



# Staff Report

PLANNING DIVISION  
COMMUNITY & NEIGHBORHOODS

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To: Salt Lake City Administrative Hearing Officer  
From: John Anderson, 801-535-7214  
Date: March 22, 2018  
Re: PLNPCM2018-00037 Conditional Use for Small Brewery and Social club

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## Conditional Use

**PROPERTY ADDRESS:** 936 and 948 S. 300 W.  
**PARCEL ID:** 15-12-255-031 and 15-12-255-020  
**MASTER PLAN:** Downtown Master Plan  
**ZONING DISTRICT:** D-2 Downtown Support District

**REQUEST:** Merry Warner (architect and property owner), is requesting on behalf of her clients, conditional use approval to operate a small brewery and social club at 936 and 948 S. 300 W. Both proposed uses are conditional uses in the D-2 Downtown Support District.

**RECOMMENDATION:** Based on the information in this staff report, Planning Staff finds that the proposal adequately meets the standards, subject to specified conditions, and recommends that the Administrative Hearing Officer approve the requested conditional use.

### ATTACHMENTS:

- A. Vicinity Map
- B. Site Plan
- C. Submitted Drawings
- D. Existing Conditions
- E. Analysis of Standards
- F. Public Process and Comments
- G. Department Comments
- H. Applicant Submittal
- I. Site Photographs

**PROJECT DESCRIPTION:** The buildings located on adjacent parcels at 936 and 948 S. 300 W. were historically occupied as an adjoining auto repair facility. The applicant is proposing to renovate the existing structures to house a small brewery and a tap room. There are no additions or significant structural changes proposed to the structures at this time.

In the structure at 936 S. 300 W., the proposed brewery would occupy 2,940 square feet of the existing structure leaving 2,740 square feet as the tap room. The applicant is also requesting to install a patio space in the rear (west) portions of the property. The structure located at 948 S. 300 W. is 2,400 square feet and will be used as office and storage related to the brewing operations. There is an

existing parking lot on the east side of the structure between the roadway and the structure. The existing 9 spaces satisfy the minimum off-street parking requirements.



*A street view of the existing buildings prior to their remodel with 936 S. in the center and 948 S. on the left.*

The Zoning Ordinance considers a tap room to be a tavern meaning that liquor cannot be served and only beer can be served on site. The applicants will be selling low and high point beer. The state considers high point beer as more similar to liquor and meaning the operation will need to be approved as a social club in order to serve that type of beer. The Zoning Ordinance differentiates between different types of breweries based on size. A small brewery is defined as:

*SMALL BREWERY: A brewery that produces less than fifteen thousand (15,000) barrels of beer, heavy beer, or malt liquor annually and occupies less than ten thousand (10,000) square feet in gross floor area.*

The proposed brewery meets the requirements of the definition. If the brewery expands larger than what is allowed as a small brewery the owners would then be forced to relocate to a zoning district that allows a large brewery.

**KEY ISSUES:** No significant outstanding issues have been identified through the analysis of the project and department review comments. No neighbor or community input has been received.

**DISCUSSION:** The proposed conditional uses for a small brewery and social club should be approved if reasonable conditions can be imposed to mitigate any detrimental effects of the proposed uses. This proposal complies with the standards for approval of Conditional Uses and is also consistent with planning policies as well as the Downtown Master Plan and Plan Salt Lake.

The proposed small brewery and social club are operating in existing buildings that are being renovated to accommodate the new uses. All abutting properties are also zoned as D-2. Most of the uses are currently occupied by auto related uses such as repair or storage. Directly east across 300 West, the properties are zoned as FB-UN-2 (Form Based Urban Neighborhood District). Current development there consists of auto related uses as well and a social club. The proposed use will not negatively impact any of these properties.

There is a single family dwelling located to the northwest of the property on Gale St. There is an existing alley that is improved and frequently utilized between the two properties. There is a patio proposed on the west side of the building which is across the alley from the rear yard of the single family dwelling in question. To contain potential noise and patrons in the alley, the applicant is proposing a solid 6 foot high fence along the property line. Further, staff has determined that the applicant will not have any live performances or music broadcast into that portion of the property.

Given that the anticipated detrimental effects can be mitigated with reasonable conditions, Staff recommends that the proposed conditional use be approved.

**NEXT STEPS:** If approved, the applicant will be required to obtain all necessary permits for the project as outlined above from the Building Services division. The applicant will also need to receive licensing to operate from the state of Utah and other governmental regulatory bodies.

If denied, the applicant would not have city approval for a social club or small brewery on the subject parcel and would not be allowed to open their operations at the site.

**ATTACHMENT A: VICINITY MAP**

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**ATTACHMENT B: SITE PLAN**

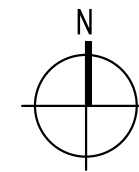
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# TF BREWING

## 936 SOUTH & 948 SOUTH 300 WEST SALT LAKE CITY, UT 84101



VICINITY MAP



### BREWHOUSE AND TAP ROOM - 936 S 300 W

SCOPE OF WORK: INTERIOR IMPROVEMENTS OF EXISTING BUILDING  
CHANGE OF USE REQUIRED.

BUILDING/SITE INFORMATION (936 S 300 W):  
ACRE: 0.33 (14,119 SF)  
ZONING: D-2 (DOWNTOWN SUPPORT DISTRICT)  
PROPOSED USE: SMALL BREWERY & TAP ROOM  
PARKING: 9 EXISTING SPACES (TO REMAIN)  
BUILDING SF: NO OFFSTREET PARKING REQUIRED (21A.44.030, section c)

OCCUPANCY GROUP: A-2 & F-2 NON-SEPARATED  
CONSTRUCTION: TYPE III-B  
FIRE SPRINKLER: YES  
MAX BUILDING HEIGHT: 65'-0"  
EXISTING BUILDING HEIGHT: 1 STORY, 16'-0" (EXISTING, NO CHANGE)

### BUILDING CODE REVIEW:

Building Area (936 SOUTH): 5,680 sq.ft.  
Previous Occupancy: Storage (S-1) - Auto Repair  
Proposed Occupancy: A-2 & F-2  
Occupant load factor:  
A-2 - Taproom  
Assembly, Unconcentrated Tables and Chairs  
1545 SF @ 15 SF net = 103 occupants  
Kitchens, commercial (behind bar)  
258 SF @ 200 SF gross = 2 occupants

F-2 - Brewery  
Industrial Area  
1831 SF @ 100 SF gross = 19 occupants

S-2 - Storage  
Warehouse  
660 SF @ 500 SF gross = 2 occupant

Occupant load: 126 Total Occupants

Occupancy Separation: NONE REQUIRED

A-2 - Outdoor Patio  
Assembly, Unconcentrated Tables and Chairs  
1000 SF @ 15 SF net = 67 occupants

### MINIMUM NUMBER OF REQUIRED PLUMBING FACILITIES (IBC 2902.1)

	WC		LAV		DF	SS
	M	F	M	F		
A-2 TAVERN	1/40	1/40	1/70	1/70	1/500	1
F-2 FACTORY	1/100		1/100		1/400	1
S-2 STORAGE	1/100		1/100		1/1000	1

A-2 - Taproom (105 occupants) + Outdoor Patio (67 occupants) = 170  
F-2 - Brewery (19 occupants)  
S-2 - Storage (2 occupants)

	WC		LAV		DF	SS
	M	F	M	F		
A-2 (157)	2.13	2.13	1.21	1.21	0	1
F-2 (19)	0.19		0.19		0	1
S-2 (2)	0.02		0.02		0	1
TOTAL	2.34 = 3		1.42 = 2		0	1

