

Casot Conditional Use

1508 S. 1500 E. SLC 84105

A Wine Bar and workspace is proposed for the 15th and 15th business district. The space is located in a CN District, and its proposed use is a bar establishment (2,500 square feet or less in floor area). Per Salt Lake City Zoning Ordinance 21A.33.030: TABLE OF PERMITTED AND CONDITIONAL USES FOR COMMERCIAL DISTRICTS, a Conditional Use Permit is required, and the space is subject to qualifying provisions:

10. The space will conform with the provisions in section [21A.36.300](#), "Alcohol Related Establishments", of the zoning ordinance.
 - A security and operations plan will be prepared and approved by the Salt Lake City Police Department and the Building Officials, and filed with the City Recorder's Office.
 - Review and approval of the site and floor plan proposed for the premises by the Salt Lake City Police Department.
 - Landscaping shall be located, and be of a type, that cannot be used as a hiding place.
 - The exterior of the premises shall be maintained free of graffiti.
11. In CN and CB Zoning Districts, the total square footage, including patio space, shall not exceed 2,200 square feet in total. Total square footage will include a maximum 1,750 square feet of floor space within a business and a maximum of 450 square feet in an outdoor patio area. This project includes 1397 SF of interior space and 189 SF of patio space.

Casot Conditional Use Information

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1. Anticipated operating & delivery hours:
 - a. Operating: 5pm-12am – 7 days.
 - b. Delivery: 9am-5pm. Monday-Saturday
2. Land uses adjacent to property:
 - a. South: Bakery (Tulie Bakery)
 - b. North: Restaurant (The Lounge/La Trattoria)
 - c. East, across street: Retail (The King's English Bookshop), Restaurant (Finca – *same ownership as Casot*)
3. Employees working on site during highest shift: 3
4. Seats provided: 61 (3 @ business area, 41 @ indoor seating, 17 @ outdoor seating)
5. Responses from neighbors regarding discussion of project: The neighbors we have spoken to are very excited to have a quality wine bar in the neighborhood.

CASOT - Security and Operations Plan

1508 s. 1500 e. SLC, Utah 84105

Contact: Scott Evans, Co-owner, cell phone - 801-641-2328, scott@pagoslc.com

Hours of operation: Monday – Sunday: 5pm-12am

Code of conduct: A sign is posted upon entering and exiting the bar that states: “Please be respectful of our neighbors and keep the noise to a minimum when exiting and entering”

Complaint and response: Upon request, an CASOT owner will meet with the neighbors and community council to resolve any neighborhood complaints regarding the operations on the premises.

Sound Levels: Due to the small size of CASOT live music will be relegated to a small area of the restaurant (if/when it does occur) and will be largely acoustic. In the instance where amplified music will be used, it will occur exclusively inside the restaurant and at a volume not to be disruptive of the residences west of CASOT and within approved guidelines set forth in [chapter 9.28](#) of Salt Lake City zoning code for this district.

Smoking: CASOT will provide a smoking area in the parking area near our trash receptacle. It is more than 25 feet from any entrances or exits.

Graffiti Removal: All exterior walls, railings and other structures will be free of graffiti within 48 hours of the incident (weather permitting).

Bouncer: Due to the limited size of the bar area no bouncer is expected at this point. We will have a host/hostess at the entrance and several staff members and an MOD on hand to address any issues that may arise. If a bouncer is needed, we will immediately bring that position on. The primary business of CASOT is as a restaurant with a small tavern area.

Trash Management:

To maintain cleanliness, trash inside (portable trash receptacles) CASOT is emptied 2 times daily and the exterior trash bin (automated trash receptacle) is emptied 3 times weekly. The exterior trash bin will be emptied no earlier than 7am. In order to reduce noise complaints, trash will not be emptied between 10pm and 7am. Trash will be picked up by staff members each shift (10am & 10pm) and more specifically, trash will be removed each day prior to 8am of the following day/shift. The exterior trash enclosure is approved and required by Salt Lake City Corp and will be built to required specifications. The grounds surrounding CASOT will be maintained daily by staff. This includes cleaning entryways, park strips, the parking lot and all areas of cigarette butts and all other debris.

Parking Management plan:

Parking at CASOT includes 3 regular spots and one ADA stall in our own lot, directly West of the building. There are an additional 6 spots in the alley and shared parking area for Caputo's, Tuile and Casot. Street parking directly in front of CASOT includes 4 stalls. Across the street from CASOT there is additional street parking

Distribution of plan: A copy of this plan is to be distributed to the Fire Dept., Police Dept., city recorders office, city building official, and the Community Council.