



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Administrative Hearing
From: Anna Anglin, (385) 272-2879
Date: October 15, 2021
Re: PLNPCM2021-00714 Fisher Brewery and Bar Conditional Use

CONDITIONAL USE

PROPERTY ADDRESS: 312 West 800 South & 774 South 300 West
PARCEL ID: 15-12-204-020 (774 S 300 W) & 15-12-204-032 (312 W. 800 S.)
MASTER PLAN: Central Community Master Plan & Downtown Plan
ZONING DISTRICT: D-2 (Downtown Support District)

REQUEST: The Fisher Brewing Company, LLC, is requesting conditional use approval to expand the existing small brewery and to add a bar establishment to the properties located at approximately 312 West 800 South & 774 South 300 West. Per Section [21A.33.050](#) of the Zoning Ordinance, *Table of Permitted and Conditional Uses for Downtown Districts*, both small breweries and a bar establishment require conditional use approval in the D-2 zoning district subject to conformance with the provisions in Section [21A.54](#), *Conditional Uses*.

RECOMMENDATION: Based on the testimony, plans presented and the following findings, 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 with the conditions listed below.

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 middle curb cut located on the south side of the building located at 312 West 800 South be removed, in order to prevent cars from blocking the sidewalk and to allow additional street trees to be planted.
3. A lot consolidation of the three subject parcels into one be submitted and processed by Planning Staff.

ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Photos](#)
- C. [Site Plan & Elevations](#)
- D. [Security Operations Plan](#)
- E. [Existing Conditions & Zoning Requirements](#)
- F. [Analysis of Standards](#)
- G. [Public Process and Comments](#)
- H. [Department Review Comments](#)
- I. [Applicants Submittals](#)

PROJECT DESCRIPTION

Proposed Expansion

The building located at 312 West 800 South, sub address 778 South 300 West, is currently vacant. The building at 774 South 300 West is currently occupied by two businesses. The business on the second level is a coffee shop and the business that occupies the south half of the first level is an artisan food business. The coffee shop use is proposed to remain at this location.

There is a vacant area on the first level of the building that Fisher Brewery is proposing to expand the existing small brewery and tavern use to, once the purchase of the property is complete. In addition, once the expiration of the current lease for the artisan food business happens, in approximately a year, Fisher Brewery is proposing to expand into that portion of the building as well. Along with the expansion of the existing uses, the business owner is seeking to add a bar establishment as part of the expansion.

Brewery, Tavern and Bar Establishment Use

The three buildings Fisher Brewery is proposing to utilize and expand their existing business do not currently have internal connections. However, they are directly adjacent to each other and located next to the outdoor patio area. Once the small brewery, tavern, and bar establishment conditional use is approved, the buildings will be internally connected by new doorways on the building's walls, adjacent to the current outdoor patio area. The requested conditional use does not include any changes to the footprint of the buildings, although renovations and changes to the interiors will occur.

Business Operations

The small brewery operations will be from 7:00 a.m. to 5:00 p.m. and the anticipated hours of operation for the bar establishment and tavern will operate from 11:00 a.m. to 1:00 a.m. The business plans to operate seven days a week. The applicant is proposing to add up to 12 employees in the expanded area, adding to the existing 8 employees. The expansion will add another 88 seats to the existing 90 seats totaling a capacity of 178 people within the buildings.

KEY ISSUES: The key issues listed below have been identified through the analysis of the project and department review comments.

List of key issues:

1. Definition of Small Brewery
2. Off-street Parking
3. Security Operations Plan and Licenses
4. Lot Consolidation:
5. Landscaping:
6. Walkability:

Issue 1: Definition of Small Brewery:

A small brewery use has a maximum allowable square footage of use and the annual amount of production per year. If a small brewery produces beyond the limited amount of production allotment, it is considered a brewery. The following is the definition of a small brewery:

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.

According to the applicant, this small brewery is projected to produce approximately 3,500 barrels of an assortment of beers which complies with the definition of a small brewery.

The floor plan indicates the existing small brewery and tavern area open to the public is approximately 3,615 square feet, with an outside patio area approximately 1,800 square feet. The proposed expansion will add the following additional square footage per use:

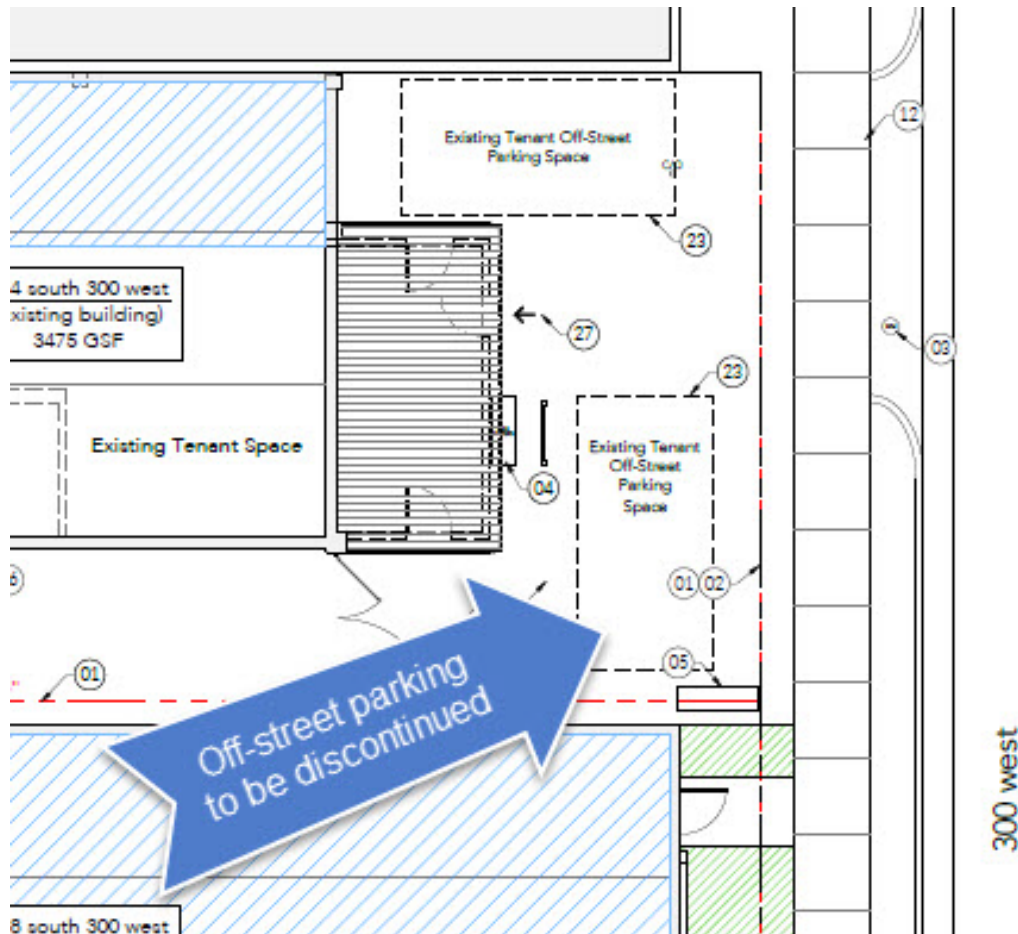
Use	Existing	Proposed	Total
Indoor Tavern and Bar Establishment	1,420 square feet	1,845 square feet	3,265 square feet
Indoor Small Brewery	2,195 square feet	1,800 square feet	3,995 square feet
Outdoor Dining Area	1,800 square feet	1,070 square feet	2,870 square feet
Indoor Special Events area	none	1,300 square feet	1,300 square feet

The remaining building's square footage will be utilized for storage, offices, restrooms, and other operations associated with supporting the tavern and bar establishment and small brewery. In addition, the applicant is proposing to dedicate a portion of the building on 312 West 800 South for special events only.