### Applicable Codes:

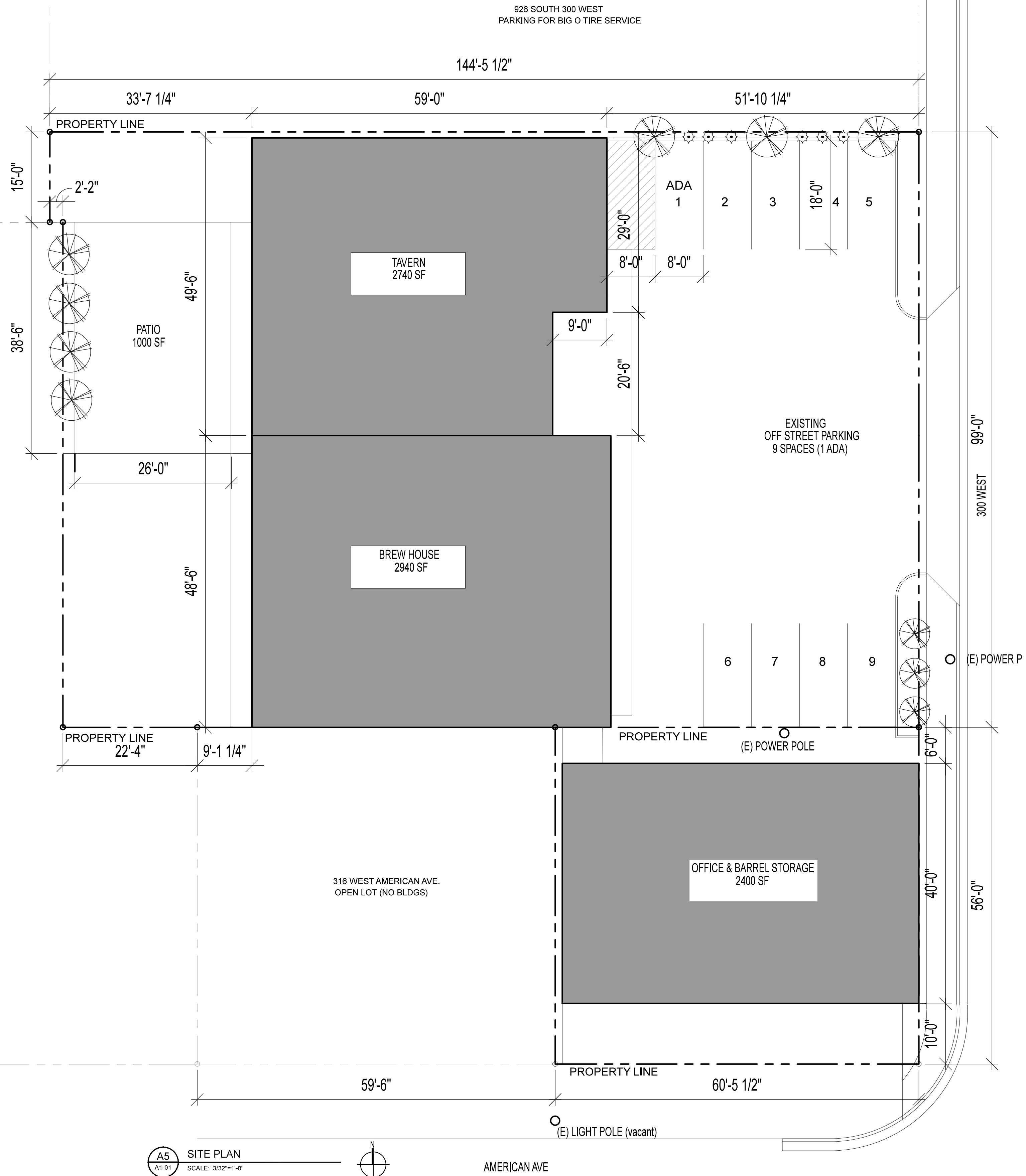
2015 IBC  
2015 IMC  
2015 IPC  
2014 NEC  
2015 IFC  
2015 IECC  
ADA  
Zoning Ordinance

International Building Code  
International Mechanical Code  
International Plumbing Code  
National Electric Code  
International Fire Code  
International Energy Conservation Code  
ANSI A117.1 - 2009  
SALT LAKE CITY Title 21 Zoning Ordinance

PUBLIC ALLEY

326 WEST AMERICAN AVE.  
WARBURTON SPECIALTY  
TRUCK SERVICE & REPAIR

316 WEST AMERICAN AVE.  
OPEN LOT (NO BLDGS)



A5 SITE PLAN  
SCALE: 3/32"=1'-0"

### OFFICE AND STORAGE - 948 S 300 W

SCOPE OF WORK: INTERIOR IMPROVEMENTS OF EXISTING BUILDING.  
CHANGE OF USE REQUIRED.

BUILDING/SITE INFORMATION (948 S 300 W):  
ACRE: 0.17  
ZONING: D-2 (DOWNTOWN SUPPORT DISTRICT)  
BUILDING SF: 2400 SF

BUILDING CODE REVIEW:  
Area of remodel: 2,400 sq.ft.  
Previous Occupancy: Storage (S-1) - Auto Repair  
Proposed Occupancy: Office (B) - Business  
Occupant load factor: 300 SF GROSS / person @ Storage

Occupant load: 14 Total Occupants  
Occupancy Separation: NONE REQUIRED

PARKING: 0 EXISTING SPACES  
NO OFFSTREET PARKING REQUIRED (21A.44.030, section c)

CONSTRUCTION TYPE: III-B  
FIRE SPRINKLER: NO  
EXISTING BUILDING HEIGHT: 19'-8"

OCCUPANT LOAD CALCULATION:  
AREA: OCCUPANT  
Office: 675 SF/100 SF PER OCC. 7  
Storage: 1362 SF/200 SF PER OCC. 7

STAMP	REVISIONS:
PROJECT INFO AND SITE PLAN SCALE: AS NOTED	PROJECT NO. 18101 DATE: 02/23/18 SHEET: G1-01

PERMIT SET

TF BREWING  
936 SOUTH & 948 SOUTH 300 WEST SALT LAKE CITY, UTAH 84101

STRUCTO, INC. ARCHITECTURE + DESIGN  
1099 WINDSOR ST. SALT LAKE CITY, UT 84105

**ATTACHMENT C: SUBMITTED DRAWINGS**

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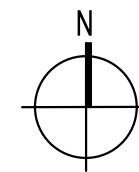
# TF BREWING OFFICE

## 948 SOUTH 300 WEST

### SALT LAKE CITY, UT 84101



VICINITY MAP



SCOPE OF WORK: CHANGE OF USE TO AN OFFICE. NO ELECTRICAL OR MECHANICAL WORK.

