

**SALT LAKE CITY PLANNING DIVISION
ADMINISTRATIVE HEARING
March 22, 2018
City & County Building
451 South State Street, Room 118
Salt Lake City, Utah 84111**

The regular Administrative Hearing for the Salt Lake City Planning Division was held on Thursday, March 22, 2018 at 5:00 p.m. at the City and County Building, 451 South State Street, in Room 118. Joel Paterson, Zoning Administrator, was present as the Administrative Hearing Officer and called the meeting to order.

5:00:47 PM

TF Brewery Conditional Use at approximately 936 and 948 S 300 West - Merry Warner (architect), representing the applicant Britt Templin, has requested Conditional Use approval for a small brewery and a social club/bar located at the above listed properties. The proposed operation would occupy two existing, renovated structures that were formerly used as an auto repair facilities. The brewery and tavern would be located in the structure at 936 S 300 West, and the offices and storage would be located in the structure at 948 S 300 West. The project would not require any new construction. The subject property is located in a D-2 (Downtown Support) District, and in Council District 5 represented by Erin Mendenhall. (Staff Contact: John Anderson at 801-535-7214 or john.anderson@slcgov.com) Petition Number PLNPCM2018-00037

Meredith Warner, Angela Porter and Christopher Demuri were present to represent the case.

5:01:05 PM

John Anderson, Senior Planner, explained that the request is for conditional use approval to operate a small brewery and a social club in two separate buildings at 935 and 948 S 300 West. Both uses are conditional uses in the D-2 Downtown Support District. Mr. Anderson noted that no issues were raised by the public, and Planning Staff found no significant issues as well. Planning Staff recommended approval for both conditional uses with no additional conditions other than outlined in the staff report.

5:01:51 PM

Mr. Demuri said that he believed the project would be beneficial to the neighborhood by improving the area.

5:02:17 PM

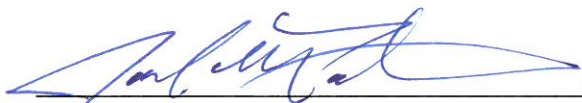
The hearing was opened for public comment, no one from the public was present to speak to the issue and the hearing was closed for public comment.

5:02:18 PM

THEREFORE, based on the findings and analyses outlined in the staff report, the Hearing Officer granted conditional use approval for PLNPCM2018-00037 with the following conditions:

The Applicant is required to obtain all necessary permits for the project, and the Applicant is required to obtain licensing to operate from the State of Utah and other governmental regulatory bodies.

There being no further business, the hearing was adjourned at 5:02 p.m.



Joel Paterson, Administrative Hearing Officer