The total square footage of the small brewery, tavern, and bar establishment is proposed to be 9,625 square feet. The portion of the proposed use devoted to the small brewery area is approximately 4,000 square feet, making the proposed expansion under the maximum allowed for a small brewery. The remainder of floor area is proposed to be used for the tavern and bar establishment, including other uses which do not have a maximum square footage requirement. Therefore, the proposed expansion will meet the definition for small brewery. (See [Attachment I](#))

Issue 2: Off-Street Parking

The site currently does not have any off-street parking stalls for their patrons and there are no proposed stalls being added. The zoning ordinance does not require off street parking for the first 25,000 square feet of usable floor area. The total square footage of all the buildings combined is less than 25,000 square feet, so no off-street parking is required, and the proposed expansion will meet parking requirements.



Currently, there is an existing driveway on the west side of the original building that is used for deliveries and other brewery functions. In addition, there are two off-street parking spaces in front of 774 South 300 West. One parking space is being used by the artisan food business on the south side and the coffee shop is using the parking space on the north side of the building. The existing parking space located on the south side of the building cuts across the outdoor patio area for the coffee shop to gain access to it. The parking space to the north has a curb cut that leads directly to the off-street parking and has been used for deliveries and other functions for the businesses in the building. Since this parking area is not fully behind the front façade of the building, it should only be used for deliveries and other functions for the businesses in the building.

As part of the recommendation of approval, staff is conditioning the approval on 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 due to conflicts with the sidewalk and pedestrians (See [Attachment C](#))

Issue 3: Security Operations Plan and Licenses:

Section [21A.36.300](#) of the Salt Lake City Ordinance requires that all taverns, brewpubs, and bar establishment licenses submit a Security Operations plan to the Police Department and Building Official. As a part of the application for the proposed expansion of the conditional use, the applicant has submitted a revised security and operations plan which is located in Attachment D. The Police Department nor Building Services had any issues or concerns with the revised plan. Once the Conditional Use is approved, the security and operations plan will need to be filed with the City Recorder's Office. Following that, the applicant will be required to maintain a valid license issued by the Utah Department of Alcoholic Beverage Control (DABC) and a valid business license issued by the City [See Attachment](#).

Issue 4: Lot Consolidation:

The proposal to combine the existing buildings located at 312 West 800 South & 774 South 300 West with the existing small brewery located at 316 West 800 South will require a lot consolidation. Currently, these buildings are located on separate parcels.

As part of the recommendation of approval, staff is conditioning the approval on the three parcels be consolidated into one.

Issue 5: Landscaping:

The existing park strip in front of the 300 West facing properties primarily consists of hard surfaces. The park strip ordinance limits paving materials, gravel, rocks and boulders to sixty-seven (67%) of the surface area for park strips over 36" wide . The park strip is required to be thirty-three percent (33%) vegetation. Compliance with the park strip ordinance will be a requirement for the Fisher Brewery expansion.



In addition, as part of the park strip landscape requirements, the Urban Forester noted the park strip will require additional trees. The trees are required to be approved by the Urban Forester through a permit process. The applicant is proposing to remove the existing middle curb cut in front of the 312 West 800 South building to add street trees in the park strip as part of their expansion. Removing the middle curb cut will also prevent cars from blocking the sidewalk and patio area.

As part of the recommendation of approval, staff is conditioning the approval on the removal of the middle curb cut located by the 312 West 800 South building be removed, in order to prevent cars from blocking the sidewalk and to add the required street trees.

In addition to park strip landscaping, the applicant will also be required to comply with Section [21A.30.030](#) F of the Salt Lake City Ordinance, which states that *“If a front or corner side yard is provided, such yard shall be maintained as a landscaped yard. The landscaped yard can take the form of outdoor dining, patio, courtyard or plaza, subject to site plan review approval.”* The existing buildings at 312 West 800 South and 774 South 300 West are setback from the property line and do not currently meet the landscaping requirements. For the expansion of the conditional use, front yard landscaping is required.

Issue 6: Walkability:

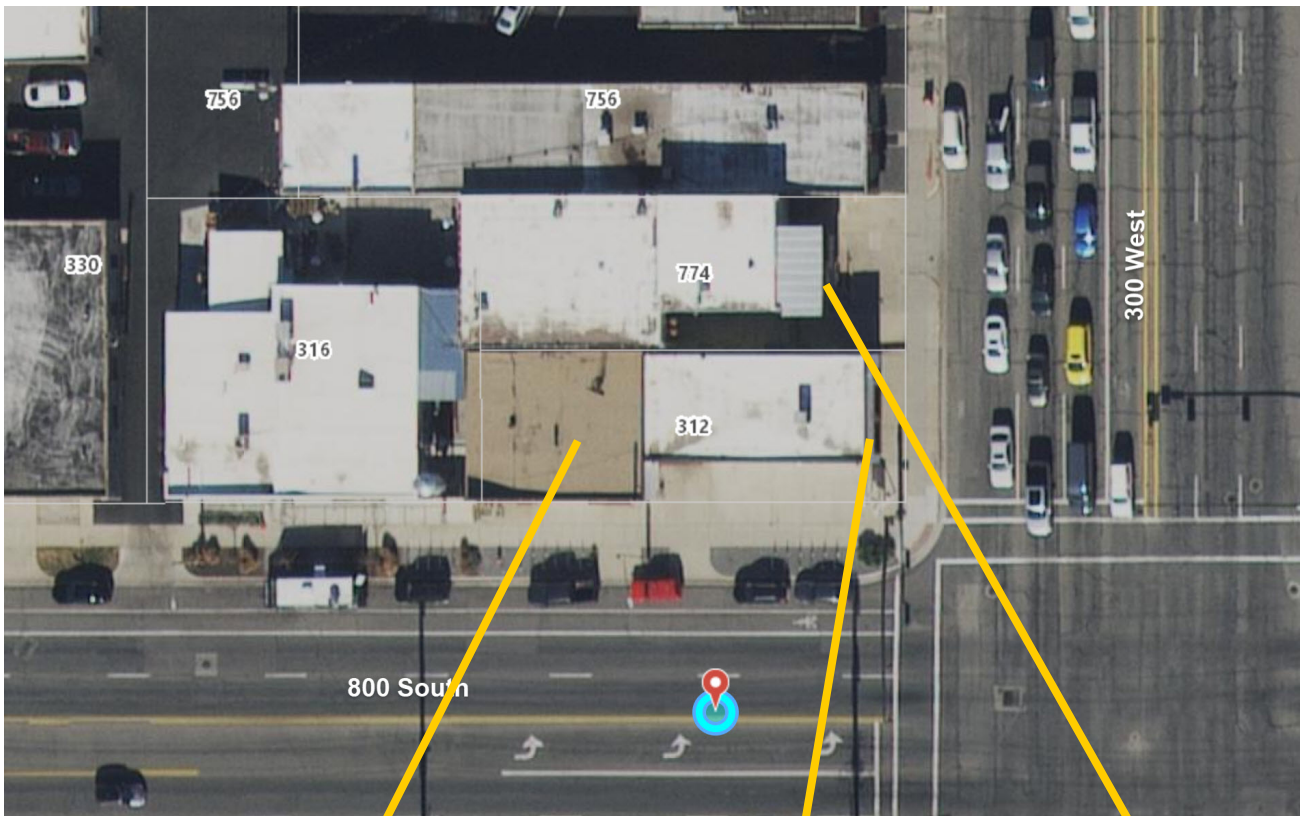
The building on the corner of 800 South and 300 West (312 W 800 S) will be painted grey to match the existing Fisher Brewery building. Murals, signage, and logos will be added to the blank walls, in order to visually tie the buildings together. This will add interest and walkability to the area, in addition to the proposed outdoor patio area. The business is also located within 0.3 miles walking distance of the 900 South TRAX Station and is within a block of a bus stop for Route 9. There are existing biking racks in place, which are associated with the previous conditional use approval. The eastern side of the building on the corner of 300 W and 800 S (facing 300 West) will have limited public access; however, the applicant is proposing to add planters to increase public engagement.