**BUILDING/SITE INFORMATION:**  
 ACRE: 0.17  
 ZONING: D-2 (DOWNTOWN SUPPORT DISTRICT)  
 BUILDING SF TOTAL: 2400 SF

**PARKING:** 0 EXISTING SPACES  
 NO OFFSTREET PARKING REQUIRED (21A.44.030, section c)

**CONSTRUCTION TYPE:** III-B  
**FIRE SPRINKLER:** NO  
**EXISTING BUILDING HEIGHT:** 21'-10"

**Applicable Codes:**

2015 IBC  
 2015 IMC  
 2015 IPC  
 2014 NEC  
 2015 IFC  
 2015 IECC  
 ADA  
 Zoning Ordinance

International Building Code  
 International Mechanical Code  
 International Plumbing Code  
 National Electric Code  
 International Fire Code  
 International Energy Conservation Code  
 ANSI A117.1 - 2009  
 SALT LAKE CITY Title 21 Zoning Ordinance

**BUILDING CODE REVIEW:**

Area of remodel: 2,400 sq.ft.  
 Previous Occupancy: Storage (S-1) - Auto Repair  
 Proposed Occupancy: Office (O) - Business  
 Occupant load factor: 300 SF GROSS / person @ Storage

Occupant load: 14 Total Occupants  
 Occupancy Separation: NONE REQUIRED

**OCCUPANT LOAD CALCULATION:**

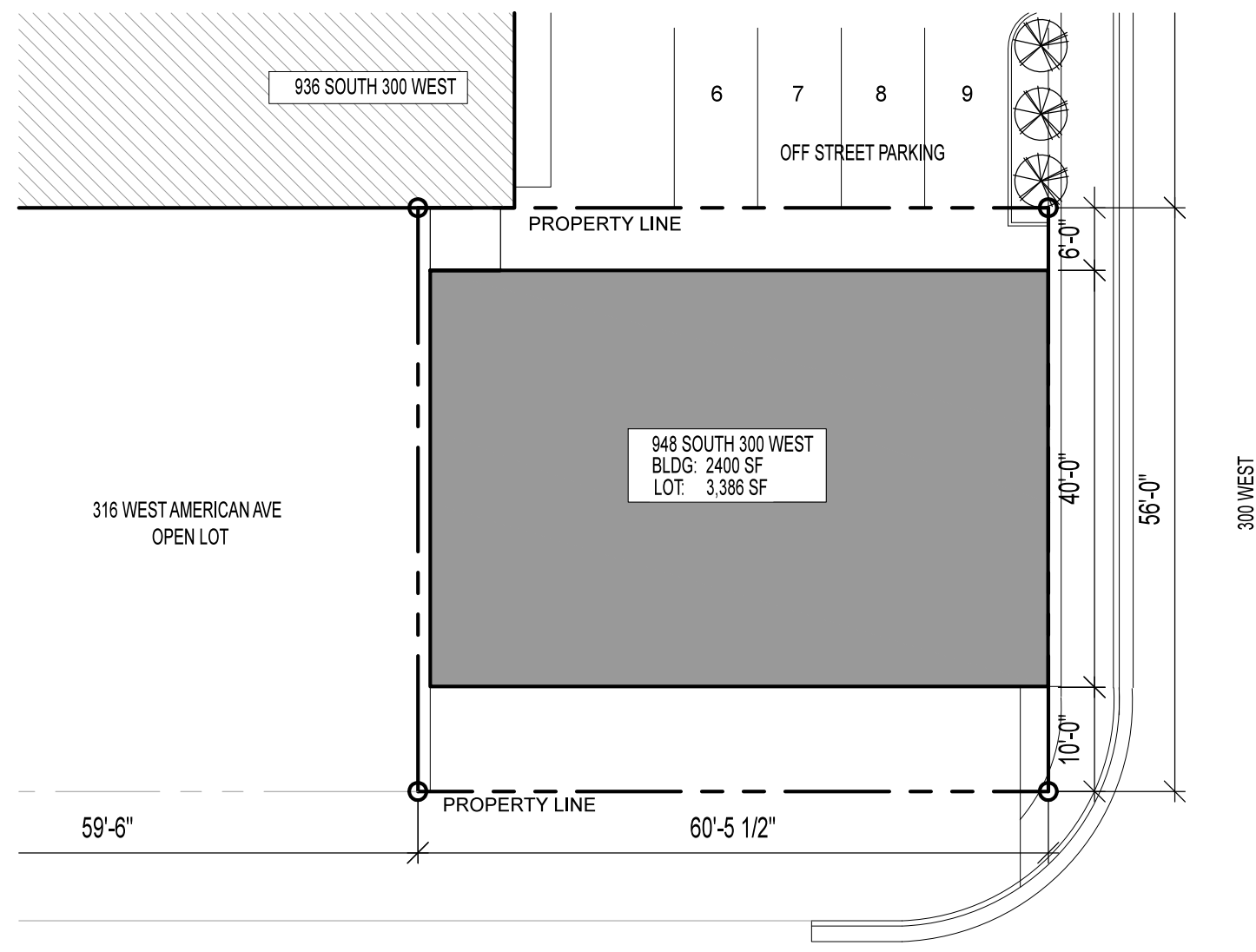
AREA	OCCUPANT
Office: 675 SF / 100 SF PER OCC.	7
Storage: 1352 SF / 200 SF PER OCC.	7

**EGRESS REQUIREMENTS:**

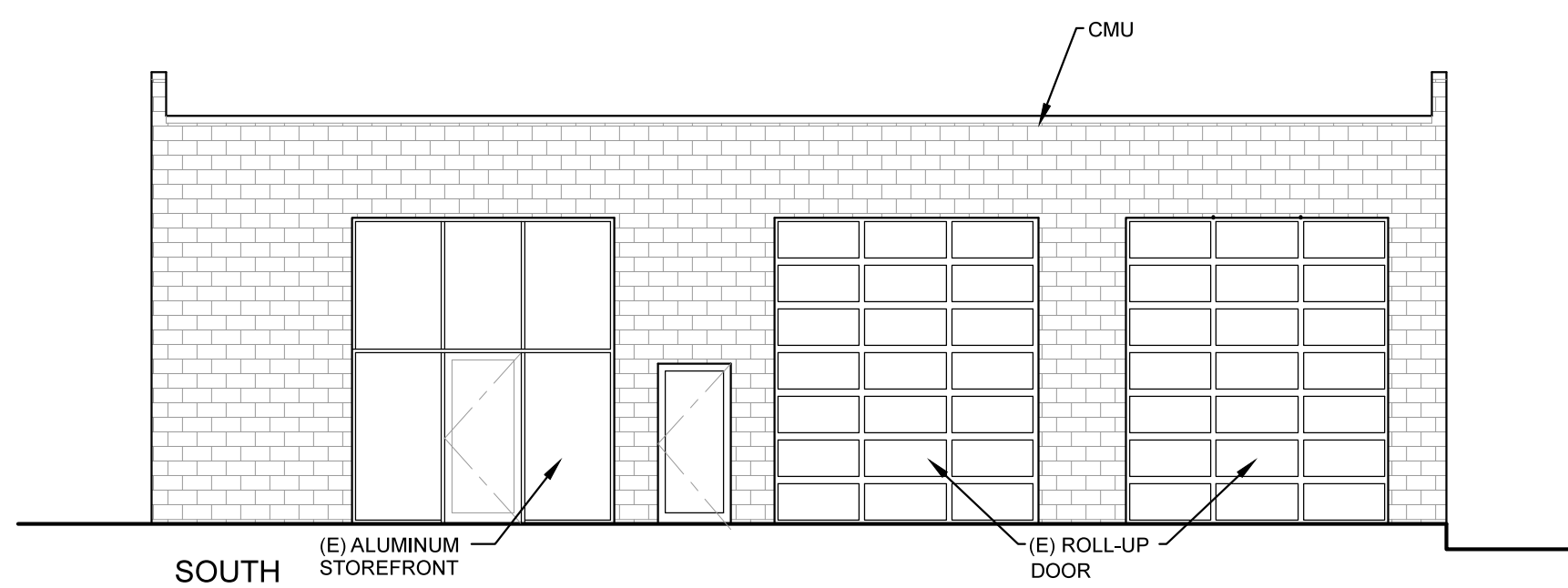
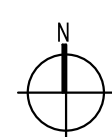
# of exits required (Table 1021.1): 2 exits required w/ 200' max travel distance.  
 # of exits provided: 4 exits provided w/ travel distance less than 200'  
 Door opening width required: 0.20' x 8' = 1.6'  
 Door opening width provided: 36" + 36" + 42" = 156"

