

CLUB VERSE –CONDITIONAL USE APPLICATION

- ***PROJECT DISCERPTION:*** Core Image Investments LLC proposes to own and operate CLUB VERSE a bar/tavern located at 609 S. State Street SLC, UT 84111. The current patron entrance is located in the front of the property and shall be the main entrance. Building is zoned D-2 currently
- ***CONDITIONAL USE INFORMATION section 21A.54.080***

Anticipated Hours

- The anticipated operation hours are 1pm to 2am Monday thru Thursday.
- Friday, Saturday and Sunday wiling be 11Am to 2am

Adjacent land uses

- The 600 South Loft apartments are located directly west on the opposite side of state street
- Directly north is AAA jewelers
- Directly south is EMBER event center
- North west corner is The Grand Hotel
- South east corner is Ken Garff Mercedes

Employees

- Approximately 15 to 18 employees will be present for the highest shift

Proposed seating

- Approximately 90 seats will be made available by combining the roof top patio, indoor seating and the V.I.P seating couches

Community canvassing

- Residents located in the 600 south lofts gave positive feed back
- AAA Jewelers is in full support
- EMBER is in support and well

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CLUB VERSE SECURITY, OPERATIONS AND COMMUNITY ENGAGEMENT PLAN 2022 !

The following plan & key points are related to the operation and community engagement of CLUB VERSE a LGBTQIA+safe haven bar/tavern and meeting space. Club VERSE is seeking to obtain a conditional use permit. The following key points are for review by the Salt Lake City planning and SLCPD. If there are questions that may need to be addressed or need more information please free to contact our community engagement, patron liaison Micheal Repp @ 970/986/7279 or MICHEAL@CLUBVERSESLC.COM

Security and General Operations

Club Verse is owned and will be operated by Riley Richter, Donald Neeley and Micheal Repp all formally with THE SUNTRAPP. Our team successfully and safely operated THE SUNTRAPP for seven years with no violations or occurrences. We will continue to offer that same dedication to Club VERSE and SLC while creating a new LGBTQIA+ inclusive safe haven environment. Patrons will enter from a main entrance located at 609 South State Street in Salt Lake City. Upon entering it is our policy that all individuals will have their ID's checked regardless of age. This process will be handled by the day manager, bartender or appropriate door staff that have each been trained and have the appropriate scanners and tools to maintain the state statute, safety and policies before allowing alcohol consumption.

Complaint and community relationships

In regards to our customer base as established community leaders in the LGBTQIA+ community we are in a unique and exciting position where we are able to use our sensitivity and knowledge of the marginalized inter queer community to build long term relationships with our patrons. We fully understand that our business may impact neighboring businesses and when possible we will communicate and resolve at the ownership level any

issues that may arise with hopes of a win win outcome. Micheal is available (970/986/7279) to meet with any neighbor that may have questions or concerns.

SOUND

CLUB VERSE will make every reasonable effort to ensure that any amplified music or sound will be directed away from the commercial residence directly across state street to the west.

- Club VERSE shall also take and maintain decibel reading that do not exceed the allowed limit (55dB) in D-2 zoning.
- We will design and construct sound panels that will be proactively placed around any and all exterior openings to ensure that sound is regulated to the allowed limit at the 15 feet mark of the exterior outside opening
- Further more our sound system will be zoned accordingly to ensure decibel regulation to keep amplified sound at or below level while door is open
- Interior music shall be played at a reasonable level has to comply with aforementioned required sound limit.
- Live entertainment shall be located on the main level.
- Amplified music shall on the interior building only

SMOKING, TRASH & RECYCLING

CLUB VERSE, will continue to provide a designated smoking area that will meet all city and state ordinance. This area will be located on the roof top patio in the south east corner which will meet the 25 foot requirement from all entrances or exits of the building.

Club VERSE will be contracting with momentum recycling in an attempt to reduce unnecessary product from reaching our landfills. We will have a 4 yard container that will be emptied three (3) times a week days which will be decided at a appropriate time with start of business.

Club VERSE will assist with the daily maintenance in the immediate area in the front of the building adjacent to state street to ensure that it is swept and in good repair.

We feel that working with momentum along with proactive purchasing we will not need to increase waste removal.

All trash in respective areas will be cleansed and discarded by 6am the following day.

PARKING

Club VERSE will lease parking meters directly in front of our location to ensure safe arrival and pick up by LYFT or UBER. We are currently negotiating with Lyft as a benefit to all patrons who use their service to receive reduced fair. By working in conjunction with Lyft and Uber proactively we hope to lessen the pressure of surface street parking. There is surface parking and metered parking on State Street and 600 South that can be utilized as well. There is also a large parking structure approximately a half block east on 600 south that may be able to be negotiated for weekend night parking. We hope to encourage and have benefits in place with Lyft and Uber too relieve any pressure that may arise in the future.

Food trucks

CLUB VERSE will obtain a class A food license and prepare cold cut sandwiches along with toasted cold appetizers. Food truck will be utilized in the scope of special events and may be more in the capacity of catering their items. We look forward to supporting the local food truck industry and will navigate the issues with owners to assist in creative thinking for solutions. FOOD TRUCKS are a vital and much needed necessity for small business owners.