



Epic Brewing Company  
825 South State Street  
Salt Lake City, UT 84111

Hello,

Epic Brewing Company is submitting a Conditional Use Application to operate a Tavern / Beer Garden on the east side of the property at 825 South State Street.

Below is an overview of the General Operations of the proposed use.

The proposed bar area is 5056 sq/ft. There is currently a 420 sq/ft structure on the property that will be used to store and serve alcohol. The outlined blue area on the site plan is the proposed space.

To prepare the space there will be a minimal amount of grading required for development. This will not require the moving or removal of any pollutant or contaminant in the soil from the site. There will not be any trees removed with a diameter of more than 6 inches.

The proposed use will not produce any dust, odor, smoke, vibrations, or use any chemicals, toxins, heat, or radiation.

The anticipated level of water consumption and emissions on site will be very low. The water used will be for drinking, use in restrooms and sanitary reasons. There will be no emissions except for the use of electricity.

The structure currently on the proposed area has working electricity, we may need to update the utilities per building code. We have not reached out to the local utility providers, but we have been in touch with the Salt Lake City Planning Division and Building Code Division about our proposed utility and other needs for the project.

**Below is an overview of how the proposal may affect adjacent uses.**

**Land uses adjacent to the proposed use area;**

North (abutting) – Business, First Class Cars Used Car Dealer

South-East (abutting) – Residential

South (abutting) – Residential

The abutting land to the west is the Epic Brewery and the abutting land to the east is the Epic Brewery offices.

The space will be separated from all adjacent land uses by a 8ft high wood fence. There will be one public entrance to the proposed space on the west side, this will require all patrons to enter the space through Epic Brewing property from State Street and not cause conflict to the proximity of any walkways, sidewalks, driveways, public streets or public spaces. There will not be access conflicts caused by the any proposed or existing structure on the property or adjacent to the property.

Currently there is a driveway on the East side of Epic's property that is accessible from Edison Street. Pedestrians access this driveway from Edison Street and 'cut' through Epic's property to access State Street. Our proposal would block this access from Edison Street and limit pedestrians from using Edison Street as a 'shortcut' to State Street. We will have a controlled entrance to Edison Street from the west via a locked gate for Epic employees to gain access to our office on 836 S. Edison Street.

**Sound Levels:** There will be some noise produced from music played inside of the structure as well as by our guests socializing. We will address the noise by building an 8ft high wood fence that encloses the entire area. Noise blocking hedges will line the east and south sides of the premises. In addition to the fence and shrubs, we will arrange our outdoor area so that there will be no seating within 10ft of the fence. We don't anticipate having regular outdoor music. There is potential for live music, but it will be infrequent and will follow the Noise Ordinance Code.

**Parking Management Plan:** We believe the impact of parking on surrounding neighborhoods will be minimal. The only entrance for patrons to the Tavern area will be from State Street. The parking lot on our property contains 15 parking stalls, two of which are ADA. In addition to the parking lot on our property, we believe patrons would park on State Street when visiting our location. There are 2 parking stalls directly in front of brewery on State Street and 4 parking stalls on State Street directly north of brewery. The measurements for the Tavern location consist of the following: outdoor seating area is 2,500 sq ft, indoor seating area is 420 sq ft, and gaming area is 1,440 sq ft. The gaming area will not have any seating. Based off of our calculations, 4 spaces parking spaces are to be available for use of the Tavern.

**Code of Conduct:** A sign is posted upon entering and exiting the tavern area that reads: "Please be respectful of our neighbors and keep the noise to a minimum when exiting and entering."

**Smoking:** The entire proposed use area will be No Smoking, and no smoking will be allowed within 25ft of the entrance.

**Complaint and Response:** Upon request, an owner or a member of corporate management will meet with affected neighbors and community council members to resolve any neighborhood complaints regarding noise or activity operations on the premises.

**Trash Management:** The waste generated on site will be minimal. A sweep of the premises will be made daily to ensure any trash strewn on the property is collected and placed in the appropriate receptacle. All waste will be recycled or disposed of in dumpsters that are already on the property at the end of the day. The dumpsters are emptied multiple times throughout the week.

**Distribution Plan:** A copy of this plan is to be distributed to the Fire Department, the Police Department, City Recorders Office, City Building Office and the Community Council.

**21A.54.080:** In response to standards (21A.54.080) The use does comply with applicable provisions of the code and will be compatible with surrounding uses. The use is consistent with adopted city planning policies, documents, and master plans. The anticipated detrimental effects of the proposed use will be mitigated by the imposition of reasonable conditions.

Security Plan:

This property encompasses an outdoor space that will be gated. All perimeter doors will be locked during non-business hours. There will be a controlled entrance to Edison Street from the west via a locked gate for Epic employees to gain access to our office on 836 S. Edison Street. Otherwise, this gate will always remain locked. The building containing the storage of beer and retail items will have an alarm system capable of remote notification of management in the event of a break-in.

Cheers!

Epic Brewing Company  
825 South State Street  
SLC UT 84111