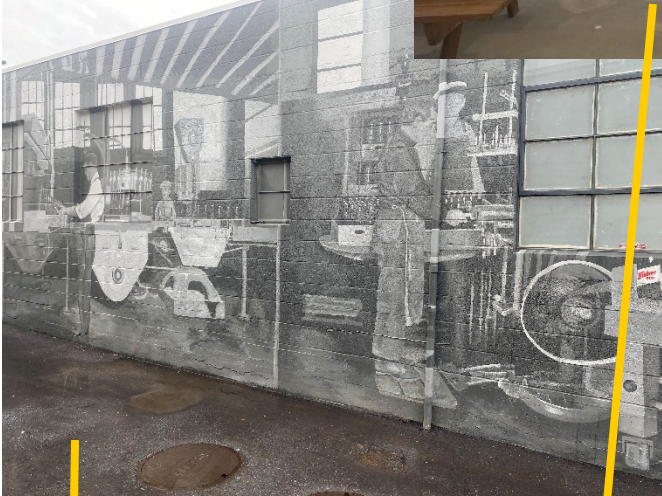
DISCUSSION: The proposed conditional use for the expansion of the small brewery, tavern and bar establishment should be approved if reasonable conditions can be imposed to mitigate the reasonably detrimental effects of the proposed use. As long as certain conditions are imposed, this proposal complies with the standards for approval of Conditional Uses and is also consistent with the Downtown Master Plan, and Plan Salt Lake.

The analysis of this project identified the detrimental effects that require mitigation, in order for the proposal to comply with the standards of approval. Staff has identified Conditions of Approval ([see page 1](#)) that are intended to mitigate potential impacts of the requested conditional uses. Therefore, given that the reasonably anticipated detrimental effects could be mitigated with conditions, Staff recommends that the proposed conditional use be approved subject to the conditions of approval.

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 a small brewery, tavern and bar establishment expansion on the subject parcels.

ATTACHMENT B: PHOTOS





ATTACHMENT C: SITE PLAN & ELEVATIONS

KEY NOTES

- 01 existing property lines to be combined (three parcels)
- 02 proposed property line (one parcel)
- 03 approx. location of existing water meter
- 04 approx. location of existing gas meter
- 05 existing private storm drain collector box
- 06 existing utility pole
- 07 existing fire hydrant
- 08 existing traffic signal pole
- 09 existing light pole
- 10 public sidewalk
- 11 existing asphalt private alley
- 12 existing concrete drive approach to remain
- 13 existing concrete drive approach to be removed
- 14 existing concrete surface

KEY NOTES CONT.

- 15 existing compacted gravel surface
- 16 existing Fisher Brewery park strip landscaping and trees
- 17 new park strip landscaping and trees per 21A.48.060
- 18 existing bike racks with compacted gravel surface
- 19 Fisher Brewery public entrance & front patio (to remain)
- 20 existing Fisher Brewery silo
- 21 existing Fisher Brewery grease interceptor (underground)
- 22 existing Fisher Brewery loading zone and trash bin area
- 23 existing off-street parking space
- 24 designated outdoor smoking area
- 25 existing gate
- 26 entrance to leased 774 S. rear tenant space (to remain)
- 27 entrance to leased 774 S. front tenant space (to remain)

PARCEL CONSOLIDATION

Scope of Work:
Combine parcels 15-12-204-020 and 15-12-204-021 with parcel 15-12-204-032.

Current Parcels:
15-12-204-032
320 west 800 south
Salt Lake City, Utah 84101
lot: 7,487 SF / 0.17 acres

15-12-204-020
774 south 300 west
Salt Lake City, Utah 84101
lot: 4,764 SF / 0.11 acre

15-12-204-021
778 south 300 west
Salt Lake City, Utah 84101
lot: 4,764 SF / 0.11 acre

Proposed Parcel:
15-12-204-032
320 west 800 south
Salt Lake City, Utah 84101
lot: 17,015 SF / 0.39 acres

PLANNING & ZONING

Zoning: D-2 downtown support
Current Use: (320) small brewery & tavern (existing)
(774) coffee shop & artisan food production (existing)
(778) vacant (previously a consignment store)

Proposed Use: (320) small brewery & tavern (existing 774 tenant spaces to remain - no change)

Lot/Yard Requirements: none
Max Building Height: 65'-0"
Proposed Height: varies, 16'-0" highest (existing, no change)

Parking: no parking required under 25,000 SF usable floor area

PROJECT DESCRIPTION

Project Name: Fisher Brewery and Taphouse Expansion
Project Address: 320 west 800 south
Salt Lake City, Utah 84101

Project Description:
Conditional Use application to expand current Fisher Brewing Company Small Brewery and Tavern operations into adjacent buildings at 774 & 778 south 300 west. Consolidate three existing parcels into one parcel.

Existing Conditional Use: see PLNPCM2015-01016
Existing Address: 320 west 800 south
774 south 300 west
778 south 300 west

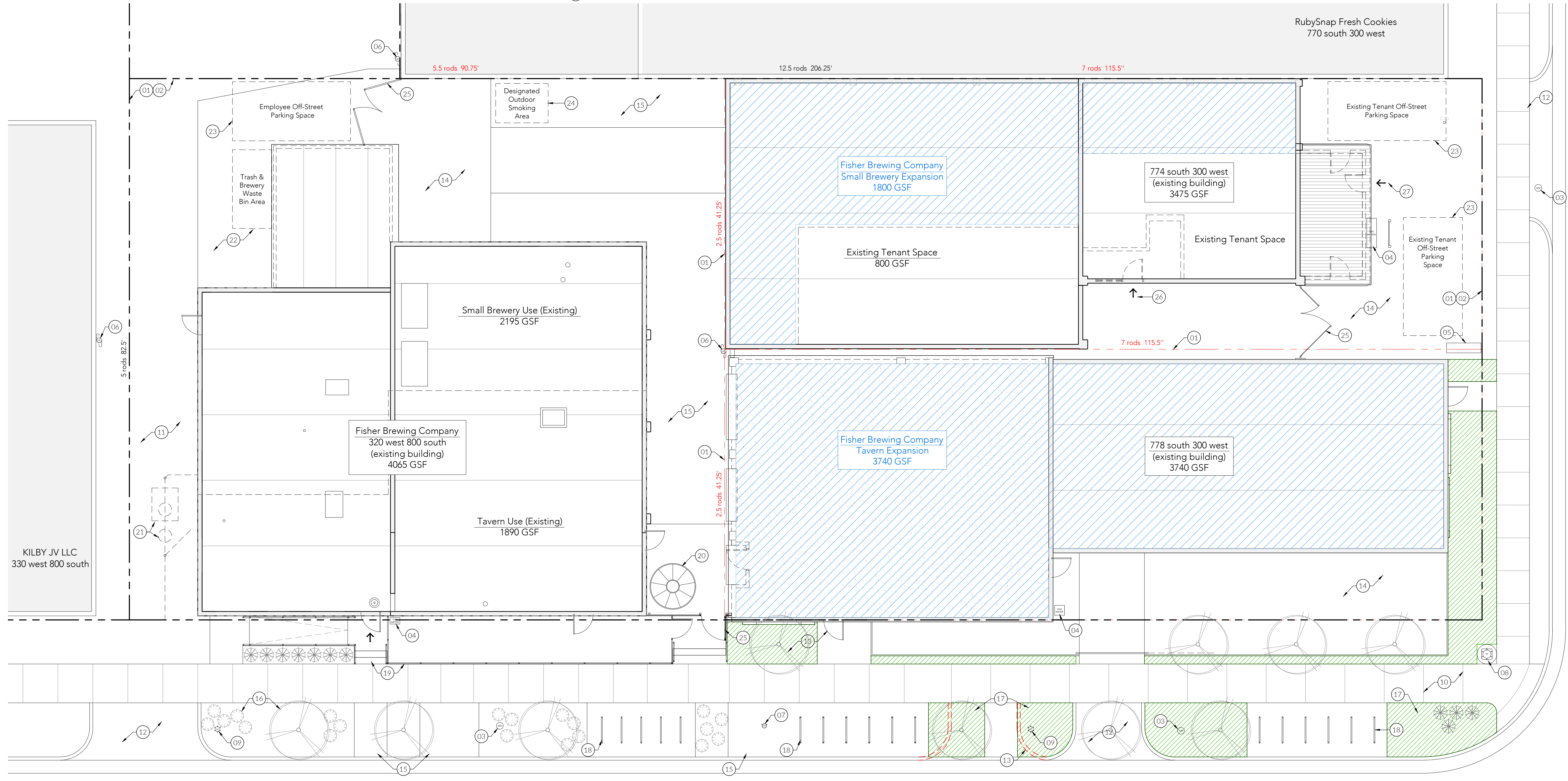
Parcel number: (320) 15-12-204-032
(774) 15-12-204-020
(778) 15-12-204-021

Lot Size: (320) 7,487 SF / 0.17 acres
(774) 4,764 SF / 0.11 acres
(778) 4,764 SF / 0.11 acres

Richardson Quann Associates

814 east 100 south
Salt Lake City, UT 84102
t: 801 533 0204
e: dsr@caphillcon.com
w: www.caphillcon.com

DESIGN TEAM
ARCHITECT
CONSULTANT



1 site plan / roof plan
A1.01 Scale: 1/8" = 1'-0"

PROJECT NAME / ADDRESS
FISHER BREWERY (expansion)
320 west 800 south
Salt Lake City, UT 84101

DATE
8 July 2021
24 Aug 2021

KEY PLAN

submital: **CONDITIONAL USE**

© 2021 Richardson Quann Associates Inc.
This document is an Instrument of Service and the property of the architect and may not be duplicated, displayed, or reproduced without the written consent of Richardson Quann Associates Inc.

