



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Administrative Hearing Officer, Salt Lake City Planning Division

From: David J. Gellner, AICP, Principal Planner
(801) 535-6107
david.gellner@slcgov.com

Date: August 23, 2018

Re: Conditional Use for the Salt Flats Brewery Club/Tasting Room (PLNPCM2018-00355)

Conditional Use

PROPERTY ADDRESS: 2020 West Industrial Circle
MASTER PLAN: The Westside Master Plan (2014)
ZONING DISTRICT: M-1 - Light Manufacturing zoning district.

REQUEST: Jeremy Ford representing the Salt Flats Brewery, LLC is requesting Conditional Use approval for a tasting room (social club) that would allow customers to purchase beer without food under a club license. The tasting room will be located in the same building currently containing a brewery located at 2020 West Industrial Circle. The building's exterior, parking and other aspects of the existing operation are not being modified through this request.

RECOMMENDATION/MOTION: Based on the information in this staff report, planning staff recommends that the Administrative Hearing Officer approve the proposed conditional use for a social club subject to conditions intended to mitigate potential detrimental impacts identified in the staff report as listed below.

The following motion is provided in support of the recommendation:

Based on the findings and information listed in the staff report and the testimony and plans presented, I move that the Administrative Hearing Officer approve the requested conditional use application for the Salt Flats Brewery club/tasting room filed under Planning application PLNPCM2018-00355 subject to the following conditions:

- 1. That the security and operations plan be approved by the Salt Lake City Police Department and Building Official, before being submitted for recordation with the City Recorder's office. The plan will need to be recorded before a business license is issued.*
- 2. Graffiti shall be removed from the exterior of the premises within forty-eight hours, weather permitting.*

ATTACHMENTS:

- [A. Vicinity Map](#)
- [B. Site Aerial and Photographs](#)
- [C. Building Use Plan](#)
- [D. Additional Applicant Information](#)
- [E. Existing Conditions](#)
- [F. Analysis of Standards](#)
- [G. Public Process and Comments](#)
- [H. Department Review Comments](#)

PROJECT DESCRIPTION:

Jeremy Ford representing the Salt Flats Brewery, LLC is requesting Conditional Use approval for a club/tasting room at the Salt Flats Brewery located at 2020 West Industrial Circle in the M-1 - Light Manufacturing zoning district. The building's exterior, parking and other aspects of the existing operation are not being modified through this request. The proposed tasting room would be classified as a social club which is allowed as a Conditional Use in the M-1 zoning district.

Background

Salt Flats Brewing opened in the existing warehouse building at this location in 2016. A brewery is allowed as a Permitted Use in the M-1 zoning district. The brewery did not require a public hearing process but met all zoning and other City requirements and obtained all the necessary building permits to operate.

The applicant wishes to add a club/tasting room within the existing building that would allow customers to purchase beer without food under a club license. The tasting room is classified as a "social club" under the City Zoning Ordinance which defines the use as such:

ALCOHOL, SOCIAL CLUB: A business establishment as defined in title 32B, Utah code, as amended.

A social club is allowed in the M-1 zoning district as a Conditional Use with the added stipulations that, 1) If a place of worship is proposed to be located within 600 feet of a tavern, social club, or brewpub, the place of worship must submit a written waiver of spacing requirement as a condition of approval; and, 2) The facility must conform to the provisions in section 21A.36.300, "Alcohol Related Establishments" which are analyzed below.

The existing warehouse building is approximately 8,500 square feet in size. The social club would occupy approximately 702 square feet in the south-east portion of the building. In addition, there would be bathroom areas that occupy approximately 86 square feet of building space. Plans for the division of building space are included in [Attachment C](#).

The proposed hours of operation for the tasting room are Monday – Thursday from 11:00 AM until 6:00 PM and on Friday and Saturday from 11:00 AM to 9:00 PM. Hours of operation of alcohol related uses are also regulated by the State of Utah.

The parking requirement for a social club is 2 spaces for 1,000 square feet of usable floor area. The existing parking lot contains a total of nine (9) parking stalls on the subject property. The applicant has indicated that will need to be re-stripped to properly delineate the available parking spaces. Some street parking can also be accommodated on Industrial Circle.

KEY CONSIDERATIONS:

The key considerations were identified through the analysis of the project ([Attachment F](#)) and department review comments ([Attachment G](#)) and are discussed further in the following section of this report. The key issues associated with this proposal are:

1. Security Operations Plan and Licenses

Consideration 1 - Security Operations Plan, site and floor plan review and obtain licenses

As a part of the requirements for the proposed conditional use, the applicant has submitted a security and operations plan. The security and operations plan is located in [Attachment D](#). Pending approval from the Salt Lake City Police Department and Building Services Division, the plan will be filed with the City Recorder's office given the conditional use permit is approved. Pending conditional use approval, the applicant will be required to obtain a valid license issued by the Utah state division of licensing and a valid business license issued by the city.

