



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 with the dimension of 8.5' x 30' on the South East corner 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 100 sq/ft. that will be used to store and serve alcohol. The outlined blue area on the site plan is the proposed space.

There will be minimal development required to prepare the space. No grading required for development. This will not require the moving or removal of any pollutant or contaminant in the soil from the site. No trees to be 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 and sanitary reasons. There will be no emissions except for the use of electricity.

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

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

South (abutting) – Commercial, Enterprise Rental Cars

This proposal will have little affect on any adjacent uses.

**Sound Levels:** There will be some noise produced from music played inside of the structure as well as by our guests socializing.

**Parking Management Plan:** The impact of parking on surrounding neighborhoods will be minimal. The only entrance for patrons to the Tavern structure 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 structure consist of the bar area of 100 sq/ft and the seating area of 155 sq ft. Based on our calculations, 1 parking space is to be made available for use of the Tavern structure.

**Code of Conduct:** A sign is posted upon entering and exiting the tavern structure 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.

**Contact:** Ryan Kluh, Member of Corporate Management, 801-906-0123, ryan@epicbrewing.com.

**Hours of Operation:** \*Monday – Sunday: 10:00am – 11:00pm\*

Cheers!

Epic Brewing Company  
825 South State Street  
SLC UT 84111