SHEET NUMBER
conditional use site plan
A1.01

KEY NOTES

- 01 existing Fisher Brewing public entrance - to remain
- 02 new entrance to Fisher Brewing Expansion Taproom and Private Events area - access through existing taproom and patio area
- 03 new entrance to Fisher Brewing Expansion Brewery - no public access
- 04 existing patio gate - exit only
- 05 existing door - exit only
- 06 new door - exit only
- 07 new overhead door
- 08 new accessible ramp
- 09 new concrete pad for expansion brewery access
- 10 existing entrance to tenant spaces - no change

Richardson Quann Associates

814 east 100 south
Salt Lake City, UT 84102

t: 801 533 0204
e: dsr@caphillcon.com
w: www.caphillcon.com

DESIGN TEAM
ARCHITECT

CONSULTANT

STAMP

PROJECT
NAME / ADDRESS

FISHER BREWERY (expansion)
320 west 800 south
Salt Lake City, UT 84101

PROJECT NET

OWNER

DATE

8 July 2021

REVISIONS

25 Aug 2021

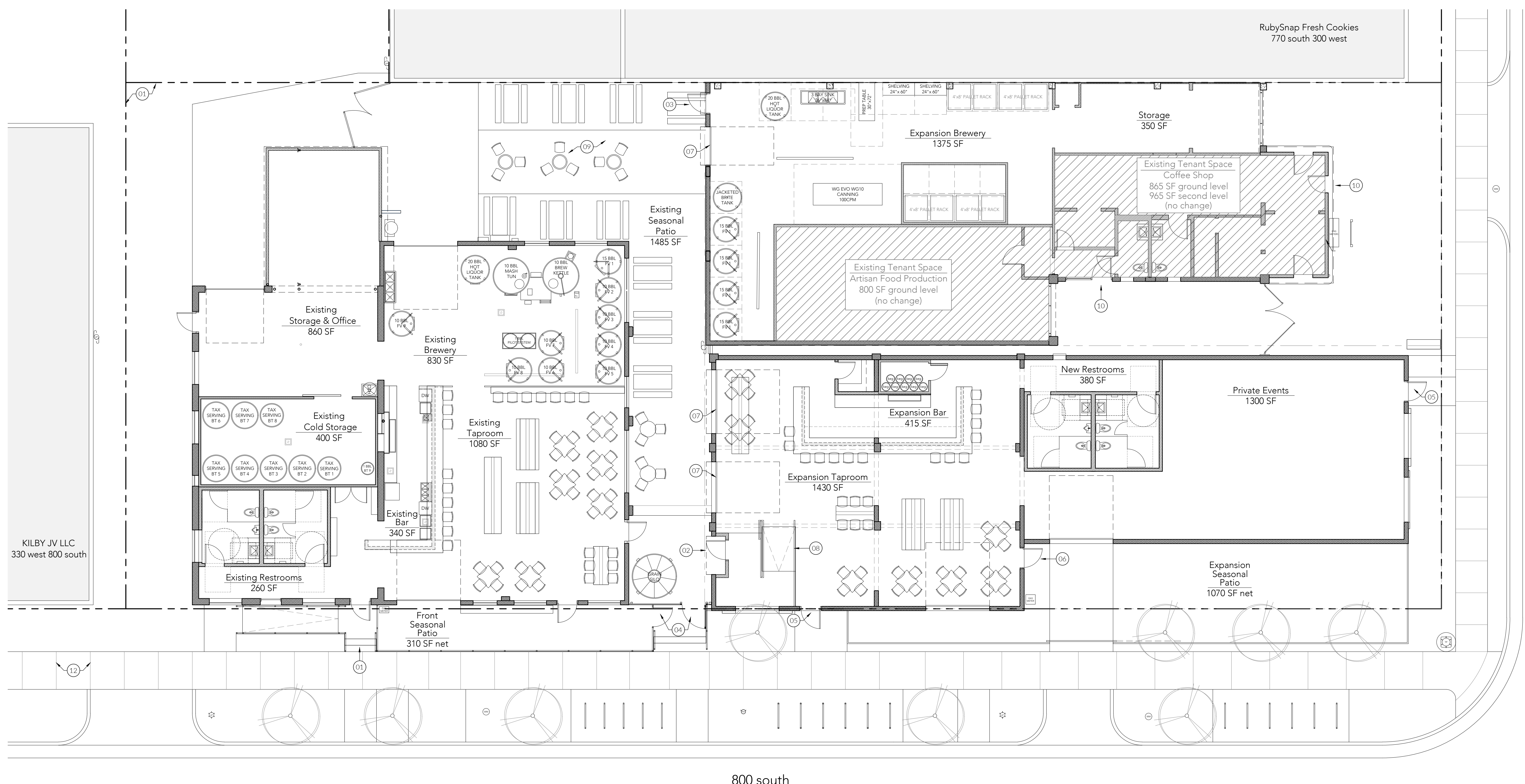
KEY PLAN

submittal: CONDITIONAL USE

SHEET NUMBER

conditional use
floor plan
A1.02

© 2021 Richardson Quann Associates Inc.
This document is an Instrument of Service and the property of the architect and may not be duplicated, displayed, or reproduced without the written consent of Richardson Quann Associates Inc.



KILBY JV LLC
330 west 800 south

800 south

N

1 floor plan
A1.02 Scale: 1/8" = 1'-0"

300 west

- KEY NOTES**
- 01 existing Fisher Brewing building - cmu walls painted "Fisher Gray" w/ hand painted sign
 - 02 existing Fisher Brewing public entrance - to remain
 - 03 existing front patio w/ steel and cable guardrail - access through taproom only
 - 04 existing cedar fence and egress gate (no change)
 - 05 proposed taproom expansion in existing building - existing stucco finish to be painted "Fisher Gray" to match
 - 06 existing steel window boxes - to remain
 - 07 new full lite steel door - exit only
 - 08 new overhead door w/ glass lites in existing opening
 - 09 new front patio w/ steel and cable guardrail to match existing Fisher Brewing front patio - access through taproom only
 - 10 new full lite steel door - access to new patio from taproom expansion
 - 11 potential area for painted mural similar to west facade of existing Fisher Brewing building
 - 12 no change to existing tenant facades (not in scope)
 - 13 proposed brewery expansion in existing building - existing cmu wall to remain unfinished
 - 14 new steel door - entrance to brewery expansion (no public access)
 - 15 new overhead door in new opening (brewery access only)
 - 16 new cmu courses above existing wall to match
 - 17 new full lite steel door - entrance to taproom expansion thorough existing sideyard patio
 - 18 new overhead door w/ glass lites in new opening

Richardson Quann Associates
 814 east 100 south
 Salt Lake City, UT 84102
 t: 801 533 0204
 e: dsr@caphillcon.com
 w: www.caphillcon.com