**MINIMUM NUMBER OF REQUIRED PLUMBING FACILITIES:**

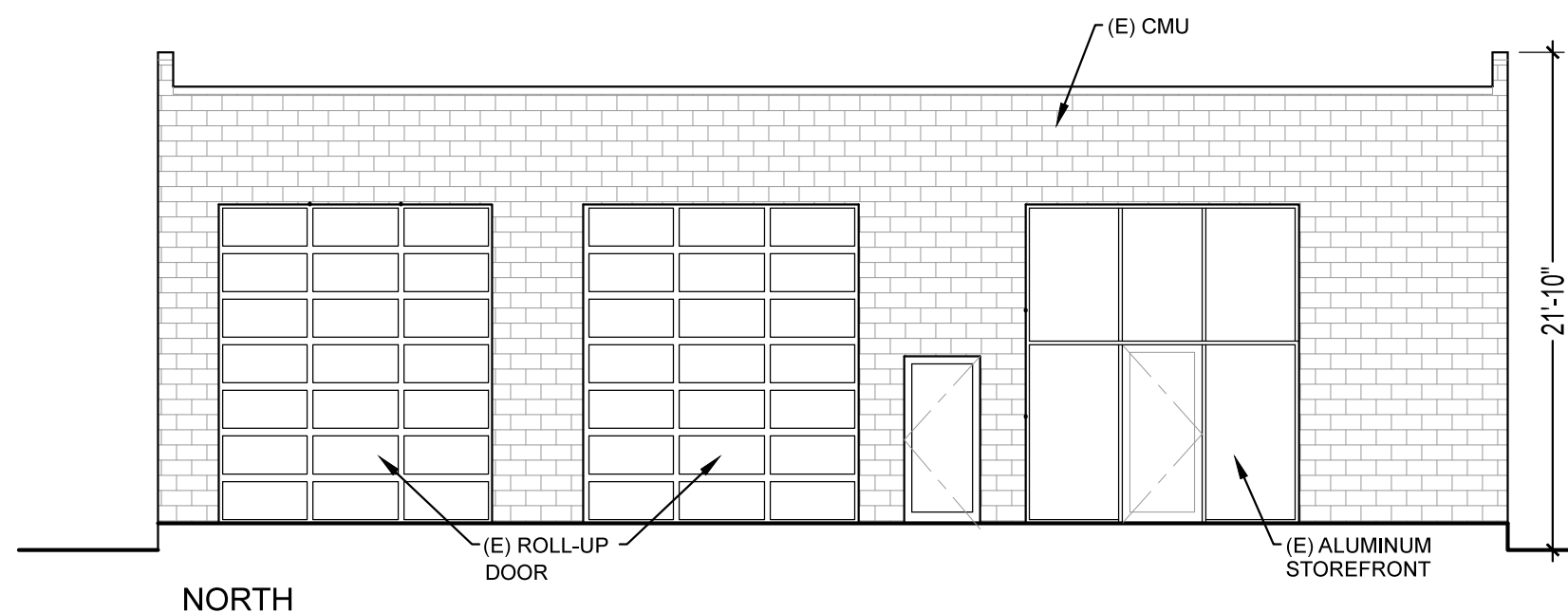
- a) Water Closets - Required 1 Provided 1
- b) Lavatories - Required 1 Provided 1
- c) Service Sinks: 0
- d) Drinking Fountains: 0



A1 SITE PLAN  
 SCALE: 1/16"=1'-0"

