

Conditional Use Application: Sunday School (a DBA of Sunday's Best SLC, LLC)

Conditional Use Desire: Bar

Address of Subject Property: 550 S 300 W Suite 200 Salt Lake City, UT 84101

Upon development the address has shifted to 505 S Gale St. Suite 200 Salt Lake City, UT 84101

Applicant: Michael McHenry

Subject Property: 550 S 300 W Suite 200 Salt Lake City, UT 84101

Legal Description:

PARCEL 1. BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 30, PLAT "A", SALT LAKE CITY SURVEY; THENCE SOUTH 89°59'18" WEST ALONG THE SOUTH LINE OF SAID BLOCK 30 A DISTANCE OF 331.28 FEET; THENCE NORTH 660.42 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 30; THENCE NORTH 89°58'14" EAST ALONG SAID NORTH LINE 331.37 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 30; THENCE SOUTH 00°00'30" WEST ALONG THE EAST OF SAID BLOCK 30 A DISTANCE OF 660.52 FEET TO THE POINT OF BEGINNING.

Being Tax Parcel No. 15-01-45-10-130-000

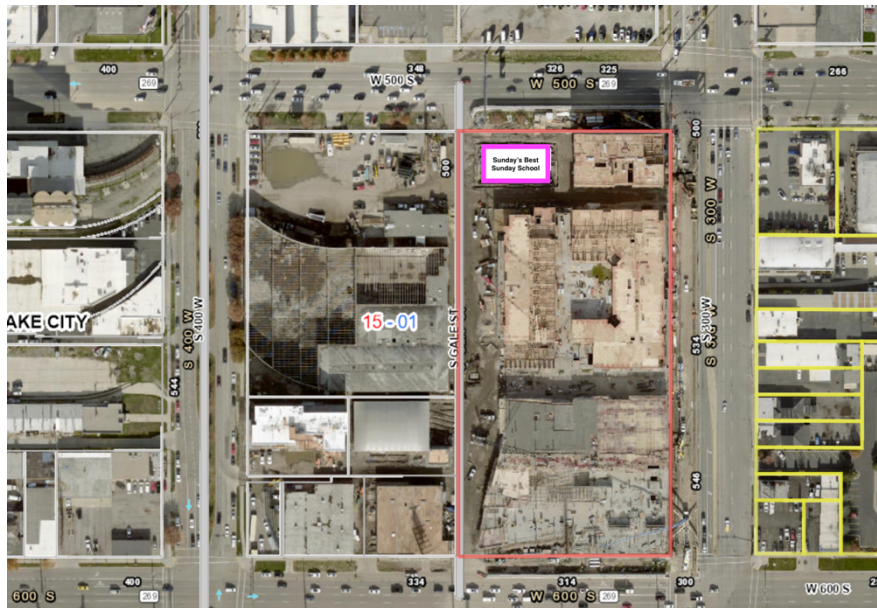
A narrative that describes the general operations of the proposed use, including answers to the following questions:

- *General Operations of the proposed use:*
 - Sunday School will be a 21 and over bar and lounge; and act as an extension of our restaurant downstairs Sunday's Best. We will serve drinks and have the option to purchase food.
- *What are the anticipated hours of operation?*
 - Monday-Friday 4-10pm; Saturday-Sunday 10:30am-10pm
- *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.*
 - Peak hours will be 5-9pm on weekdays and 11-1pm and 6-10pm on the weekends.
- *Is there any anticipated outdoor activity associated with the use?*
 - Covered rooftop patios on the east and west
- *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 small amount of street parking and a large parking garage that is shared with the rest of the Post District development (Block 30).
- *How will the waste generated by the use be stored and handled on site? How will it be removed from the site?*
 - Back of house enclosed dumpsters. Scheduled weekly pickups (3 times)
- *What is the anticipated amount of water consumption of the proposed use?*
 - Low impact; will be running hand was stations, small dishwasher, and one single stall restroom.
- *What is the anticipated level of emissions generated by the proposed use?*
 - The proposed use will generate low emissions.
- *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?*
 - No, it is already developed

- 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?
 - No
- 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?
 - Sunday's Best SLC, LLC is the tenant of the whole subject property. Sundays School will act as a DBA. Public Utilities have already been paid to Salt Lake City. Rocky Mountain Power has been set up and transferred to our name and Dominion is in the process of placing permanent meters; at which point we will transfer service to our name.

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

- *What are the land uses adjacent to the property (abutting and across-the-street properties)?*
 - To the North, 500 S public road, to the East Urban Hill and apartment complex; to the South, Coffee shop, parking garage and public walkways, and to the West Traeger Headquarters.



- *Are exterior lights located and shielded to direct light away from adjacent uses and downwards (not directed to the sky)?*
 - Yes, all exterior lights have already been installed by the builder in accordance to city code. The only remaining exterior “lights” are the monument signs for the building. One to be on the allotted grass pad to the north of the subject property and the others to be installed to the exterior of the building.
- *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?*
 - No
- *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?*
 - Sunday School will be a bar on the second floor of the subjected property. It will have a different monument sign and it should not

affect adjacent land use at all. There are no churches, schools, or daycares nearby. Bar alcohol licensing application is almost ready for submittal; sans the business license to be issued after certificate of occupancy is approved and Local Consent to be submitted after the conditional use approval. Local consent for the Full Restaurant has already been issued.

21A.54.080: STANDARDS FOR CONDITIONAL USES:

- 1. The use complies with applicable provisions of the code;**
 1. There is nothing that suggests this conditional use would not comply with applicable provisions of the code.
- 2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;**
 1. Zone is currently 199. There are multiple restaurants that already serve alcohol in the immediate surroundings of this location. This location is actually the second floor and sister restaurant on the restaurant downstairs: Sunday's Best. With approval, it will easily be compatible with surrounding uses.
- 3. The use is consistent with adopted city planning policies, documents, and master plans; and the anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions.**
 1. Yes; this use flows in conjunction with the surrounding uses and will improve business in the area. It also doesn't impose on any additional land. It is a second floor of an already build building that follows all city code regulations to operate the second floor as a bar; per approval of conditional use.