DESIGN TEAM

ARCHITECT

CONSULTANT

STAMP

FISHER BREWERY (expansion)
 320 west 800 south
 Salt Lake City, UT 84101

PROJECT

NAME / ADDRESS

PROJECT NET

OWNER

DATE

DATE

25 Aug 2021

REVISIONS

KEY PLAN

SHEET NUMBER

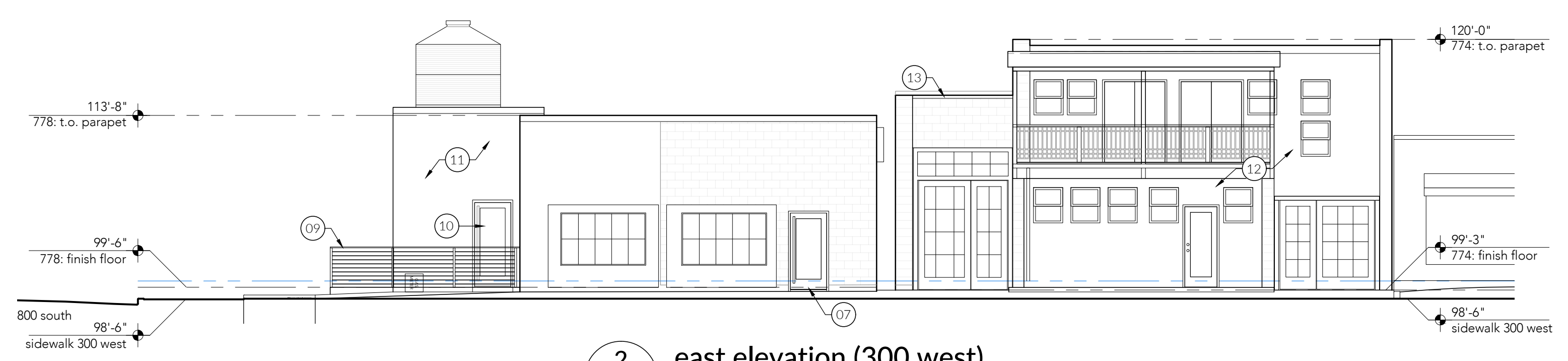
conditional use elevations
A2.01

submital: **CONDITIONAL USE**

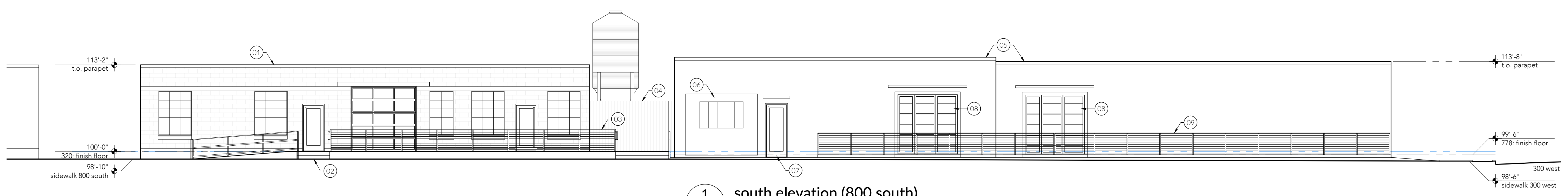
© 2021 Richardson Quann Associates Inc.
 This document is an Instrument of Service and the property of the architect and may not be duplicated, displayed, or reproduced without the written consent of Richardson Quann Associates Inc.



3 west elevation (Fisher Patio)
 A2.01 Scale: 1/8" = 1'-0"



2 east elevation (300 west)
 A2.01 Scale: 1/8" = 1'-0"



1 south elevation (800 south)
 A2.01 Scale: 1/8" = 1'-0"

25 Aug 2021

ATTACHMENT D: SECURITY OPERATIONS PLAN

Fisher Brewing Company - Security and Operations Plan

The following plan addresses key concerns and points related to the proposed expansion of the existing Fisher Brewery Small Brewery and Taproom Tavern or Club Bar Licenses through a Conditional Use Permit. The following is intended for review by Salt Lake City Planning and Police as required. If you have any questions or need any additional information please contact Tim Dwyer by phone at 435-590-0841 or by email at tim@fisherbeer.com.

1) Security and General Operations

Fisher Brewing Company has been operating a Tavern Bar and Small Brewery in Salt Lake City since February of 2017. We have had no history of alcohol violations with any of our staff as we have worked diligently to ensure our service staff is properly trained and certified as required by Utah state law. Under the proposed expansion, we would continue to operate as we currently are with all patrons entering the establishment through the main entrance, located at 320 W. 800 S., getting their ID's checked at the entrance by a dedicated door person before proceeding to the Taproom, outdoor patio areas, proposed Expansion Taproom area or Private Event Space. All service staff are trained to properly serve patron alcohol and deal with any issues that may arise due to intoxication. We have a manager on duty during all hours of operation who is responsible for the safe operation of the business with regard to patrons and staff. As we will be seeking a club license to allow our business the ability to serve our own higher point beer on site and to-go on Sundays, we will continue to follow best practices with regard to patron safety, alcohol service training and community relations.

2) Complaint-response community relations program

Fisher Brewing Company values and respects its relationship with our customers, employees and greater community. Our ownership is very involved with daily operations of the company and is available to address any issues that may arise due to the operation of our business and how it may impact our neighbors. A representative of the tavern or Taproom bar is available to meet with neighbors upon request in order to attempt to resolve any neighborhood complaints regarding the operations of the business. We will, whenever possible, seek a mutual understanding and remedy to any issue that may arise that is also within our control. Fisher Brewing Company's co-owner and designated community liaison is Tim Dwyer. He can be reached by phone at 435-590-0841 or by email at tim@fisherbeer.com.

3) Sound

Fisher Brewing shall make all reasonable efforts to ensure that 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 of 55dB as required in our D-2 zoning district. To accomplish this, the following measures shall be enacted:

- Any interior music will be played at acceptable levels complying with the aforementioned required sound limit.
- Live entertainment shall only be located within an enclosed building subject to the foregoing sound limit;
- Electronically amplified sound will be prohibited in any exterior portion of the premises

4) Smoking and Trash

Fisher Brewing, shall continue to provide a designated location for smoking tobacco outdoors in conformance with State law; This location is in the Northeast corner of our existing outside seasonal patio area which is 25' From all building entrances and exits. Please see our site plan for this designated smoking location.

Consistent with our current operation, Fisher Brewing makes both morning and evening sweeps of the property to be sure that any trash strewn on the premises be collected and deposited in a trash receptacle by 6:00 A.M. the following day, including any smoking and parking lot areas.

All portable trash receptacles on the premises are emptied each evening and automated receptacles are emptied at least weekly on Tuesdays. Our automated trash bins are located only within a city approved trash storage area in the rear of our existing Brewery premises.

Brewery waste is collected twice per week by local farmers and hauled off site from the same Trash storage area.

We do not anticipate needing additional trash storage receptacles as a result of our proposed expansion.

5) Parking

Fisher Brewing has one off-street parking stalls located behind the brewery as shown in our site plan. This parking spot is dedicated for staff and loading/unloading areas. Our patrons park on the neighboring streets 300 West and 800 South. We understand that there is some limitation to available parking but have noticed that there seems to be adequate parking available as nearby businesses close and vacate street parking as our business increases into the early evening hours. We will monitor the possibility of securing additional parking with our neighbors as it may become available and understand that there will be some increased parking pressure in the neighborhood due to this proposed expansion. This pressure from our proposed expansion is far less than other larger more residentially focused developments that are planned and ultimately expected in the neighborhood.

6) Food Trucks

Fisher Brewing has, for the past 4 years, worked with local food trucks to provide food for our patrons and to further activate the street in front of our establishment. Food Trucks are allowed to operate in the public right of way in the D-2 Zoning district according to 21A.36.160 in the city code. Further compliance with this section of the city ordinance is ensured by

arranging that: 1) the Food trucks operate temporarily (we hire each truck for no more than 12hrs/day), 2) Food Trucks are not blocking the public right of way (they set-up in the street), 3) Food Truck waste is properly collected and disposed of daily (we provide trash cans for our patrons and the truck). We would want to ensure that this critical feature of our business is permitted to continue under our proposed expansion and that code-compliant Food truck partnerships at Fisher Brewing would continue into the future.