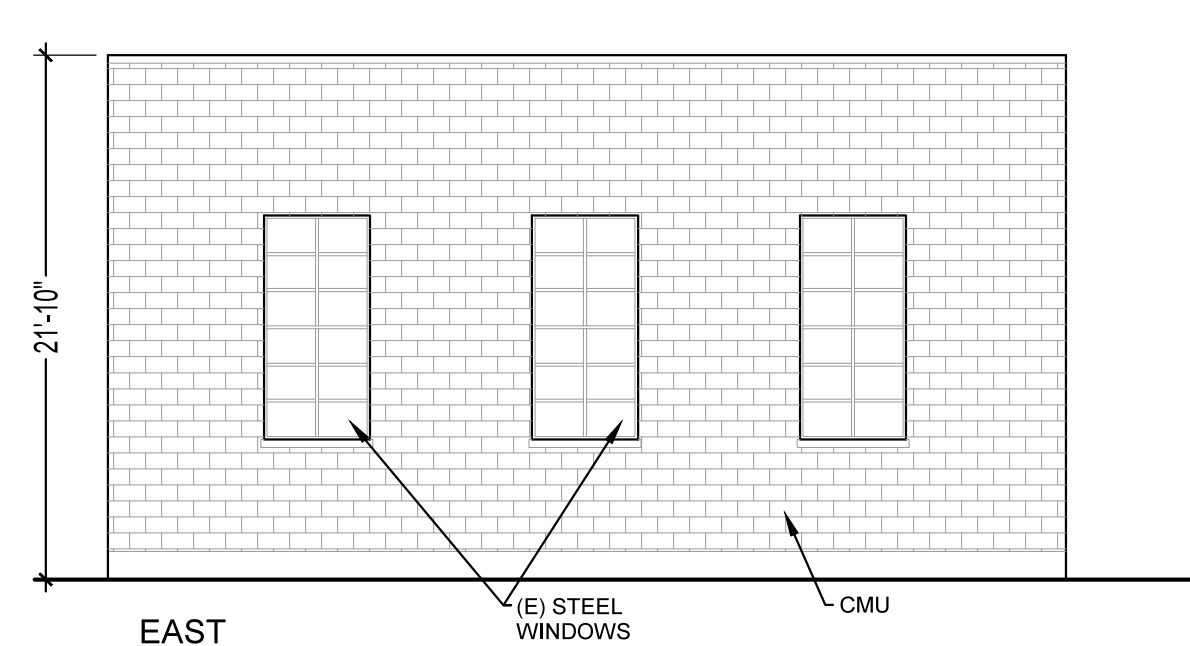


SOUTH

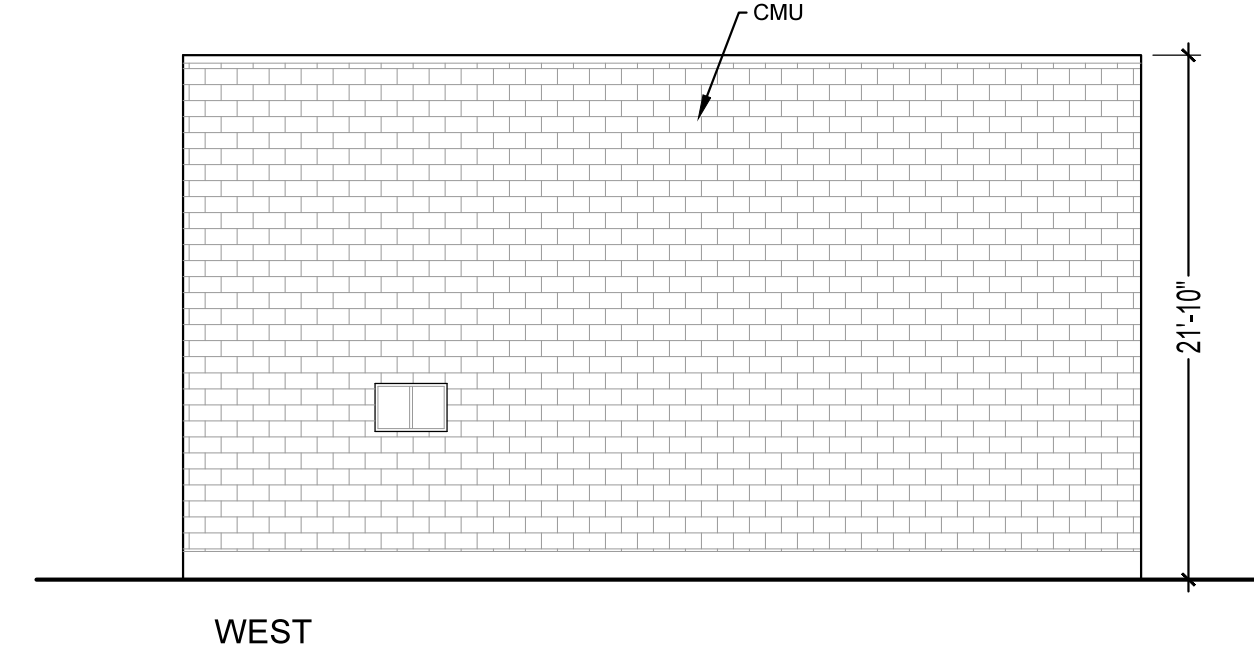


NORTH

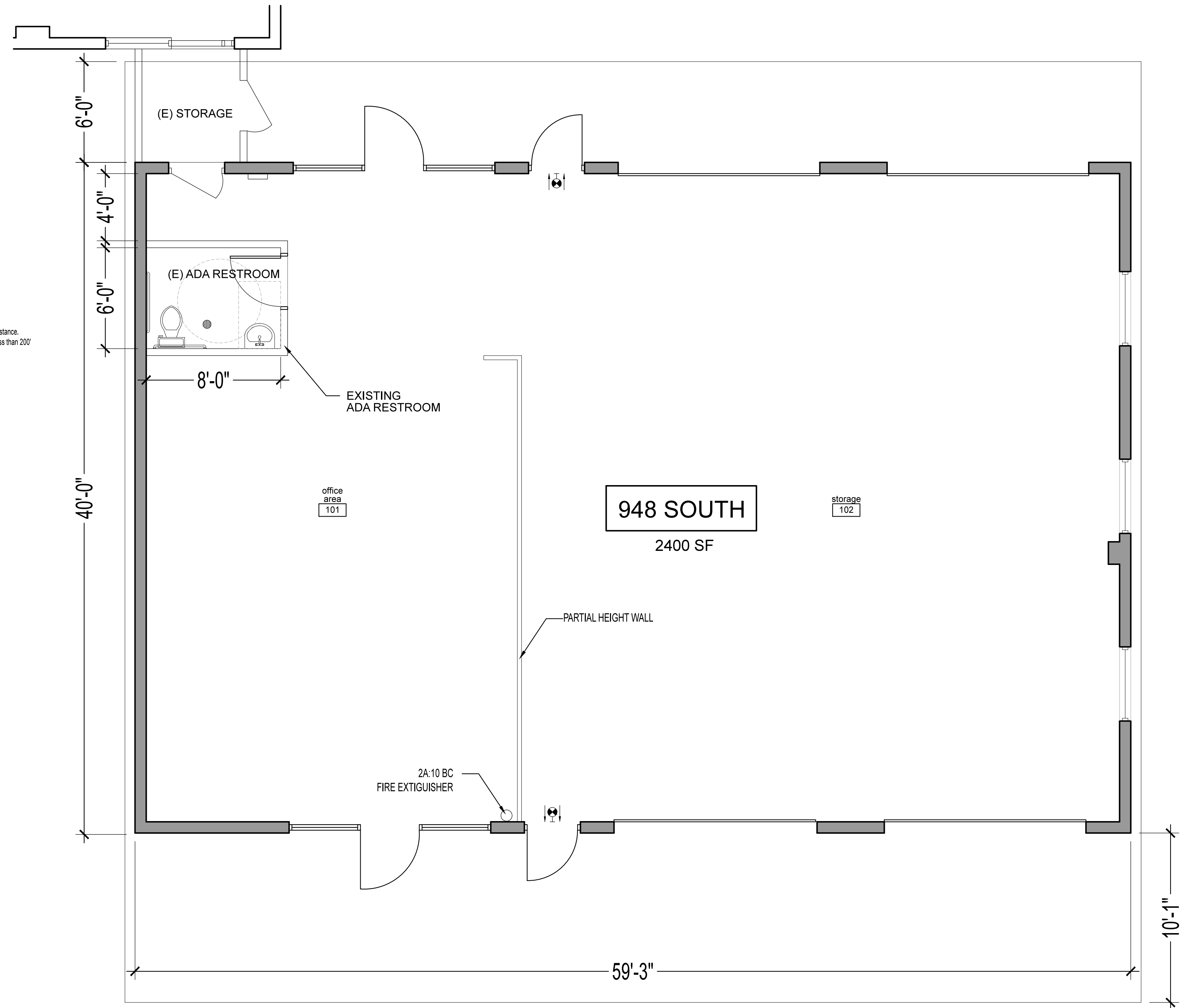
A1 ELEVATIONS  
 SCALE: 1/8"=1'-0"