DISCUSSION:

The social club would operate in an existing building that is currently being used for a brewery. A social club is a conditional use in the M-1 - Light Industrial zoning district. The proposed conditional use for the social club should be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably detrimental effects of the proposed use.

The proposed use meets the Conditional Use standards and Detrimental Effects Determination as analyzed and discussed in [Attachment F](#) of this report. No detrimental impacts are anticipated and as such, the social club should be approved by the Administrative Hearing Officer.

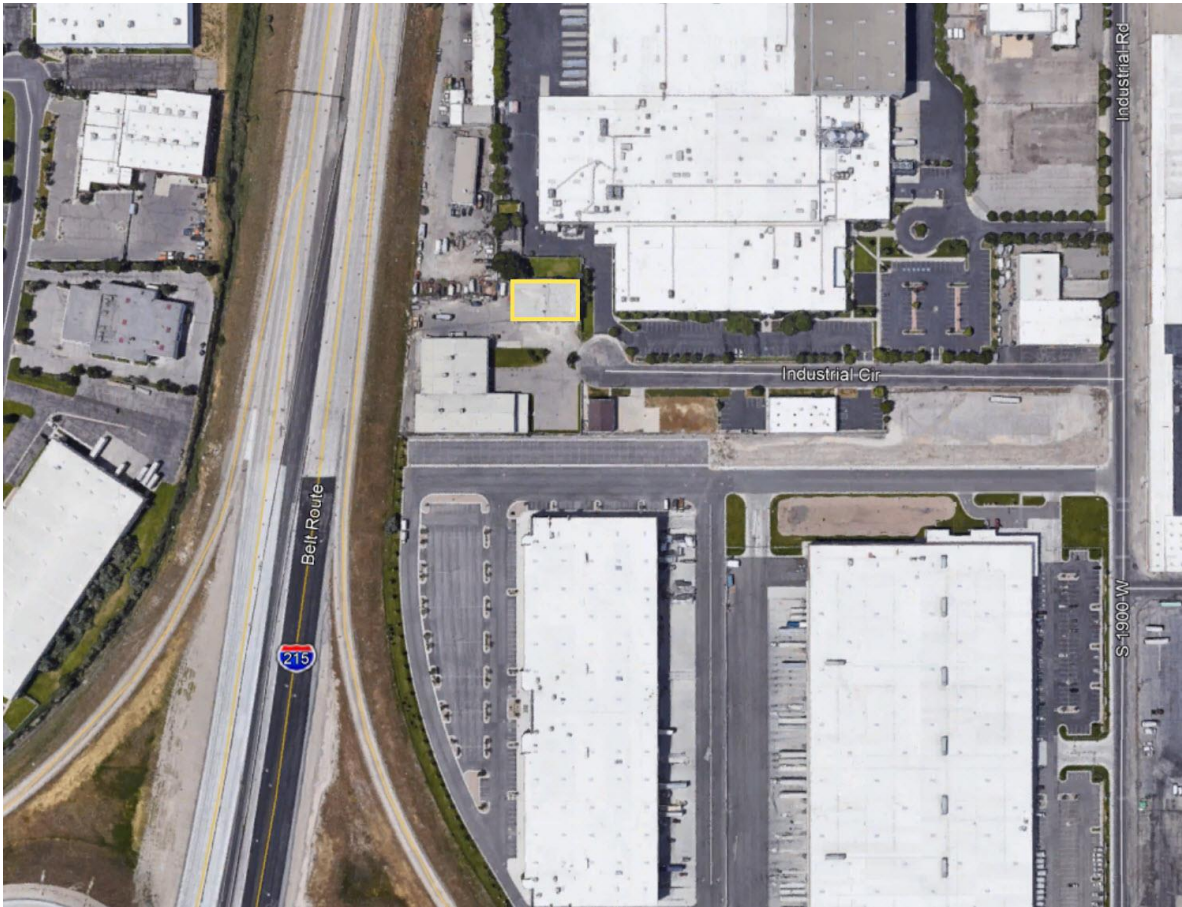
NEXT STEPS:

If approved, the applicant will be required to obtain all necessary building permits, alcohol licenses, and business licenses for the project and meet conditions of approval. If denied, the applicant would not have City approval for the conditional use for the proposed tasting room.

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: SITE AERIAL AND PHOTOGRAPHS





ATTACHMENT C: BUILDING USE PLAN

The following pages contain the narrative and building use plans provided by the applicant in relation to the proposed project.

