site Plan in the staff report. The final number of parking stalls permitted on the subject property shall be subject to compliance with building and zoning requirements.
2. Applicant shall submit a construction phase schedule for staff review and approval.

3. Applicant shall prepare and submit a traffic impact study to the Transportation Division for review and approval. Based on the analysis and findings contained within the staff report, the applicant shall be required to comply with any and all traffic mitigation improvements required by the City.
4. Any grade change that exceeds two feet shall require a special exception.
5. All park strips within the public right-of-way shall be fully landscaped and planted with deciduous shade trees spaced no more than 30 feet apart on the center in compliance with City standards and subject to approval by the Urban Forester.
6. Unless otherwise modified by special exception or waiver, the proposed development shall comply with all applicable City regulations and development policies.
7. Petition shall be subject to compliance with all department comments contained within Attachment F— Department Comments.

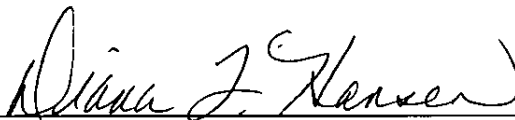
THESE CONDITIONS MUST BE MET WITHIN 12 MONTHS OF APPROVAL OF THE MINUTES.



Tami S. Hansen
Salt Lake City Planning Commission Secretary

State of Utah)
)ss
County of Salt Lake)

The foregoing instrument was subscribed and sworn, before me on October 15, 2008, by the Secretary of the Salt Lake City Planning Commission.



Notary Public
Residing in Salt Lake County