ATTACHMENT E: EXISTING CONDITIONS & ZONING REQUIREMENTS

CURRENT ZONING REQUIREMENTS

Zoning Standard	Required	Existing*	Complying
Minimum Lot Area	None	*.39 Acres (16,988 square feet) once consolidated	Complies
Minimum Lot Width	None	*Approx. 200 feet on 800 South *Approx. 80 Feet on 300 West once consolidated	Complies
Front Yard Setback	No setback required	774 S 300 W: 17'9" 312 W 800 S: 5'3"	Complies
Corner Side Setback	No setback required	312 W 800 S: 0'-0"	
Interior Side Yard	No setback required	774 S 300 W: None 312 W 800 S: North Side 1'3"	Complies
Rear Yard	No setback required	774 S 300 W: None 312 W 800 S: 0'9"	Complies
Parking Spaces	None	none	Complies
Building Height	65 feet maximum	774 S 300 W : Approx. 20' 312 W 800 S: Approx. 14'	Complies

* Measurements for the three parcels combined

ADJACENT LAND USE

Adjacent property uses include car repair, vacant building, and a cookie retail shop. These businesses include:

East: Ayad's Auto repair shop- Emissions and inspections

West: Driftwood Automotive- Auto body repair shop

North: Ruby Snap - Boutique Cookies & Roots Coffee & Company- Coffee shop

South (across the street): Vacant use, the old Salt Lake City Fleet Lot

APPLICABLE MASTER PLAN POLICIES

The subject property is located within the following master plans:

Downtown Master Plan (Adopted in 2016):

Specific initiatives in the Granary District section of the plan that support the use include the following:

- *Is walkable*
- *Is vibrant and active*
- *Welcoming and safe*
- *Reuse of existing industrial style buildings*

Plan Salt Lake (Adopted in 2015):

Plan Salt Lake was adopted in 2015 as the citywide vision for Salt Lake City for the next 25 years. The Plan contains Guiding Principles as well as Initiatives in the various chapters that relate to the proposed use including the following:

- *Maintain neighborhood stability and character.*
- *Create a safe and convenient place for people to carry out their daily lives.*
- *Support neighborhood identity and diversity.*
- *Encourage and support local businesses and neighborhood business districts.*
- *Provide opportunities for and promotion of social interaction.*
- *Encourage a mix of land uses.*
- *Incorporate pedestrian oriented elements, including street trees, pedestrian scale lighting, signage, and embedded art, into our rights-of-way and transportation networks.*

The proposed Conditional Use expansion at 312 West 800 South & 774 South 300 West is in concert with the applicable sections of the Downtown Master Plan and the Plan Salt Lake specified above. It furthers both plans by reusing existing buildings and increasing different types of uses in the neighborhood.

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:

1. The use complies with applicable provisions of this title.

Analysis: Section 21A.33.050 Table of Permitted and Conditional Uses for Downtown Districts lists small brewery, bar establishment, and tavern, as conditional uses in the D-2 zoning district with a qualifying provision that approval for a tavern and bar establishment is subject to conformance with provisions in section 21A.36.300, Alcohol Related Establishments, of the zoning ordinance. The standards on section 21A.36.300 are listed and analyzed at the end of this Attachment F.

Finding: If the application is approved, the proposed use will need to comply with section 21A.36.300 reviewed on this staff report. Review of the Safety and Operations Plan and Floor Plan were reviewed by the Salt Lake City Police Department and the Building Official.

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 retail goods and services. There are no residences within 200-400 feet of the site. This proposed use would be compatible with those that are already established.

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 compatible with the D-2 zoning and with the master plan designation. The proposed expansion of the existing small brewery, tavern and the addition of a bar establishment are anticipated uses identified in the applicable master plan documents and would complement and support the Central Business District and Downtown mixed-use character of the area.

Finding: The uses are consistent with the adopted master plan and are listed as a conditional use in the zoning district. 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 in the following Detrimental Impacts Chart.

Finding: In analyzing the anticipated detrimental effects of the proposed use, staff finds that the request complies with the criteria listed below.

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	“Small breweries, bar establishments and Taverns” are 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	As mentioned above, the proposed uses are consistent with the master plan policies.
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 has already been established in the area. The Conditional use is an expansion of the existing use, and the addition of a bar establishment. The expansion will be compatible in intensity, size, and scale to existing commercial uses in the area. Both the expansion of the use 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 are compatible in size and design with the 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 proposed expansion of the small brewery and tavern and the addition of the bar establishment will utilize existing on-street parking and is not anticipated to impede traffic flow or cause issues with the adjacent major intersection.
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic	Complies with Condition	Off-street parking is not required for the proposed use. The existing small brewery and tavern use has provided bicycle parking and is close to bicycle lanes, trax stops and bus stops. Additionally, staff is recommending a condition to eliminate an off-street parking stall that impedes with pedestrian traffic.
7. The site is designed to enable access and circulation for pedestrian and bicycles	Complies with Condition	The site has direct access for both pedestrians and bicyclists from the street. The primary entrance to the business will remain as is. Additionally, staff is recommending that an existing off-street parking stall and curb cut be eliminated to further protect pedestrian access to the site.
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street	Complies	There are no anticipated unreasonable impacts to the service level of any adjacent streets.
9. The location and design of off-street parking complies with applicable standards of this code	Complies	No parking spaces are required for the site.
10. Utility capacity is sufficient to support the use at normal service levels	Complies	The site can be served by all necessary utilities. However, depending on demands, any required upgrades to Public Utilities water, storm drain, or sewer will be at the applicant's expense.

11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts	Complies	The use does not require any screening or buffering because the adjacent uses are similar or have greater impact than the proposed project.
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 by encouraging patrons to walk or ride their bicycles to the site. The proposed expansion of an existing use presents no foreseen impacts to air quality. Smoking use will need to continue to comply with standards set by the State of Utah, which is approximately 25 feet from any building entrance or exit.
13. The hours of operation and delivery of the use are compatible with surrounding uses	Complies	The anticipated hours of operation will be between 11AM – 1 AM, seven days per week. These hours are compatible with surrounding uses and regulated by the State of Utah. Peak hours of business are expected to be from 5- 10 PM, after operating hours for most nearby businesses.
14. Signs and lighting are compatible with, and do not negatively impact surrounding uses	Complies	There are no signs proposed at this time, but any new sign must comply with the regulation in Chapter 21A.46 of the Zoning Ordinance.
15. The proposed use does not undermine preservation of historic resources and structures	Complies	This site is located within the boundaries of the proposed Warehouse National Historic District and the expansion will be within existing buildings.

21A.36.300 Alcohol Related Establishments Requirements

The purpose of this section is to permit the establishment of taverns, social clubs, dining clubs, and brewpubs 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, or brewpub 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 is required to go through the process with the Utah Department of Alcoholic Beverage Control to obtain the appropriate license. Additionally, 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(1) – Taverns, social clubs, dining clubs, and brewpubs 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:

- 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:
 - a. A complaint-response community relations program; and
 - b. A provision for a representative of the tavern, social club, dining club, or brewpub to meet with neighbors upon request in order to attempt to resolve any neighborhood complaints regarding the operations on the business premises;

- c. 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;
- d. A provision stating that live entertainment shall only be located within an enclosed building subject to the foregoing sound limit;
- e. Prohibiting electronically amplified sound in any exterior portion of the premises;
- f. Designation of a location for smoking tobacco outdoors in conformance with state law;
- g. 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; and
- h. 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
- i. A parking management plan which shall include consideration of the impact of parking on surrounding neighborhoods;

Analysis: The applicant has submitted an updated security and operations plan reviewed by the Police Department and the Building Services Division that addresses all the requirements of items 1-9 listed above. Approval of the document, along with the requirement that it be recorded with the City Recorder's office, is required for the small brewery expansion, tavern and bar establishment have a permit issued to expand to all three buildings.

Finding: An updated security and operations plan shall be approved by both the Building Services Division and the Police Department and recorded with the City Recorder prior to issuing any permits for the use expansion.

- 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. Approval by the Police Department is required after the conditional use is approved.

Finding: A site and floor plan must be reviewed and approved by the Salt Lake City Police Department prior to issuing any permits for the use.

- C. Require buffering where a tavern, social club, dining club, or brewpub 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 residential use or residentially zoned parcel.