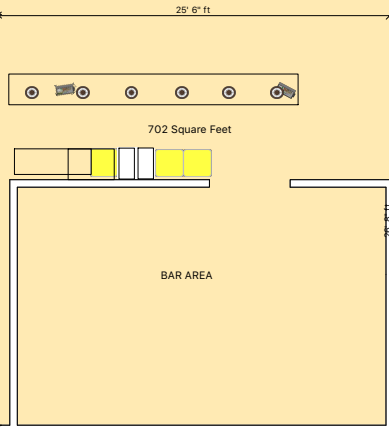
118' 3" ft

72' 1" ft

7536.16

25' 6" ft

28' 8" ft

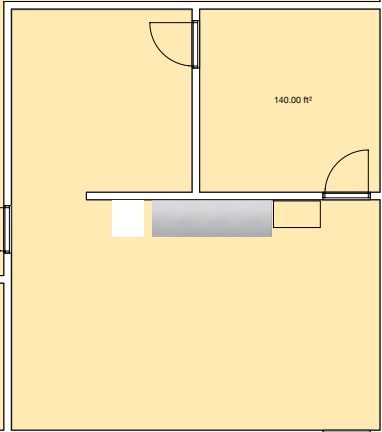


702 Square Feet

BAR AREA

RESTROOM

86.16



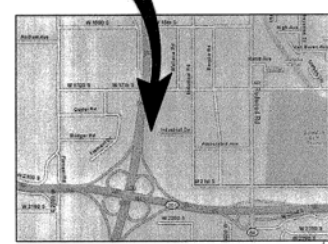
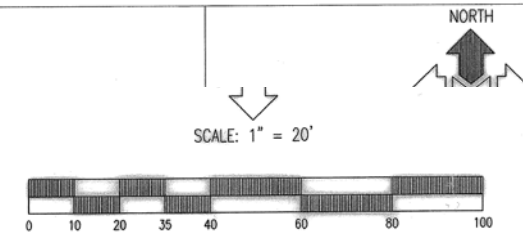
140.00 ft²

SALT FLATS BREWERY

A PART OF THE SE 1/4 OF SEC. 16 & SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

SALT LAKE CITY, UTAH

INDUSTRIAL CIRCLE DISTRIBUTION CENTER
N 89°56'52" E 156.930'

