

**SALT LAKE CITY PLANNING DIVISION
ADMINISTRATIVE HEARING
October 28, 2021 at 5:00 p.m.
This meeting was held electronically**

The Administrative Hearing for the Salt Lake City Planning Division was held remotely on Thursday, October 28, 2021 at approximately 5:00 p.m.. Joel Paterson, Zoning Administrator, was present as the Administrative Hearing Officer and called the meeting to order.

Fisher Brewery Expansion - A Conditional Use request to expand an existing small brewery, tavern and to add a bar establishment to the properties located at 312 W. 800 S. and 774 S. 300 W., all of which directly abut the existing Fisher Brewery located at 316 & 324 W. 800 S. All of the properties are located in the D-2 Downtown Support District. The subject property is located within Council District 4, represented by Ana Valdemoros (Staff contact: Anna Anglin at (385) 272-2879 or anna.anglin@slcgov.com) **Case number: PLNPCM2021-00714**

Anna Anglin, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommends approval of the request, with conditions.

Tim Dwyer, the applicant, asked for clarification of the proposed condition to eliminate a curb cut along the south side of the building on 800 South.

The Applicant and Staff discussed the following:

- Retaining the eastern most curb cut on 800 South and providing an access gate for the loading and unloading area
- Removing the western most curb cut in front of 312 W 800 S
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- The lot consolidation
- The park strip and front yard area landscaping

The public hearing was opened for public comment on the matter.

Tony Krezel – in favor of the petition.

The public hearing was closed, seeing that no one else wished to speak.

Motion

Joel Paterson, Administrative Hearing officer stated: Based on the analysis and findings in the staff report and the testimony provided, I approve the requested Conditional Use application (PLNPCM2021-0714) subject to the conditions listed below (Condition 2 was modified based on testimony received during the hearing):

1. The removal of the existing off street parking stall to the south of the building and the limited use of the parking stall to the north of the building located at 774 South 300 West, in order to eliminate conflicts with the sidewalk and pedestrians.

2. The western curb cut located on the south side of the building located at 312 W 800 South shall be removed. The eastern curb cut on 800 South can remain in place to allow for service needs and be gated in when not in use. No vehicle will be allowed to block the sidewalk.
3. A lot consolidation of the three subject parcels into one be submitted and processed by Planning Staff.

There being no further business, the Administrative Hearing was adjourned at approximately 5:18 PM.

Joel G Paterson

Joel Paterson, Administrative Hearing Officer

Aubrey Clark, Administrative Secretary