

**SALT LAKE CITY PLANNING DIVISION  
ADMINISTRATIVE HEARING  
August 23, 2018  
City & County Building  
451 South State Street, Room 126  
Salt Lake City, Utah 84111**

The regular Administrative Hearing for the Salt Lake City Planning Division was held on Thursday, August 23, 2018 at 5:00 p.m. at the City and County Building, 451 South State Street, in Room 126. Molly Robinson, Planning Manager, was present as the Administrative Hearing Officer and called the meeting to order.

5:01:31 PM

**Salt Flats Brewery Club/Tasting Room at approximately 2020 W Industrial Circle - 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 adjacent to the existing brewery located at the above listed property in the M-1 (Light Manufacturing) zoning district. The exterior of the building, parking and other aspects of the existing operation are not being modified through this request. The subject property is located within Council District 2, represented by Andrew Johnston. (Staff contact: David J. Gellner at 801-535-6107 or david.gellner@slcgov.com) Case Number PLNPCM2018-00355**

Jeremy Ford and Steve Pruitt were present to represent the case.

5:01:28 PM

David Gellner, Principal Planner, explained that the request is for conditional use approval for a tasting room which would fall under the classification of a social club. The subject property is located in the M-1 zoning district, and currently operates as a brewery which is a permitted use in the M-1 zoning district. The tasting room would be an addition to the brewery and would require conditional use approval. The addition of the tasting room would not change the exterior of the building nor parking requirements. The request would require a security and operations plan that must be approved by the Salt Lake City Police Department and recorded with the Salt Lake City Recorder's Office. Mr. Gellner added that notice was sent to the Community Council, no public comments were received, and Planning Staff has recommended approval.

5:02:41 PM

The Applicants had no further information to present.

5:03:10 PM

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

5:03:21 PM

THEREFORE, based on the findings and analyses outlined in the Staff Report and the testimony and plans presented, the Hearing Officer granted conditional use approval for the Salt Flats Brewery Club/Tasting Room in Petition PLNPCM2018-00355. The approval is subject to the following conditions listed in the Staff Report:

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.

5:04:27 PM

**Public Utilities Tower at approximately 4650 W 700 South - Salt Lake City Public Utilities is requesting Conditional Use approval to construct a 65-foot monopole at the above listed property. The proposed use of this monopole is to implement a program to transfer all water meters to a radio read system. The subject property is in the M-1 (Light Manufacturing) zoning district and located within Council District 2, represented by Andrew Johnston. (Staff contact: Kelsey Lindquist at 801-535-7930 or kelsey.lindquist@slcgov.com) Case Number PLNPCM2018-00439**

Kristeen Schumacher, Salt Lake City Public Utilities, was present to represent the case.

5:04:31 PM

Kelsey Lindquist, Principal Planner, explained that the Applicant is seeking conditional use approval to install a 65-foot tall monopole which will be used to implement a new water meter radio read system. The subject property is zoned M-1, and any monopole over 60 feet in height requires conditional use approval. Ms. Lindquist added that Staff did not received any comments from the applicable Community Council or public, and Staff recommended approval.

5:05:10 PM

Ms. Schumacher had no further information to present.

5:05:23 PM

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

5:05:30 PM

THEREFORE, based on the findings and analyses outlined in the Staff Report, the Hearing Officer granted conditional use approval in Petition PLNPCM2018-00439 subject to compliance with all applicable regulations and conditions listed in the Staff Report:

1. Any modifications to the approved plans after the issuance of a building permit must be specifically requested and approved by the Planning Division prior to execution.
2. Conditional Use approval expires within one year of the date of approval unless all required permits are obtained.
3. The applicant shall comply with all other department/division requirements.

There being no further business, the hearing adjourned at 5:06 p.m.



Molly Robinson, Acting Hearing Officer