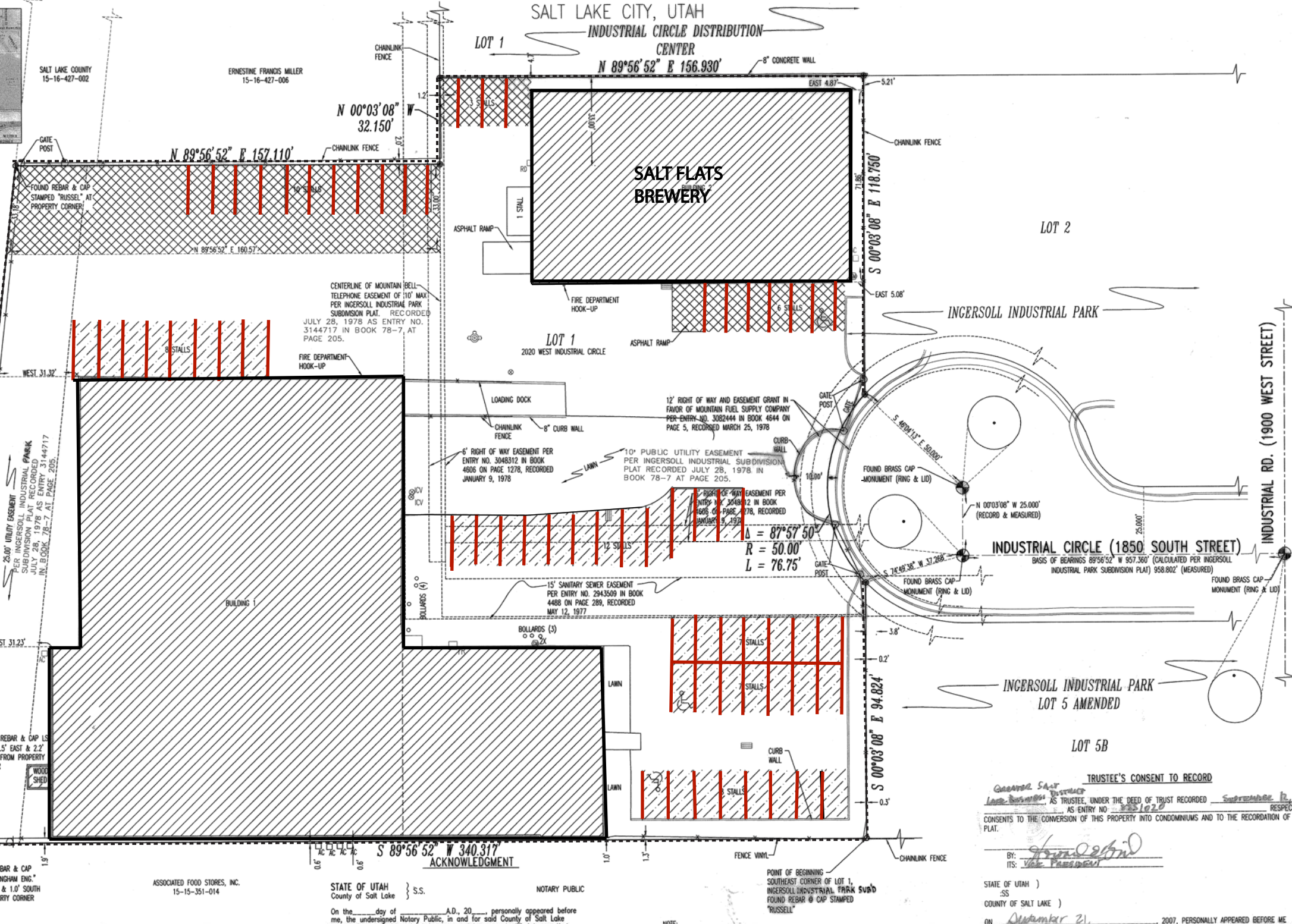


VICINITY MAP
SCALE: N.T.S.

NOTE: MEETS MINIMUM ALLOWABLE ERROR OF 1:15,000 FOR CLASS A SURVEYS.

LEGEND

- FOUND BRASS CAP MONUMENT (RING & LID)
- MONUMENT LINE/CENTERLINE
- CONDOMINIUM BOUNDARY LINE
- SET 5/8" REBAR & CAP STAMPED "MCNEIL ENG."
- EXISTING FIRE HYDRANT
- SIGN
- PRIVATE
- LIMITED COMMON AREA FOR BUILDING 1
- LIMITED COMMON AREA FOR BUILDING 2
- COMMON AREA



SURVEYOR'S CERTIFICATE

I, Michael D. Hoffman, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 316831, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and that the description correctly describes the land surface upon which there has been constructed Flooring Services. I further certify that this Condominium Plat is accurate and has been prepared in compliance with the provisions of the Utah Condominium Ownership Act, and that the same has been surveyed and staked on the ground as shown on this map, and that the building dimensions are or will be as shown on this map.

BOUNDARY DESCRIPTION

INDUSTRIAL
ALL OF LOT 1, INGERSOLL PARK SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 78-7 OF PLATS AT PAGE 205 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A SOUTHEAST CORNER OF SAID LOT 1; AND RUNNING THENCE SOUTH 89°56'52" WEST 340.317 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 05°55'40" EAST 252.230 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89°56'52" EAST ALONG THE NORTH LINE OF SAID LOT 1, 157.110 FEET; THENCE NORTH 00°03'08" WEST ALONG SAID NORTH LINE 32.150 FEET; THENCE NORTH 89°56'52" EAST ALONG SAID NORTH LINE 156.930 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00°03'08" EAST 118.750 FEET TO A POINT ON A NON-TANGENT 50.00 FOOT RADIUS CURVE TO THE LEFT, (CENTER BEARS SOUTH 46°04'13" EAST), THROUGH A CENTRAL ANGLE OF 87°57'50", AN DISTANCE OF 76.75 FEET; THENCE SOUTH 00°03'08" EAST 94.824 FEET TO THE POINT OF BEGINNING.

CONTAINS: 86,452 SQ. FT. (1.985 ACRES)

DATE: 6/27/07

OWNER'S DEDICATION

Know all men by these presents that the undersigned owners of the above described tract of land, having caused a survey to be made and this Condominium Plat to be prepared, and do hereby consent to the recordation of the Map in accordance with the Utah Condominium Ownership Act.
In witness whereof, I have hereunto set my hand and seal this 26th day of July, A.D., 2007.

FSI II, LLC
MEMBER - JEFFREY L. KELLER

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake }
On the 26th day of July, A.D., 2007, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, who being by me duly sworn, testified to me that JEFFREY L. KELLER is the member of FSI II, LLC a LLC existing under the laws of the State of Utah; and that said Owners Dedication was signed by him in behalf of FSI II, LLC and that the LLC executed the same.

NOTARY PUBLIC
KATHALEEN B. BRIGHT
6232 S. Northborough Cir.
West Jordan, Utah 84084
My Commission Expires December 14, 2009
STATE OF UTAH

CONSENT BY LIEN HOLDER TO DEDICATE

The undersigned owner(s) of an equitable or legal interest in the above described tract of land, or portion thereof, does hereby consent to the dedication by the owner thereof of all streets and easements, as shown hereon, for the perpetual use set forth herein.

Dated this 7-30-07 day of July, 2007.

NOTARY PUBLIC
EUDORA S. NETTLES
486 N. Main St.
Logan, UT 84301
My Commission Expires December 14, 2009
STATE OF UTAH

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake }
On the 30th day of July, A.D., 2007, Doug Kohler, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, who being by me duly sworn, acknowledge to me that he signed the foregoing Consent to Dedicate on behalf of Lions Bank.

