



Citizen Bar – Conditional Use Submittal Requirements

A narrative that describes the general operations of the proposed use, including answers to the following questions:

Citizen will be a cozy 1120 square foot, full-service bar and restaurant offering high-end yet affordable small plates, fantastic craft cocktails and an amazing beer and wine selection. It will be front and center of a 214-unit apartment complex offering a gathering place for its residence and neighbors.

- What are the anticipated hours of operation?
 - 11am-1am
- What are the anticipated peak hours for the proposed use? Peak hours refer to the hours of the day with the highest number of customers, employees, deliveries, or activities.
 - 5pm-9pm
- Is there any anticipated outdoor activity associated with the use?
 - 300 square foot street facing patio along 300 E, we anticipate 5 two-top tables
- Is there enough space on the site to provide adequate movement, queueing, and storing of vehicles? The space should be based on the anticipated trip generation of similar uses in a similar environment either in Salt Lake City or in similar cities.
 - There is a large underground parking garage associated with the building. The bar is located on a major street with street parking available.
 - We anticipate a large portion of our business to come from walk-in's as the bar is located in an area of high density housing.
- How will the waste generated by the use be stored and handled on site? How will it be removed from the site?
 - The business has access to garbage enclosure located within the property.
- What is the anticipated amount of water consumption of the proposed use?
 - Less than a normal business like this. The entire kitchen is less than 200 square feet and we are using a small undercounter dish machine.
- What is the anticipated level of emissions generated by the proposed use?
 - None. We are using ventless kitchen equipment which means no smoke or fryer exhaust. Our kitchen will be all electric.
- Are there trees with a trunk circumference greater than 6 inches on the property that will be removed?
 - No
- What is the anticipated amount of grading required for the proposed development? Does it include the moving or removing of any pollutant or contaminant in the soil from the site?



- This bar is in the bottom floor of an existing apartment complex.
- Will the proposed use produce any dust, odor, smoke, noise, vibrations, or use any chemicals, toxins, heat, or radiation? If so, how will the impact be addressed? Has the applicant been in contact with the regulatory agency that regulates the specific impact?
 - This business will have none of these impacts.
- Are the locations of all utility needs identified on the site plan and located to avoid creating a hazardous situation? Have utility providers been made aware of the proposed use and is there any information about utility needs?
 - Utility needs have been identified.
 - Utilities have been notified and they are aware. We will be using only electricity and there is ample supply at this location.

An analysis of how the proposal might affect adjacent uses, including answers to the following questions:

- What is the land uses adjacent to the property (abutting and across-the-street properties)?
 - Citizen is in the bottom floor of a high-density apartment complex. Behind it is an underground parking garage. The buildings next door are also high-density apartment complexes. Across the street are two parking lots.
- Are exterior lights located and shielded to direct light away from adjacent uses and downwards (not directed to the sky)?
 - The building in which the bar is located is designed to minimize light pollution using shielded lights and backlit signage.
- Are there access conflicts caused by the location or proximity of walkways, sidewalks, driveways, public streets or public spaces? Are there access conflicts caused by the any proposed or existing structure on the property or adjacent to the property?
 - There are no access conflicts.
- How will the proposed use be separated from adjacent land uses? What screening or buffering features will be provided to reduce any impact identified in these questions?
 - This building has 3rd East to its West, a parking garage to its North and East, a swimming pool above it, the pools mechanical room to its South and it is constructed with 18" thick cement walls and commercial double pane glass.

B. 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:

1. This title specifically authorizes the use where it is located;
 - a. Yes, the R-MU zone authorizes this use as a conditional use



2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps;
 - a. Yes, the bar is located in a mixed-use zone
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;
 - a. Citizen is a gathering place in the heart of a high-density multifamily community.
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered;
 - a. Citizen is built in the ground story of an existing apartment building located in the residential mixed-use zone.
5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows;
 - a. The bar is located in proximity to a covered parking garage as well as the existing street parking adjacent to the site
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;
 - a. Citizen entrance is on a walkable city sidewalk and will also have its own entrance from the parking garage for residents of the building. Our capacity will be limited by the square footage of 1120 and patio seating will be limited.
7. The site is designed to enable access and circulation for pedestrian and bicycles;
 - a. The site is located within walking proximity to over 600 apartment units and is designed to be accessed easily from city sidewalks and bike lanes.
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street;
 - a. There are no service based businesses abutting or adjacent to the bar.
9. The location and design of off-street parking complies with applicable standards of this code;
 - a. Two parking spaces will be provided within the parking structure attached to the bar as well as 1 electrical vehicle stall.
10. Utility capacity is sufficient to support the use at normal service levels;
 - a. Utility capacity has been calculated by the corresponding engineers and designers
11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts;
 - a. This building has 3rd East to its West, a parking garage to its North and East, a swimming pool above it, the pools mechanical room to its South and it is constructed with 18" thick cement walls and commercial double pane glass.
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;
 - a. The bar does not create any hazardous impacts and is a tobacco free business.
13. The hours of operation and delivery of the use are compatible with surrounding uses;
 - a. The hours of operation are in accordance with city and state regulations. The use is compatible with local neighborhood business.



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14. Signs and lighting are compatible with, and do not negatively impact surrounding uses; and the proposed use does not undermine preservation of historic resources and structures.
 - a. The building in which the bar is located is newly constructed specific to this use and designed to minimize light pollution using shielded lights and backlit signage.