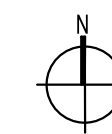
EAST



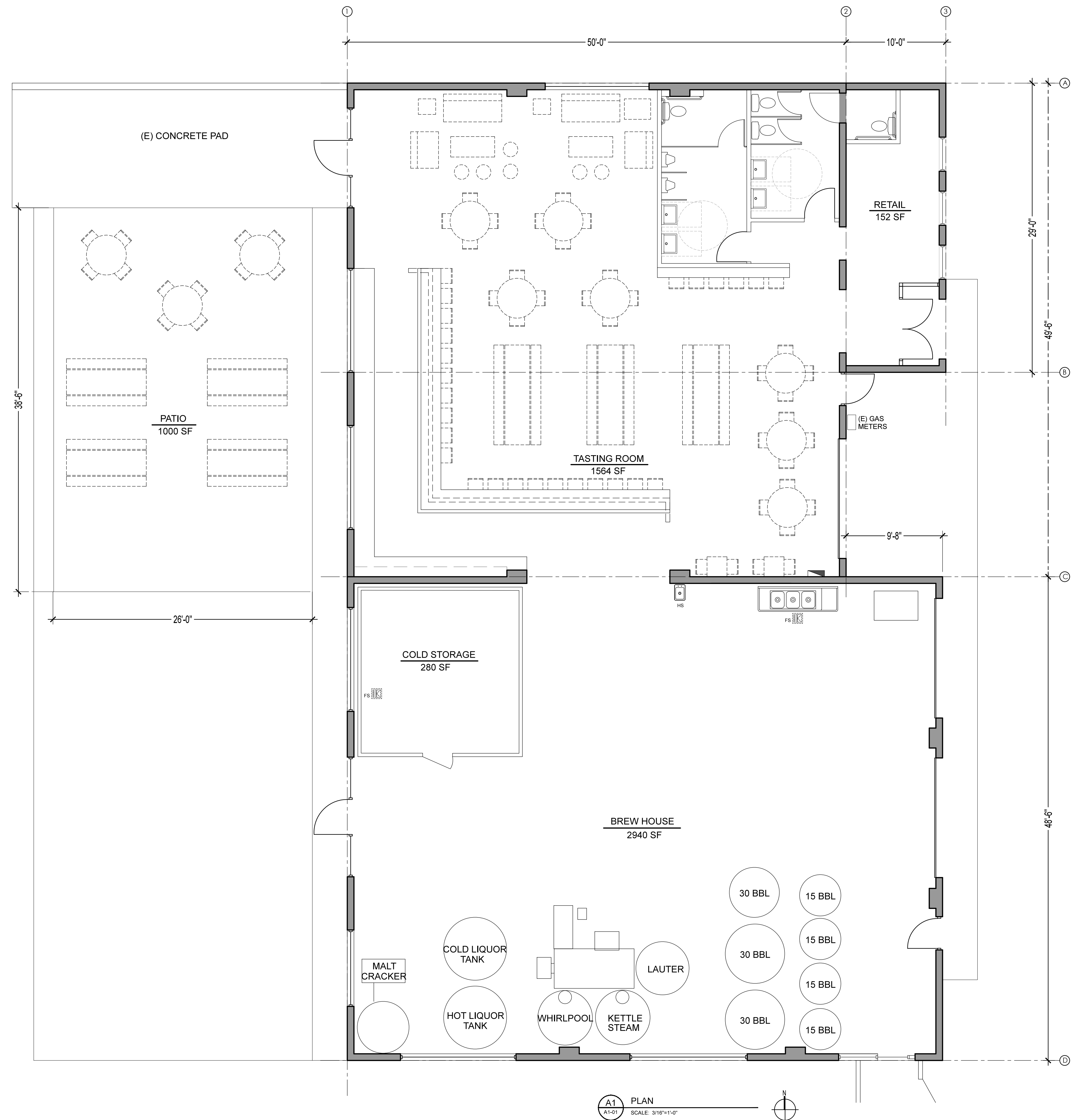
WEST



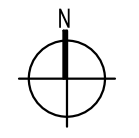
A2 FLOOR PLAN  
 SCALE: 3/16"=1'-0"



STAMP	REVISIONS:
PROJECT INFO AND PLANS SCALE: AS NOTED	PROJECT NO. 18102 DATE: 02/09/18 SHEET: A1-01



A1 PLAN  
 A1-01 SCALE: 3/16"=1'-0"



STAMP	REVISIONS:
PLANS SCALE: AS NOTED	PROJECT NO. 18101
	DATE: 01/19/17
	SHEET: A1-01

## **ATTACHMENT D: EXISTING CONDITIONS**

The parcels at 936 and 948 S. 300 W. are approximately 18,104 square feet in area. There are two one-story buildings located on the site. The structure at 948 S. 300 W. occupies its entire parcel. There is a paved parking area located east of the building at 936 S. 300 W. and a small open area on the west side of the building that has not been developed and is planned as an outdoor space for the proposed uses. There are no plans to change the exterior of the buildings except general cosmetic improvements and upgrades.

### **Current Zoning Requirements – D-2 (Downtown Support) Zoning District**

The following chart illustrates the zoning requirements in the D-2 zone, current conditions on the subject parcel, and whether or not that is in compliance with the standard.

<b>Zoning Standard</b>	<b>Required</b>	<b>Existing</b>	<b>Complying</b>
		Building A is 936 S. 300 W. Building B is 948 S. 300 W.	Building A is 936 S. 300 W. Building B is 948 S. 300 W.
Minimum Lot Area	No minimum	A. 14,749 square feet B. 3,355 square feet	A. Complies B. Complies
Minimum Lot Width	No minimum	A. Approximately 100 feet B. Approximately 55 feet	A. Complies B. Complies
Front Yard Setback	No setback required	A. Approximately 55 feet B. 0 feet	A. Complies B. Complies
Interior Side Yard	No setback required	A. 0 feet B. 0 feet	A. Complies B. Complies
Rear Yard	No setback required	A. Approximately 31 feet B. 0 feet	A. Complies B. Complies
Parking Spaces	0	A. 9 B. 0	A and B. Both comply as the D-2 zone does not require any parking for nonresidential uses under 25,000 square feet.
Building Height	65 feet maximum	Both are one story structure less than 65 feet	Both structures comply

The small brewery and social club in question are proposed in existing structures that were utilized as auto repair facilities for decades. Due to the lack of significant zoning or design standards in the D-2 zoning district, the structures at 936 and 948 S. 300 W. do continue to meet all listed zoning standards.

### **Applicable Master Plan Policies**

The subject properties are located within the boundaries of the Downtown Master Plan. That plan listed the following items (among others) as goals:

- We value a downtown that is vibrant & active.
- Create unique places for different age groups, interests, and needs within each downtown district that are active 7 days a week.
- Make downtown a unique destination for visitors.
- Establish an active public realm that supports a vibrant downtown experience.

Plan Salt Lake sets a consolidated, citywide vision for Salt Lake City. It lists as initiatives:

- Support the growth of small businesses, entrepreneurship and neighborhood business nodes.
- Preserve and enhance neighborhood and district character.
- Encourage a mix of land uses.
- Support the economic growth of Downtown.

The proposed Conditional Use is in concert with the applicable sections of both the Downtown Master Plan and Plan Salt Lake as specified above. It furthers both plans by reusing existing buildings to increase the types of uses that serve to encourage a 24-hour urban environment.

# **ATTACHMENT E: ANALYSIS OF STANDARDS**

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## **21A.54.080 Standards for Conditional Use**

**Approval Standards:** A conditional use shall be approved unless the planning commission, or in the case of administrative conditional uses, the planning director or designee, concludes that the following standards cannot be met:

1. The use complies with applicable provisions of this title

**Analysis:** Section 21A.33.030 Table of Permitted and Conditional Uses for Commercial Districts lists a social club and a small brewery as conditional uses in the D-2 zoning district with a qualifying provision, note 6, which states, "Subject to conformance with provisions in the section 21A.36.300, Alcohol Related Establishments, of this title."

**Finding:** If the application is approved, the proposed use will need to meet this portion of the standard. The Salt Lake City Police Department and Building Services have reviewed and approved of the Safety and Operations Plan as well as the floor plan.

## **21A.36.300 Alcohol Related Establishments Requirements**

The purpose of this section is to permit the establishment of taverns, social clubs, dining clubs, brewpubs, and microbreweries as defined in chapter 21A.62 of this title, subject to licensing procedures, and where appropriate, conditional use standards. There are several items within this code section that are discussed below:

Section 21A.36.300.B – License Required: No tavern, social club, dining club, brewpub, or microbrewery shall be established, operated, or maintained within the City without a valid license issued by the Utah state division of licensing, and without a valid business license issued by the City.

**Analysis:** The applicant needs to go through the process with the Utah Department of Alcoholic Beverage Control for the appropriate license. Should the conditional use be approved, the applicant will also need to obtain a business license from the City.

**Finding:** If the application is approved, the proposed use will need to meet this portion of the standard. It cannot be met until the conditional use approval is granted.

Section 21A.36.300.D. – Taverns, Social Clubs, Dining Clubs, Brewpubs, and Microbreweries; Authorized As Conditional Uses: Taverns, social clubs, dining clubs, brewpubs, and microbreweries may be allowed as conditional uses pursuant to the provisions of Chapter 21A.54 of this title, and pursuant to Subsection B of this section in zoning districts noted in the tables of permitted and conditional uses provided the following standards are achieved:

21A.36.300.D.1.a. – Require that a security and operations plan be prepared by the applicant and approved by the Salt Lake City Police Department and the Building Official, and filed with the City Recorder's office, which shall include:

- (1) A complaint-response community relations program;
- (2) A provision for a representative of the tavern, social club, dining club, brewpub, or microbrewery to meet with neighbors upon request in order to attempt to resolve any neighborhood complaints regarding the operations on the business premises;
- (3) Design and construction requirements to ensure that any sound level originating within the premises, measured within fifteen feet (15') from an exterior wall or door thereof, does not exceed the maximum permissible sound level set forth for the applicable zoning district in Chapter 9.28 of this code;

- (4) A provision stating that live entertainment shall only be located within an enclosed building subject to the foregoing sound limit;
- (5) Prohibiting electronically amplified sound in any exterior portion of the premises;
- (6) Designation of a location for smoking tobacco outdoors in conformance with state law;
- (7) A provision stating that any trash strewn on the premises be collected and deposited in a trash receptacle by six o'clock (6:00) A.M. the following day, including any smoking and parking lot areas;
- (8) A provision stating that portable trash receptacles on the premises be emptied daily and automated receptacles be emptied at least weekly. Automated receptacles shall be located only within a city approved trash storage area; and
- (9) A parking management plan, which shall include consideration of the impact of parking on surrounding neighborhoods.