FLOORING SERVICES

A UTAH CONDOMINIUM PROJECT
LOCATED IN THE SE 1/4 OF SEC. 16 & SW 1/4 OF SEC. 15, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SLBAM SALT LAKE CITY, UTAH

PREPARED BY:
McNEIL ENGINEERING AND LAND SURVEYING
PROFESSIONAL CIVIL ENGINEERING & LAND SURVEYING SERVICES
6895 SOUTH 900 EAST, MIDVALE, UTAH 84047
TEL. (801) 255-7700 FAX (801) 255-8071

BUILDING 1 - 2020 WEST INDUSTRIAL CIRCLE
BUILDING 2 - 2020 WEST INDUSTRIAL CIRCLE

STATE OF UTAH } S.S.
County of Salt Lake }
On the 26th day of July, A.D., 2007, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, who being by me duly sworn, testified to me that he is the member of FSI II, LLC a LLC existing under the laws of the State of Utah; and that said Owners Dedication was signed by him in behalf of FSI II, LLC and that the LLC executed the same.

MY COMMISSION EXPIRES: _____
RESIDING IN SALT LAKE COUNTY

NOTE:
THERE EXISTS A BLANKET EASEMENT OVER THE SUBJECT PARCEL TO USE DISTRIBUTION SYSTEMS, DATED MAY 22, 1988, WITH BRIGHTON AND NORTH POINT IRRIGATION COMPANY, A CORPORATION, AS GRANTOR IN FAVOR OF THE STATE OF UTAH, ACTING THROUGH THE BOARD OF WATER RESOURCES, GRANTEE. AN EASEMENT TO USE THE EXISTING WATER DISTRIBUTION SYSTEM OF CANALS, DITCHES, PIPELINES AND ALL APPURTENANT WORKS AND FACILITIES OF THE BRIGHTON AND NORTH POINT IRRIGATION COMPANY A PORTION OF THE SUBJECT PROPERTY. SAID EASEMENT RECORDED SEPTEMBER 26, 1988, AS ENTRY NO. 488089, IN BOOK 6067, AT PAGE 404, SALT LAKE COUNTY RECORDER'S OFFICE.

TRUSTEE'S CONSENT TO RECORD

GRANTEE SAID AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED SEPTEMBER 12, 2003 AS ENTRY NO. 8551020, RESPECTFULLY CONSENTS TO THE CONVERSION OF THIS PROPERTY INTO CONDOMINIUMS AND TO THE RECORDATION OF THIS PLAT.

BY: *[Signature]*
ITS: Vice President

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }

ON August 21, 2007, PERSONALLY APPEARED BEFORE ME *[Signature]* WHO DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING CONSENT WITH THE AUTHORITY OF AND ON BEHALF OF *[Signature]* AND THAT *[Signature]* EXECUTED THE SAME.

MY COMMISSION EXPIRES: 2/4/09
NOTARY PUBLIC
RESIDING AT: West Jordan

<p>CITY PLANNING DIRECTOR</p> <p>APPROVED THIS 26th DAY OF July, A.D., 2007 BY THE SALT LAKE CITY PLANNING COMMISSION.</p> <p><i>[Signature]</i> PLANNING DIRECTOR</p>	<p>CITY ENGINEERING DIVISION</p> <p>I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.</p> <p>APPROVED THIS 28th DAY OF July, A.D., 2007</p> <p><i>[Signature]</i> CITY ENGINEER</p>	<p>SLC BUILDING DEPARTMENT</p> <p>APPROVED THIS 28th DAY OF July, A.D., 2007</p> <p><i>[Signature]</i> SLC BUILDING OFFICIAL</p>	<p>CITY DEPT. PUBLIC UTILITIES</p> <p>APPROVED AS TO FORM THIS 28th DAY OF July, A.D., 2007</p> <p><i>[Signature]</i> DIRECTOR</p>	<p>CITY ATTORNEY</p> <p>APPROVED AS TO FORM THIS 29th DAY OF October, A.D., 2007</p> <p><i>[Signature]</i> S.L.C. ATTORNEY</p>	<p>CITY MAYOR</p> <p>APPROVED AS TO FORM THIS 29th DAY OF October, A.D., 2007</p> <p><i>[Signature]</i> S.L.C. MAYOR</p>	<p>SLC HEALTH DEPARTMENT</p> <p>APPROVED THIS 30th DAY OF July, A.D., 2007 BY THE BOARD OF HEALTH.</p> <p><i>[Signature]</i> DIRECTOR</p>	<p>SALT LAKE COUNTY RECORDER</p> <p>RECORDED #10274666</p> <p>STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Williams & Hunt</p> <p>DATE: 11-14-07 TIME: 11:50 AM BOOK 2007 PAGE 256</p> <p>FEE \$ 93.00 SALT LAKE COUNTY RECORDER #9300</p>	<p>NUMBER _____</p> <p>ACCOUNT _____</p> <p>SHEET 1</p> <p>OF 3 SHEETS</p>
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ATTACHMENT D: ADDITIONAL APPLICANT INFORMATION

The following pages contain the security and operations plan submitted in relation to the proposed project.