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

- D. Require that landscaping be located, and be of a type, that cannot be used as a hiding place; and

Analysis: Landscaping in the provided required front and corner side yard areas and in the park strip is required per section 21A.48 of the City Ordinance. The required landscaping should be thirty three percent (33%) landscaped with vegetation. The landscaping should be low and well maintained so that it limits potential hiding places. The park strip will also need to meet any requirements from the Urban Forestry Division.

Finding: This portion of the standard will be complying once the conditional use is approved.

- 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 (48) hours, weather permitting.

Analysis: The applicant has stated that graffiti will be removed within the required 48 hours, weather permitting.

Finding: This portion of the standard is met and is part of the conditional use requirements.

Section 21A.36.300.D(2) If necessary to meet the standards for approval of a conditional use set forth in Section 21A.54.080 of this title, the following conditions may be imposed:

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

Finding: Staff finds that this portion of the standard is not applicable.

- 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: This site does not have off street parking and no parking area to illuminate. Additionally, there are no adjacent residential uses.

Finding: Staff finds that this portion of the standard is not applicable.

- 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 located on the northeast corner of the rear of the property; this area will abut the rear of the building at 774 South 300 West where the expansion is proposed and the Ruby Snap shop.

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

ATTACHMENT G: PUBLIC PROCESS AND COMMENTS

PUBLIC PROCESS AND INPUT

The Central 9th Community Council sent an email on October 5, 2021 supporting the expansion of the small brewery, bar establishment, and tavern use. We did not receive feedback from the Ball park Community Council.

Timeline

- The application for PLNPCM2021-00714 was received on July 9, 2021
- Notice to the Ballpark and Central 9th Community Council was sent on August 30, 2021
- The Open House was posted on September 2, 2021
- Mailings were sent out on October 14, 2021 for the administrative hearing meeting
- Sign was posted on October 19, 2021 for the administrative hearing meeting
- Public hearing notice emailed to the list serve on October 14, 2021

The comments that were received by the public were in support of the expansion of the small brewery, bar establishment, and tavern. See comments below:

Fisher has been one of the most positive additions to this neighborhood and city, and as a neighbor we look forward to the expansion. Downtown, Salt Lake City, should do more to support and encourage local businesses to locate and prosper.
Thank you.

Eric Grotepas

Hello,
We are residents at the Ruth Townhomes on the south east corner of 300w and 800 south. We are in favor of this proposed expansion.

Best,
-Sarah

I wanted to just write in and voice my support for the Fisher Brewery Expansion project. As a person who lives across the street (275 W 800 S), Fisher Brewing has done amazing things for the neighborhood and is a great resource for community building in the city. With this expansion project I believe that their positive presence in the neighborhood will help the area to flourish and enable others in the community to grow as well, so yeah, this is going to be a great project for the area. Feel free to reach out to me if you have any further questions.

Thanks,
Tony Krezel

Hi Anna,

I have a house by Liberty Park and it is nice to have options close by. Fisher Brewery expanding their operations is great for the redevelopment of the West side of Liberty.

Please allow the request.

Tell the city we appreciate the upkeep of bike lanes.

Thank you,
- John Webster

Petition Number: PLNPCM2021-00714

I wanted to comment as I've greatly appreciated and personally enjoyed Fisher coming to the neighborhood and visit with some regularity. I not only appreciate their product but find the owners and staff to be fantastic. I hope this expansion receives approval as this is the sort of business, and business owners, we need downtown.

Regards,

Grant Sperry

ATTACHMENT H: DEPARTMENT REVIEW COMMENTS

The proposed conditional use was sent to the departments listed below for review and comment. The applicant has made changes to the project based on the comments received.

SUSTAINABILITY REVIEW – No comments received.

URBAN FORESTRY REVIEW- They have identified several locations for trees, but have not specified species. During the permit review process having the size and species of trees called out on the plans will be required. When choosing species please keep in mind that large species trees are preferable. An Urban Forestry Planting permit will also be required.

PUBLIC UTILITIES – Public Utilities has no objections to the proposed conditional use with the following conditions:

- Updated fire flow, culinary water, process water, and sewer demands will be required.
- Offsite improvements may be required to provide fire protection and to meet expanded demands.
- Existing water and sewer services to the expanded area will need to be terminated at the main.
- The industrial wastewater discharge permit will need to be updated.
- Pretreatment of the sewer effluent may be required.

ZONING REVIEW – D-2 Zone – Proposal to expand the existing use to 312 West 800 South and 774 South 300 West as a small brewery, bar establishment, and tavern. This proposal will need to be reviewed against 21A.36.300 Alcohol Related Establishments. Combining of the 3 parcels and the conditional use will be required. This change of use proposal will need to be reviewed with the building code personnel in regards to adequate exiting, adequate sanitation facilities, ADA requirements, whether a seismic analysis will be required, etc.

ENGINEERING REVIEW – No Objections.

TRANSPORTATION REVIEW – The (applicant) mentioned that they are aware of limitations of on-street parking in the neighborhood and that their patrons often park on 300 W and 800 S. The standard caveat here is that on-street parking (at any location) is always subject to change and can be eliminated altogether in some situations, for example, if an additional travel lane or bike lane is needed or if the curb line changes because we need to expand the sidewalk and so on. Just thought I'd mention it. Plus, they have ample bike parking. Please let me know if you have any questions.

FIRE CODE REVIEW - No comments received.

POLICE REVIEW – Police has no concerns or comments.

ATTACHMENT I: APPLICANT'S SUBMITTALS

Fisher Brewing Company - Conditional Use Permit Existing Site Photos and Descriptions



Photo 1: Existing Fisher Brewing Co. Building with Silo and side patio gate and south facade of expansion building at 778 S. 300 W. (white). This curb cut would be removed and replaced with a tree and the building itself would be painted grey to match the existing brewery with signage/logos/murals/ etc. possible in the large blank areas of the facade.



Photo 2: South East View of 778 S. 300W. Corner building with existing bike racks and landscaping. Additional lighting, signage and landscaping will be added to improve overall street appeal and integration with the existing brewery business. A side yard patio will also be installed to further activate the space during peak hours and private events. A new dark sky compliant walkway light chosen specifically for the granary district will be installed once approved through the city.



Photo 3: Existing SW Side/Front Yard area to be utilized with a patio for patrons including railings, patio shade structures, planters and additional landscaping. Building painting, signage and lighting will also be incorporated to match the existing brewery. East facing wall provides a prime mural location.



Photo 4: Existing Front Facade for 774 S. 300 W showing existing coffee shop front seating area and existing patio as well as the two existing tenant parking spots. The tenant has applied for a Facade improvement grant for the front patio which will may assist with new planters, potentially railings, lighting and signage to increase activation for the coffee shop and 300 West frontage.



Photo 5: View from sidewalk into the existing west outdoor patio gate with the expansion building shown on the right.



Photo 6: West wall of expansion building 778 S. 300W. from the existing outdoor patio area. This wall will be altered to accommodate overhead doors, man doors and windows to connect the new Tavern space. See the elevation drawings for more details.



Photo 7: Existing outdoor patio view of the rear of 774 S. 300 W. This wall will be altered to gain access to the proposed expanded beer production area. New electrical equipment will also be installed for both expansion buildings along this wall.



Photo 8: Existing north seasonal patio area with seating and existing screen. New concrete and a small overhead door will connect to the proposed expanded brewery area. The proposed new overhead door will be installed approximately where the existing screen is. See elevation drawings for details.

Fisher Brewing Company Expansion - Conditional Use Application

1. Project Description

Fisher Brewing Company LLC proposes to expand their existing Small Brewery and Tavern into two adjacent buildings at 774 and 778 South 300 West. A parcel consolidation will also combine all three parcels into one parcel under the existing address (320 W. 800S). The current front door entrance will remain the primary entrance for all patrons entering the premises. All buildings are within the D-2 Zoning classification.

2. Conditional Use Information Section 21A.54.080 (please attach additional sheet)

- **If applicable, what are the anticipated operating/delivery hours associated with the proposed use?**

The Small Brewery will operate daily from 7am to 5pm and the Tavern will operate daily from 11am to 1am. These are the same hours Fisher Brewing currently operates at the existing location.