**Analysis:** The applicant has submitted a security and operations plan to the Police Department and the Building Services Division that addresses all of the requirements of items 1-9 listed above. Each division has approved of the proposed plan.

**Finding:** The security and operations plan has been approved by both the Building Services Division and the Police Department and is being recorded with the City Recorder prior to issuing any permits for the use.

21A.36.300.D.1.b. – Require a review and approval of the site and floor plan proposed for the premises by the Salt Lake City Police Department. Such review may require design features for the purpose of reducing alcohol related problems such as consumption by minors, driving under the influence, and public drunkenness;

**Analysis:** The applicant has provided a site and floor plan that has been approved by the Police Department.

**Finding:** Materials have been submitted to the Police Department for review and has been approved. This portion of the standard has been approved.

21A.36.300.D.1.c. – Require buffering where a tavern, social club, dining club, brewpub, or microbrewery abuts a residentially zoned parcel. Said buffering shall include vegetative landscaping or walls along any property line or within any required yard area on the lot where the premises are located;

**Analysis:** The subject property does not abut a residentially zoned parcel.

**Finding:** This portion of the standard does not apply to the proposal.

21A.36.300.D.1.d. – Require that landscaping be located, and be of a type, that cannot be used as a hiding place;

**Analysis:** The only landscaping on the property will be in the rear portions of the property behind the building located at 936 S. 300 W. That area can only be accessed through the structure or through a locked gate and will not be accessible to the general public.

**Finding:** Landscaping on the property will be in a privately accessed area and will not create any hiding places or encourage illicit behavior.

21A.36.300.D.1.e. – Require that the exterior of the premises be maintained free of graffiti, including the main building, any accessory buildings or structures, and all signs. Graffiti shall be removed from the exterior of the premises within forty-eight hours, weather permitting.

**Analysis:** There is no readily apparent graffiti currently on site. The applicant has stated that any future graffiti will be removed within the required 48 hours, weather permitting.

**Finding:** This portion of the standard is met.

21A.36.300.D.2.a - Limit the size and kind of signage located on the outside of any building in conformance with Chapter 21A.46 of this title;

**Analysis:** The applicant has not proposed any signage at this time.

**Finding:** This portion of the standard is met. Any additional signage on the building will require the issuance of a sign permit from Building Services.

21A.36.300.D.2.b. – Require parking area lighting to produce a minimum footcandle that provides safe lighting for pedestrians, but does not intrude on residents’ enjoyment of their homes;

**Analysis:** The parking area is located on the east side of the structure between itself and 300 West. There are no residential structures adjacent to the parking areas. Lighting will be provided in the parking lot which will create a safe environment for drivers and pedestrians.

**Finding:** This portion of the standard is met.

21A.36.300.D.2.c. – Consider the proposed location of an outdoor smoking area in the security and operations plan and the potential effect on neighboring residences, businesses, and buildings and designating a new area if the potential effects of the area in the security and operations plan appear to adversely affect neighboring residences, businesses, and buildings.

**Analysis:** The designated smoking area is to be located outside the rear of the bar on a small patio.

**Finding:** The smoking area is beyond 25 feet from an entrance or exit and complies with state regulations.

2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;

**Analysis:** The use is similar in nature to the other uses in the immediate surroundings. There is an existing mix of auto related uses, retail goods and services along with other alcohol related uses. The proposed use would be compatible with those that are already established and its renovation will serve to improve the area.

**Finding:** The proposed use complies with this standard.

3. The use is consistent with applicable adopted city planning policies, documents, and master plans;

**Analysis:** The use is consistent with planning policies and the Downtown Master Plan and Plan Salt Lake. As discussed earlier in this report the plan supports the development of local business interests and adding life and vitality to the street.

**Finding:** The proposal complies with this standard.

4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions. (Refer to Detrimental Impacts Chart for details)

**Analysis:** Zoning ordinance section 21A.54.080.B identifies specific items that may determine what constitutes a detrimental effect. They are listed below in the following Detrimental Impacts Chart.

**Finding:** If the identified conditions of approval are adhered to and all standards of the Municipal Code are followed, the proposal will comply with this standard.

**21a.54.080B: Detrimental Effects Determination:** In analyzing the anticipated detrimental effects of a proposed use, the planning commission, or in the case of administrative conditional uses, the planning director or designee, shall determine compliance with each of the following:

Criteria	Finding	Rationale
1. This title specifically authorizes the use where it is located	Complies	A social club and a small brewery are both conditional uses in the D-2 zone.
2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps	Complies	<p>The proposed use is consistent with the Downtown Master Plan and Plan Salt Lake policies:</p> <ul style="list-style-type: none"> <li>• We value a downtown that is vibrant &amp; active.</li> <li>• Create unique places for different age groups, interests, and needs within each downtown district that are active 7 days a week.</li> <li>• Make downtown a unique destination for visitors.</li> <li>• Establish an active public realm that supports a vibrant downtown experience.</li> <li>• Support the growth of small businesses, entrepreneurship and neighborhood business nodes.</li> <li>• Preserve and enhance neighborhood and district character.</li> <li>• Encourage a mix of land uses.</li> <li>• Support the economic growth of Downtown.</li> </ul>
3. The use is well-suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area	Complies	The proposed uses are compatible in intensity, size, and scale to existing commercial uses in the area. Both the proposed uses and the existing buildings fit in well with the overall character of the neighborhood.
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered	Complies	The existing structures on the site relate well to surrounding structures. There are no proposed alterations to the footprint of the buildings. The applicant proposes to add glazing to the street facing façades which will improve its compatibility with surrounding structures.
5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows	Complies	The vehicular access to the site already exists connecting the parking lot to 300 West which is an arterial street. There are no planned modifications to that access. There is an alleyway in the rear with a gate that can access the rear area. The applicants have stated that no deliveries will occur at that location and general access for patrons through the alley will not be permitted.
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from	Complies	The existing parking lot will not receive any changes except for general cosmetic improvements. The parking area is compact in