Salt Flats Brewery
Conditional Use Permit

1. Project Description: Equiwest Hospitality has transferred its DABC Club license to its Salt Flats Brewery location at 2020 West Industrial Circle in Salt Lake City. In doing so, the Brewery will designate a portion of the brewery for the operation of a private club and tasting room with no patrons under the age of 21 permitted.

The area to be used will consist of a public entrance that will house automotive memorabilia and brewery merchandise that leads to entry to the club area. The club area will consist of a 14' bar with all attendant equipment and service items separated by a wall to the kitchen/service area that will consist of beer cooling equipment, worktop surfaces, a 3 compartment sink, dishwasher and other appurtenant equipment to operate a cooktopless kitchen that will utilize i3 technology ovens for food preparation.

Customer seating will include bar seating and table top seating proximate to display race cars with an upstairs customer seating area. restrooms are located proximate to both customer seating areas with the ADA restroom located on the ground floor.

The customer area will be separated from the brewery utilizing fencing barricades that permit viewing but no public access.

Security and Operations Plan
Salt Flats Brewery Conditional Use Application a
Club/Tasting Room
2020 West Industrial Cr.

Salt Flats Brewery Club

Salt Flats Brewery, LLC will operate a tasting room under a club license to focus on allowing customers to try beer without purchasing food. The tasting room (Club) is not a traditional bar and does not plan to be a late night venue.

1. Should Salt Flats Brewery, LLC, ever field a complaint we will take action on it as soon as possible. Our company phone number is listed on our website and there is always a manager on duty at the brewpub/restaurant who is available to assist in solving any issue that should arise. If the manager on duty is unable to rectify the situation he/she will bring the issue to ownership and the matter will be addressed and resolved immediately.

Club Operation Hours:

Mon-Thursday 11am-6pm

Sat-Friday 11am-9pm

2. Salt Flats Brewery Owners and Managers will meet with any neighbors or community members to resolve any complaints regarding Salt Flats Club operation.

3. Our current operating space will not need be changed to ensure that the sounds level is at a appropriate level for Title 9 chapters 9.28 of the code.

4. Any live entertainment will be located inside of our building and will be subject to conform to the sound limits of our zoning district.

5. We will not use electronically amplified music on our exterior

6. We do not provide a smoking area for our employees or guests. Though we follow salt lake country health code of posting signs for 25 feet from the building and any entrance. If this becomes a issues in feature we will re-evaluate and approach the city with changes.

7. As part of our nightly closing procedures the server/bartender/or manager on duty will perform a sweep of the exterior and collect and dispose of any trash strewn on the premises.

8. Trash cans in our parking lot will be emptied as part of closing duties daily.

9. Parking will be confined to our parking lot. We don't anticipate having to have customers park outside of our facilities parking area. If this becomes a issues, we will let people park in on street parking of Industrial Cr. Our managers will walk the are daily to clean up any debris or trash. We will discuss any issues with our direct neighbors and bossiness along Industrial Cr.

9. Other on-street parking in the area is permit only (Permit Area #3) and is managed through Salt Lake City. Regulations and restrictions are in place and there are signs in the area next to adjacent residential properties. These regulations protect the surrounding residential properties as our customers are not allowed to park in these areas. As a functioning full service restaurant for over 4 years our parking has been more than sufficient to fill the parking needs of our customers without adversely affecting the neighborhood.

A copy of this plan is to be distributed to the Fire Department, Police Department

Contact information:

Jeremy R. Ford

801-696-9620

Equiwestgroup@gmail.com

ATTACHMENT E: EXISTING CONDITIONS

Adjacent Land Uses

The property is located in an industrial area north of SR-201 and east of I-215 W. The area is zoned M-1, Light Industrial. Adjacent properties have been developed for a variety of light industrial, manufacturing and warehouse uses. There are no residential uses in or near the vicinity.

Applicable Master Plan Policies

The property is included within The Westside Master Plan adopted in 2014. The Master Plan recognizes the area south of 1700 South to Highway 201 as being industrial in nature and notes that they are separated from residential and open space properties. The use is in concert with the Master Plan and the existing character of the area.

ATTACHMENT F: ANALYSIS OF STANDARDS

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:

Standard	Finding	Rationale
1. The use complies with applicable provisions of this title	Complies	See detailed analysis below.
2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses	Complies	See detailed analysis below.
3. The use is consistent with applicable adopted city planning policies, documents, and master plans	Complies	See detailed analysis below.
4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions	Complies	See detailed analysis below.

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.33.040 Table of Permitted and Conditional Uses for Manufacturing Districts lists a social club as a conditional use in the M-1 Zoning District with a qualifying provision, note 6, which states, “If a place of worship is proposed to be located within 600 feet of a tavern, social club, or brewpub, the place of worship must submit a written waiver of spacing requirement as a condition of approval.” And Note 10, which states, “Subject to conformance with provisions in the section 21A.36.300, Alcohol Related Establishments, of this title”.

