

RE: Application for Conditional Use - Supplemental Information

Date: May 12th, 2023

Applicant Information:

Ian Kaplan
[REDACTED]

Owner Information:

Cody Chamberlain
[REDACTED]

Project Addresses

1533 S 1100 E

Parcel Number:

256-001

Site Area:

.06 Acres

Zone:

RB (Residential Business)

Proposed Use:

Bar/Tavern

Narrative:

The property located at 1533 S 1100 E has been identified as a desirable location for a small bar/tavern. The owner anticipates to be in operation from noon until midnight 7 days a week including weekends. The peak hours for this type of establishment would be between 7:00 PM and 10:00 PM on Friday and Saturday evenings. Due to the nature of the parcel, there will be no significant outdoor activity associated with the use. Food trucks will be made available during peak hours of operation and a smoking area will need to be designated in a location that does not adversely affect neighbors. The parcel is a corner lot with ample street parking available on 1100 E and a publically accessible alleyway behind the building for deliveries and waste/refuge management. The business should pose no adverse effects to neighbors in regards to their deliveries and/or business vehicles. The parcel is one of the smallest parcels in Salt Lake City and as such, does not have on-site parking available. There are 4, potentially 5, stalls located on Kensington Avenue that are available for use by the business. In addition - this location was favored due its location in front of a city bus stop, as well as the bike lane on 1100 E, in hopes that its customers will utilize public transportation.

The property has a strip of land between the back of the building and the public alleyway that will be utilized as a location for screened in waste/refuge containers. Weekly or, if required, more frequent pick-ups will be scheduled so as to not allow waste to build up beyond the capacity of the containers. The use as a Bar/Tavern will be a low-intensity demand on water usage when compared with other commercial facilities. The greatest contribution to water usage will be the flushing of toilets and washing of hands. The owner has the option to install low-flow toilets and sink faucets to help conserve water. The

characteristics of being a very small parcel means that there is no landscaping present on site and certainly no trees greater than 6 inches in diameter. With that said, the owner is proposing to remove as much hard-surface as possible on the site to replace it with new native, water wise vegetation. No grading will be required for the proposed use of this property and no polluted soils are present. The locations of utilities are noted on the Site Plan and any work done outside of the shell of the structure will be required to contact BlueStakes prior to digging so as to avoid any hazardous situations.

The use as a bar/tavern presents the potential of adverse affects to residential neighborhoods to the East. The owner will follow all applicable requirements for landscape buffers between residential and commercial properties in section 21A.36.300 of the SLCMC. Noise will be primarily contained within the structure of the building that is naturally oriented towards the North and West in the direction of other commercial properties and structures. There are no door or window openings located on the East side of the property where the adjacency of residential structures occurs and a landscape buffer will be provided to provide a visual barrier from the residential parcels in accordance with the code. All exterior lighting will be of a full cut-off nature and will be directed in a way that maintains illumination within the property boundaries. There are no access conflicts present on site nor will there be during the operation of the proposed business.

21A.54.080 STANDARDS FOR CONDITIONAL USES

The proposed use of Bar/Tavern located at said property meets the standards for conditional uses as outlined in 21A.54.080 by:

- Complies with applicable provisions of title 21A.54.080,
- Is compatible with surrounding uses. 1100 E is a pre-existing commercial corridor with restaurants, local shops and eating/drinking establishments.
- The use is consistent with city planning policies, documents and masterplans by helping contribute to a more walkable, livable city. The project is promoting adaptive re-use of an existing structure to utilize for a locally owned, neighborhood centric business.
- The anticipated detrimental effects can be mitigated by reasonable conditions in the form of landscape buffers, visual barriers, and reasonable hours of operation.