

Conditional use Submittal Requirements

Our bar concept is to bring a warm neighborhood bar vibe that is open and a safe space for everyone. We will have a large draft program that will include draft beer, draft cider, draft wine, kombucha, nitro coffee and non alcoholic mocktails. We will have a house cocktail menu that features both alcoholic and non alcoholic cocktails that will cater to all types of pallets. Our spirits list will be smaller but well curated with interesting spirits and special order items. The food menu will consist of 12-15 items that are balanced for vegan, vegetarian and meat eaters alike. Our menu will be an American / Taiwanese fusion of flavors. We chose to have a Taiwanese flare on the food program based on the owner Danielle Petek and her childhood favorites living in Taipei. Chase Worthen, the other operating partner has had over 12 years of experience in the bar and restaurant industry and is an Owner of The Pearl Bar located on 917 S 200 W. The Pearl has brought a wonderful space to eat and drink to the central ninth block and we hope to bring the same great experience to the Liberty neighborhood.

Below are the answers requested in the conditional use submittal requirements.

What are the anticipated hours of operation?

The bar will be open Sunday through Thursday from 11:00 am to 11:00 pm and Friday and Saturday from 11:00 am to 12:00 pm.

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.

Our anticipated peak hours are from 5:00 pm to 10:00 pm. (the after work crowd)

Is there any anticipated outdoor activity associated with the use?

We will have 350 square feet of patio seating where patrons can sit and enjoy their food and beverage. We will not be hosting live entertainment in this area.

Is there enough space on the site to provide adequate movement, queueing, and storing of vehicles?

Yes. The bar will be a part of the Milk Block District. Neighbors Bar, The flower shop, Xao Bao Bao, and Wasatch Co Op Market will share a parking lot along with ample 45 degree street parking. There is also an additional parking lot with twelve lots that are available for the bar space.

How will the waste generated by the use be stored and handled on site? How will it be removed from the site?

The bar space will have a designated trash area that is walled and gated. Inside of there we will have general waste, recycling and glass recycling bins.

What is the anticipated amount of water consumption of the proposed use?

The anticipated water usage is low and average with other bar establishments that serve food. This establishment will not be in charge of landscaping.

What is the anticipated level of emissions generated by the proposed use?

The anticipated level of emissions generated is very low. All mechanical equipment is new and energy efficient.

Are there trees with a trunk circumference greater than 6 inches on the property that will be removed?

No, there will be no trees larger than 6 inches in the leased space.

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 line item does not pertain to us. This development has already been approved by the city and has started construction. The future bar space shell has been approved by the city. We are applying for the use of one of the suites as a bar space.

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?

There should be no new impact since the address was a restaurant/market prior.

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?

Yes, please refer to the site plans developed by the architect and engineers.

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)?

The surrounding area is mixed between commercial and residential spaces. Some of the commercial spaces include a tea shop, co-op market, fitness studio, small retail businesses and multiple restaurants.

Are exterior lights located and shielded to direct light away from adjacent uses and downwards (not directed to the sky)?

Yes, the proper exterior lights have been spec'd out for 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?

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?

The development will have a privacy fence separating the back of the lot from residential. The front of the building will face 900 S and will be visible. As stated before, The building itself has already been approved by the city. We are applying for a bar establishment in an existing building.