The proposed use is part of an existing commercial site with a developed parking lot and building already located on the site. The applicant is not proposing to make any structural exterior changes to the existing building or site as part of the conditional use request.

Finding: The proposed social club complies with all applicable provisions of this title.

21A.36.300 Alcohol Related Establishments Requirements

Section 21A.36.300 Alcohol Related Establishments. 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 Department of Alcoholic Beverage Control, and without a valid business license issued by the City.

Analysis: The applicant will need to go through the process with the Utah Department of Alcoholic Beverage Control to obtain a license for the social club. 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 unless 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 that states all of the requirements of items 1-9 will be completed as required above. A copy of the security and operations plan can be found in applicant’s materials in [Attachment D](#). The Building Services Division and Police Department review and approval have been included as a condition of approval and the final document is to be recorded with the City Recorder’s office.

Finding: The security and operations plan as proposed by the applicant meets this portion of the standard and planning staff does not recommend any additional changes to the document. The plan will need Building Services Division and Police Department review and approval prior to the document being recorded with the City Recorder.

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 proposed site and floor plan were forwarded to the Police Department for their review. No issues or concerns have been identified by the Police during the site plan review process.

Finding: Staff finds that this portion of the standard has been met.

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 building in which the social club sits abuts other property zoned M-1 in all directions.

Finding: Staff finds that this portion of the standard is not applicable given the zoning of the property and surrounding uses and zoning.

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 social club will be located within an existing building and the property has very limited landscaping in place. Existing landscaping is located along the perimeter of the parking lot adjacent to fencing. It would be difficult for this type of landscaping to be used as a hiding place.

Finding: The proposed landscaping is sufficient for the proposed project and should be maintained. Staff asserts that this portion of the standard has been met.

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: The applicant's security and operations plan did not address graffiti removal.

Finding: This requirement will be noted as a condition of approval.

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. Any new signage must conform to the requirements of the sign regulations in Chapter 21A.46.

Finding: This portion of the standard is not applicable as no additional signage has been proposed.

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

Analysis: The applicant has not addressed the parking area lighting in the application. There appears to be limited lighting located on the building but no parking lot lighting. There are no homes in the vicinity of the property.

Finding: Parking area lighting is limited but is not required to meet zoning requirements. Staff finds that portion of the standard is met. The applicant may consider adding parking area lighting for patron safety.

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 applicant has indicated that they are not providing an outdoor smoking area for their employees or guests. They do note that they follow County health code of posting signs 25-feet from the building and any entrance. They note that if this becomes an issue they will re-evaluate and approach the City with changes.

Finding: No smoking area has been proposed. Given the nature of the site, smoking is unlikely to affect neighboring businesses or buildings. Staff finds that this portion of the standard is met.

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

Analysis: The property is zoned Light Manufacturing – M-1. A social club is allowed as a conditional use in the zone subject to specific Alcoholic Related Establishment requirements. The proposed social club would be located within an existing warehouse building that also houses a brewing operation. Adjacent properties have been developed for a variety of light industrial, manufacturing and warehouse uses. There are no residential uses in or near the vicinity. Serving alcohol to customers would not bring the use to a level of incompatibility with surrounding uses.

Finding: The social club is compatible with the surrounding uses and its scale fits the surrounding neighborhood. The analysis of other conditional use standards identified several conditions of approval that will further the compatibility between this use and surrounding uses. This standard has been met.

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

Analysis: The Master Plan recognizes the area south of 1700 South to Highway 201 as being industrial in nature and notes that they are separated from residential and open space properties.

Finding: The use is consistent with the adopted Westside Master Plan and the character of the area. The proposed use is listed as a conditional use in this zoning district.

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. In determining a detrimental effect, the items discussed below in 21a.54.080B Detrimental Effects Determination shall be complied with.

Finding: As identified in the Detrimental Effects chart below that evaluation of the criteria for a social club complies with the specific detrimental effects determination criteria for conditional uses.

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 is listed as a conditional use in the M-1 zoning district.
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	The use is consistent with the adopted Westside Master Plan and the character of the area.
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 use is compatible in intensity, size, and scale to existing commercial and industrial uses in the area. The building's exterior will not be modified to accommodate the proposed conditional use.
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered	Complies	No structural additions will be made to the existing building. There will not be any change to the exterior of the building or site. The existing building is industrial nature and fits within the context of the area in which it is located
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 proposed use will have vehicle access to an existing parking lot with an established driveway that has been used for previous development. The proposal will have no traffic impact above the capacity of the existing use.
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic	Complies	The existing parking lot is designed to provide safe maneuvering of motor vehicles. The driveway is located in area that provides drivers with clear views of pedestrians and bicycles. Internal circulation has been designed to accommodate the existing uses and will accommodate the proposed use.
7. The site is designed to enable access and circulation for pedestrian and bicycles	Does not Comply	The existing site has off-street parking, driveway ingress and egress. The site is an industrial area without sidewalks for access for both pedestrians and bicycles is a secondary consideration.
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street	Complies	The proposed use will not increase off street parking demand above what is required for the existing uses on the site. The street level of service will not be unreasonably impacted above the existing level of service due to the proposed use.
9. The location and design of off-street parking complies with applicable standards of this code	Complies	The off-street parking is on an established parking lot. The location and design of the parking lot is legally established with the existing development and meets the zoning standards.