<b>motorized, non-motorized, and pedestrian traffic</b>		size and shaped which should minimize any negative impacts to pedestrians or cyclists.
<b>7. The site is designed to enable access and circulation for pedestrian and bicycles</b>	<b>Complies</b>	The site is located on an arterial street with the primary entrance on the east side facing the street, providing direct access for both pedestrians and bicyclists. The applicant is proposing to install bicycle racks to encourage patrons to cycle to the facility.
<b>8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street</b>	<b>Complies</b>	The City's Transportation Division has reviewed the request and did not indicate that there would be any unreasonable impacts to the service level of any adjacent streets.
<b>9. The location and design of off-street parking complies with applicable standards of this code</b>	<b>Complies</b>	No parking spaces are required for the site but there is an existing lot with 9 spaces. Any modifications to the existing parking lot would need to meet all current zoning standards.
<b>10. Utility capacity is sufficient to support the use at normal service levels</b>	<b>Complies</b>	The site can be served by all necessary utilities.
<b>11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts</b>	<b>Complies</b>	The uses do not require significant screening or buffering because it does not directly abut dissimilar uses. There is a single-family home that is not abutting but is nearby, located northwest across the alleyway from the use. The applicants are installing a 6' solid fence along the rear property line along the alley to provide a buffer. There will also be no live music or other performances in the outdoor patio area.
<b>12. The use meets City sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke</b>	<b>Complies</b>	The proposed uses present no foreseen impacts to air quality and it is not anticipated that there will be any hazard or environmental damage to adjacent properties. It is not anticipated that tobacco smoking will create any issues as long as state standards are followed.
<b>13. The hours of operation and delivery of the use are compatible with surrounding uses</b>	<b>Complies</b>	The anticipated hours of operation will be between 11:00 AM – 1:00 AM, seven days per week. These hours are compatible with surrounding uses. All deliveries will utilize the existing parking lot with direct access to 300 West rather than the rear alley.
<b>14. Signs and lighting are compatible with, and do not negatively impact surrounding uses</b>	<b>Complies</b>	There are no signs proposed at this time, but any new sign must comply with the regulations in Chapter 21A.46 of the Zoning Ordinance.
<b>15. The proposed use does not undermine preservation of historic resources and structures</b>	<b>Complies</b>	There are no historic landmark sites or features on the property, but the applicants are restoring the existing structures on the site rather than demolishing them.

## **ATTACHMENT F: PUBLIC PROCESS AND COMMENTS**

### **Open House**

Staff sent a notice, to all residents and property owners within 300 feet of the property in question after receiving the application. The notice described the proposal and provided information about upcoming meetings and how to share comments with staff. Staff received no feedback. Staff also contacted the Ballpark Community Council but did not receive a request to attend any upcoming meetings.

No other comments or inquiries have been received in any form (phone calls, emails, mailed letters, etc.).

## **ATTACHMENT G: DEPARTMENT REVIEW COMMENTS**

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**Building Services (Christopher Earl):** • D-2 Zone, National Historic District, 100 Year Floodplain -- Remodel of existing structure to house a tavern and brewery.

- This proposal will need to be discussed with the building and fire code personnel in Room #215.
- A Certified Address is to be obtained from the Engineering Dept. for use in the plan review and permit issuance process.
- Production volume information is needed. Per 21A.62.040, a brewery is defined as: A business establishment that manufactures more than fifteen thousand (15,000) barrels of beer, heavy beer, or malt liquor as otherwise defined and regulated in title 32B, Utah code, as amended.
- Site plan building square footage does not match the floor plan building square footage.
- See 21A.44 for required off-street parking calculations. A brewery requires 3 parking stalls per 1,000 square feet of floor space. A tavern requires 2 parking stalls per 1,000 square feet of floor space. When using the floor plan square footage calculations, 13 total off-street parking stalls are required. If the site plan square footage calculations are used, 15 total off-street parking stalls are required. The site plan shows 9 off-street parking stalls.
- See 21A.36.250 for Recycling and Construction Waste Management requirements.
- See 21A.36.300 for standards of Alcohol Related Establishments.
- See 21A.30.010 for General Provisions of the Downtown Districts.
- See 21A.59 for standards on Conditional Building and Site Design Review.
- DRT Review process required for change of use. See [http://www.slcdocs.com/building/DRT\\_Application\\_03\\_29\\_2016.pdf](http://www.slcdocs.com/building/DRT_Application_03_29_2016.pdf) for application.

**Engineering (Scott Weiler):** No objections to the proposed conditional use. If the existing public sidewalk has uneven joints, causing tripping hazards, it is recommended that these be remedied as part of this redevelopment.

**Transportation (Michael Barry):** The parking looks fine but the driveway looks like it may exceed the maximum width of thirty feet (30').

**Fire (Ted Itchon):** I have no issues for fire flow or fire department access.

**ATTACHMENT H: APPLICANT SUBMITTAL**

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PROJECT DESCRIPTION: TF Brewing

We are proposing to open a small craft brewery and tavern bar with a tap house tasting room. The vintage industrial buildings have been renovated into raw space that is perfect for a small brewery and taproom with a great outdoor area located on west of the buildings. We will be manufacturing craft beer for our wholesale customers as well. A variety of local food trucks will provide a changing menu.

The owner is a local brew master with over 18 years of experience in brewing in Salt Lake City and understands the rules and regulations. He is well known in the brewing community and appreciates the importance of the community. Our proposed concept will enrich and enhance the neighborhood by offering a fine beer destination as well as bringing jobs, employees, and customers to the area.

There will be no changes to the footprint of the buildings, although there will be upgrades and remodeling to the interior. The existing buildings will provide an active brew house that will showcase the equipment and beer making process. The brewery area is 2940 sq ft. and the taproom is 2740 sq ft. We will have an outdoor patio area that is about 1000 sq ft. There are 9 existing off street parking spaces for the property.

A separate building to the south (located at 948 South 300 West) will be utilized for offices, barrel storage, and other administrative operations associated with the brewery.

Conditional Use Information:

The anticipated hours of operation would be between 11:00 AM – 1 AM, seven days a week.

We are planning on having between 2-6 employees on staff with 1-3 people in the brewery and 2-5 persons in the tavern at any one time and a capacity of 126 occupants within the building and outside patio area will hold approximately 67 occupants.

We will be manufacturing beer for wholesale customers. A delivery truck will have accessibility from the front (east) side of the building.

The abutting properties are:

North: Big O Tires – Automotive Tire Retail

South:

West: Warburton – Automotive/Truck Body Repair

Across the street:

Trails Gentlemen's Club

Will's Automotive

## **Security Operations Plan: Templin Family Brewing - 936 S 300 W**

1. Templin Family Brewing will be responsive to any complaints regarding our business operations. We will work with a sense of urgency to take care of any said complaints as soon as possible. All company contact information will be available on our website, social media and other business material. We will have the owner or a manager there always, who can respond to any issue or complaint immediately.
2. The owners of Templin Family brewing (or representative) will make themselves available to all local community council meetings in order to resolve any issues the community has regarding our business.
3. All construction of the proposed brewery and tavern will be completed with the utmost regard to neighboring businesses. We will ensure all construction will be done responsibly.
4. If we do have live music, it will be inside and mostly acoustic at a volume not to be disruptive of neighboring businesses and within the sound limits of our zoning district.
5. We will not have any amplified sound at the exterior of the building.
6. Our designated smoking area is located at the rear of the property in the southwest corner. This area conforms to Utah state law and is more than 25 feet from any entrance or exit as well as the exterior patio area.
7. As part of our closing procedures, the bartender or manager on duty will perform a sweep of the exteriors of the buildings to collect and dispose of any trash on or around the premises and thrown into the dumpsters located on the south end of the property.
8. All trash and recycling will be emptied nightly into our dumpsters located behind the buildings on the south end. Dumpsters will be emptied weekly by a waste management company.
9. The front of the building as well as the south side will have a limited number of parking stalls. D2 zoning does not require any off street parking stalls. Our consumers will be encouraged to walk, ride their bikes, UBER, taxi etc. to reduce the risk of drunk driving and make parking easier.

## ATTACHMENT I: SITE PHOTOGRAPHS

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This photograph is looking towards the southwest. On the right is the rear portions of the building at 936 S. 300 W. where the main brewing operations would occur. In the center and the left is the building located at 948 S. 300 W. where office and storage uses related to the business would occur.





The photograph looking towards the west, shows the north portions of the building at 936 S. 300 W. This would be the main entrance into the tap room.