- **What are the land uses adjacent to the property (abutting and across-the-street properties) ?**

The neighboring properties include: Fisher Brewing Company, Ruby Snap Cookies, Specialty Steel, and Driftwood Auto Body. Across the street is the Salt Lake City Fleet Block with a mixed use development and an auto repair shop on the nearest corners.

- **How many employees are expected to work on-site during the highest shift if applicable**

Up to 12 Employees would be working at one time in the expanded premises.

- **How many seats will be provided as part of the conditional use?**

An additional 88 seats will be added to the expanded Tavern area.

- **Have you discussed the project with nearby property owners? If so, what responses have you received?**

This proposal has been discussed with neighboring property owners and they are generally supportive of the proposed expansion.

From: [Tim Dwyer](#)
To: [Anclin, Anna](#)
Cc: [Paterson, Joel](#); [Oktay, Michaela](#); tannerzp@gmail.com
Subject: Re: (EXTERNAL) Re: PLNPCM2021-00714 - Fisher Brewery Expansion/ 312 W 800 S/ 774 & 778 S 300 W
Date: Friday, August 27, 2021 9:53:15 AM
Attachments: [Fisher Brewiq Conditional Use Operations Plan 25Aug21.pdf](#)
[2021-08-25 Fisher Brewery Expansion - A1.02 Floor Plan - Conditional Use rev DRAFT.pdf](#)
[2021-08-25 Fisher Brewery Expansion - A1.01 Site Plan - Conditional Use rev DRAFT.pdf](#)
[2021-08-25 Fisher Brewery Expansion - A2.01 Elevations - Conditional Use rev DRAFT.pdf](#)
[Fisher Brewing Conditional Use Permit - Current Condition Photos \(1\).pdf](#)

Greetings Anna,

Please see the attached revised site plan, floor plan, elevation drawings as well as our Operations and Security Plan and Existing Site Photos to complete our CUP application.

In addition, please see our responses to your questions from your last email below in red.

You were originally approved as a small brewery and tavern and we are trying to determine if that is still the case and/or if your operation has changed in some way that it would be classified differently. Part of that is to determine that we follow the right process so that there are no issues with your licenses in the future. You will need to let Planning know what type of State licensing you have so we can make sure you get the approvals you need to. See [Table 21A.33.030](#)

We currently operate as a Tavern and a Small Brewery. We will continue to operate as a Small Brewery and will be applying for a Bar/Club license from the UDABC to potentially replace the Tavern license. We are unsure at this time about the timeline or feasibility of obtaining this license for our location and so would like to apply for a CUP for the expansion of the Small Brewery and the Tavern or Club/Bar license.

The definition of small brewery is: *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 definition for Tavern is: *ALCOHOL, TAVERN: A business establishment as defined in title 32B, Utah Code, as amended.*

- A description on how many barrels of beer you are producing now and what the anticipated number will be once the brewery has expanded into the other two buildings.
 - We are currently producing about 1600 Bbls of beer per year. We anticipate that with the expansion operating at full capacity we will be capable of a maximum of 3500 Bbls annually.

What the floor area is for each type of use you are proposing (including outdoor dining) and the total square footage of outdoor dining, indoor dining and any other uses associated with the small brewery/ tavern. Please include the current square footage of the small brewery and the proposed square footage of the brewery.

- Please see below for gross square footage (GSF) area of current and proposed uses. This info is also on the revised Site Plan sheet A1.01 under the Planning & Zoning heading.

Definition of floor area: *FLOOR AREA, USABLE: "Usable floor area" (for determining off street parking and loading requirements) means the sum of the gross horizontal areas of all floors of the building, as measured from the outside of the exterior walls, devoted to the principal use, including accessory storage areas located within selling or working space such as counters, racks, or closets, and any floor area devoted to retailing activities, to the production or processing of goods or to business or professional offices. Floor area for the purposes of measurement for off street parking spaces shall not include:*

A. Floor area devoted primarily to mechanical equipment or unfinished storage areas;

B. Floor area devoted to off street parking or loading facilities, including aisles, ramps, and maneuvering space.

- Include the overall square footage of each building that will be part of the brewery.
 - The gross SF of the Small Brewery areas are:
 - 2195 GSF As Currently Operating
 - 3995 GSF as Planned with Tenant Remaining (adding 1800 SF) (+1800-SF)
 - 4795 GSF as a Maximum Size When Brewery Takes Over Leased areas in 2022-2023 (this will add 800 SF when the tenant moves out and we will seek administrative approval for the modification) (+2600 SF)
 - The gross SF of the Tavern/Club/Bar areas:
 - 1890 GSF As Currently Operating
 - 5630 GSF total as Planned (adding 3740 SF)
 - The Gross SF of the Outdoor Dining areas are:
 - 1800 GSF As Currently Operating
 - 2870 GSF as Planned, (adding 1070 SF)
 - Potentially adding an additional 1000 GSF of Rooftop Patio area if design and budget allows. We are currently studying this idea and will seek administrative approval for this expansion in the future if required.
- Pictures of the existing site conditions.

- See attached for select site Pictures with captions
- What uses are included in the small brewery use. Is there going to be live music/ entertainment? What uses are current and if anything will change/ be added as far a as use goes.
 - The current public facing use is a Tavern which occasionally hosts live music, fundraising events, etc. The proposed expansion will remain a Tavern or will transfer to a Club license with the same business license uses as currently operating which includes: Tavern, Retail Beer Outdoor Seating, Dance Floor, Live Entertainment, Live Music, Manufacturing, Retail/Wholesale, Food/Rest./Cafe
- An elevation plan/ rendering showing the current and proposed changes being made to the exterior of the building.
 - See Attached Elevation Drawings.
- Updated site plan showing. Include
 - The dimensions of any off street parking stalls located on the property. Include the two stalls in front of 774 S 300 W and any that are yours at the rear of the property. See section [21A.44.020](#)
 - See attached revised site plan
 - PARKING: This will be a staff report item since D-2 has: *No spaces required up to 25,000 square feet usable floor area. 1 space per 1,000 usable square feet over 25,000 square feet thereafter (see section [21A.44.030](#)).*
 - See attached Operations and Security Plan
- [Section 21A.48.170](#) states the expansion you are doing requires you to meet landscaping requirements. Show more details on what the landscaping will be:
 - [Section 21A.30.030F](#) states *"Landscape Yard Requirements: If a front or corner side yard is provided, such yard shall be maintained as a landscaped yard. The landscaped yard can take the form of outdoor dining, patio, courtyard or plaza, subject to site plan review approval."* See the definitions chapter for detailed information on this.
 - 30% of the park strip is required to be vegetation see section [21A.48.060](#) and [21A.48.090](#)
- See attached revised site plan with required landscaping specified.
- An updated security plan per section [21A.36.300](#) for alcohol related establishments.
 - See attached Operations and Security Plan
- I would include a statement that food trucks will be used in conjunction with your establishment and how they will apply to section [21A.36.160](#)
- See attached Operations and Security Plan which addresses food truck operations.

Also, for future reference, when you start to occupy more square footage of the

building at 774 S 300 W, you will need to receive approval for the expansion per section [21A.54.135](#)

- Understood, in the future, when we expand to the current tenant occupied space we will be increasing the brewery area by 800 SF (less than the 1000 SF or 25% that would trigger a new CU application) and will seek administrative approval for that expansion at that time.

Please let Zach Tanner (cc'd) and I know if you have any additional questions or need additional information or clarifications.

Thank you for your time and assistance with our application.

Best regards,

Tim Dwyer
tim@fisherbeer.com
435-590-0841

On Tue, Aug 3, 2021 at 3:02 PM Anglin, Anna <Anna.Anglin@slcgov.com> wrote:

Tim,

I apologize for being a little later than you had expected there was more information after diving into the Ordinance requirements than I had expected. It was nice to visit with you today and go over the expansion of Fisher Brewery. There aera few things that we need in order to proceed with the application. Following is a list of things that we need to clarify on.

You were originally approved as a small brewery and tavern and we are trying to determine if that is still the case and/or if your operation has changed in some way that it would be classified differently. Part of that is to determine that we follow the right process so that there are no issues with your licenses in the future. You will need to let Planning know what type of State licensing you have so we can make sure you get the approvals you need to. See [Table 21A.33.030](#)

The definition of small brewery is: *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.*