10. Utility capacity is sufficient to support the use at normal service levels	Complies	Use has access to all necessary utilities which are in place for the existing brewery and warehouse use.
11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts	Complies	The existing site is an established development and meets the general landscaping and screening requirements for the M-1 zone. The landscape requirements for alcohol related uses are also met by the existing site improvements in place.
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	Complies	The proposed use meets city sustainability plans and there will be no anticipated negative impacts that significantly affect the surrounding environment.
13. The hours of operation and delivery of the use are compatible with surrounding uses	Complies	The proposed hours of operation for the tasting room are Monday – Thursday from 11:00 AM until 6:00 PM and on Friday and Saturday from 11:00 AM to 9:00 PM. These hours will be compatible with surrounding uses. Hours of operation of alcohol related uses are also regulated by the State of Utah.
14. Signs and lighting are compatible with, and do not negatively impact surrounding uses	Complies	There are no signs in place for the existing brewery and lighting is limited. Any new signs will have to meet the applicable Zoning Ordinance requirements. Parking area lighting is limited but not required to meet zoning requirements but should be considered to provide for the safety of patrons.
15. The proposed use does not undermine preservation of historic resources and structures	Complies	There are no historic sites or features on property.

ATTACHMENT G: PUBLIC PROCESS AND COMMENTS

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project:

- Notice of the project and request for comments sent to the Chair of the Glendale Community Council (GCC) on June 25, 2018 in order to solicit comments.
- Staff sent an early notification announcement of the project to all residents and property owners living within 300 feet of the project site on June 25, 2018 providing notice about the project and information on how to give public input on the project.
- The 45-day recognized organization comment period expired on August 10, 2018.

Notice of the public hearing for the proposal included:

- Public hearing notice mailed on: August 9, 2018
- Public hearing notice sign posted on the property: August 9, 2018
- Public notice posted on City and State websites & Planning Division list serve: August 9, 2018

Public Input:

The Glendale Community Council Chair did not ask staff to attend a meeting to present the project. No additional public comments were submitted for this proposal from any neighboring property owners or residents.

ATTACHMENT H: DEPARTMENT REVIEW COMMENTS

CITY DEPARTMENT COMMENTS

Zoning

1. This proposal shall comply with 21A.36.300 Alcohol Related Establishments.

2. This proposal shall comply with 21A.44 Off Street Parking.

On April 8, 2016 building permit BLD2016-03295 was issued to convert a 12' x 25' area of the existing warehouse in this building to a small micro-brewery where less than 15,000 barrels of beer would be brewed. This was viewed as a manufacturing operation and parking calculations were provided based on the number of individuals working during the highest shift, and showing no intensification in the parking requirement. The current proposal for a tasting room adjacent to the existing Salt Flats brewery operation, that would allow customers to purchase beer without food under a club license, has a more intense parking requirement than the warehouse operation that it is displacing, therefore; updated parking calculations must be provided.

3. A site plan that shows the actual parking available on the site must be included, rather than the Salt Flats Brewery Plat that appears to show parking that has not been provided.

Public Utilities

This property has an active wastewater discharge permit with SLCPU Pretreatment. Any changes to the property or use must be reported to SLCPU Pretreatment and comply with the discharge permit. Please contact Terry Price (801-799-4041) to report the addition of the tasting room.

All plumbing fixtures in the bar area must be routed to the property's grease interceptor for treatment prior to discharge to the public sewer system.

Fire

Fire would have NO objections to the conditional Use petition (PLNPCM2018-00355) for a proposed tasting room adjacent to the existing Salt Flats brewery located at 2020 West Industrial Circle. The tasting room would allow customers to purchase beer without food under a club license. The building's exterior, parking and other aspects of the existing operation are not being modified through this request.

- Fire access roads; and means of fire department access for both apparatus; and fire personnel shall be by an "approved" means, in accordance with the State adopted code set, or by an approved Alternative Means and Methods (AM&M), accepted by the State adopted code set as an alternative; and/or by both the building and fire officials approved means. Compliance with the information in this review does not guarantee compliance with the International Fire and Building Codes; and it does not guarantee the issuance of any building permit, or the approval of any AM&M application.

Sustainability

No comments or concerns from Sustainability.

Engineering:

No objections.

Transportation

No issues identified by Transportation.