

PLANNING COMMISSION STAFF REPORT

Private Clubs in the Mixed Use Zone Zoning Text Amendment PLNPCM2009-00045 August 12, 2009



Planning Division
Department of Community and
Economic Development

Applicant: Robert McCarthy

Staff: Cheri Coffey, 535-6188,
cheri.coffey@slcgov.com

Tax ID: NA

Current Zone:
MU Mixed Use Zoning District

Master Plan Designation:
Various

Council District:
City-wide

Lot Size: NA

Current Use: NA

**Applicable Land Use
Regulations:**

- 21A.32.140 - Table of Uses
for Special Purpose Districts
- Section 21A.50.050- Standards
for General Amendments

Notification

- Notice mailed on 7/29/09
- Sign posted on 8/2/09
- Agenda posted on the Planning
Division and Utah Public
Meeting Notice websites
8/7/09

Attachments:

- A. Proposed Ordinance
Language
- B. Maps
- C. Citizen Input in Support
- D. Citizen Input in
Opposition
- E. Department Comments

Request

The applicant, Robert McCarthy, is requesting an amendment to the Zoning Ordinance to allow Private Clubs as a Conditional Use in the Mixed Use (MU) zoning district.

Staff Recommendation

Based on the analysis and findings listed in the staff report, it is the Planning Staff's opinion that the request generally meets the factors for consideration and therefore, recommends that the Planning Commission transmit a favorable recommendation to the City Council to adopt the proposed text amendment allowing Private Clubs as a Conditional Use in the Mixed Use Zoning District with the following conditions:

1. The maximum size of the Private Club be limited to 2,500 square feet or less in floor area
2. The Qualifying Provisions found in Attachment A are adopted as part of the text amendment to ensure compatibility and mitigation of negative impacts.

Alternative Motions

The Planning Commission may choose to use any of the alternative motions listed below or a modification of them.

Support

Based on public input and the findings listed in the staff report, I move to transmit a favorable recommendation to the City Council to adopt the proposed text amendment with the following conditions:

1. The maximum size of the Private Club be limited to 2,500 square feet or less
2. The Qualifying Provisions found in Attached A are included in the text amendment to ensure compatibility and mitigation of negative impacts.

Denial

I move to transmit a negative recommendation to the City Council relating to the adoption of the proposed text amendment based on public input and the following findings:

1. The proposed text amendment is **not consistent** with the purposes, goals, objective and policies of the adopted general plan of Salt Lake City because _____;
2. The proposed amendment is not harmonious with the overall character of existing development because _____;
3. The proposed amendment will adversely affect adjacent properties by _____;
4. The proposed amendment is not consistent with the provisions of any applicable overlay zoning district because _____; and / or
5. The text amendment will negatively impact the adequacy of public facilities and services by _____.

Table the Decision

I move to table the decision relating to the proposed text amendment until _____ (date certain). *(If the Planning Commission votes to table the decision, the Commission should provide specific direction to the applicant or staff regarding what additional information needs to be provided in order for the Commission to make its decision.)*

Background

Project Description

The applicant is the owner of the Jam at the Marmalade a Tavern located at 751 North 300 West in the Mixed Use (MU) zoning district. The applicant desires to convert his establishment to a Private Club in order to provide more choices for his customers. In order to accomplish this, the applicant is proposing to amend section 21A.32.140 "Table of Permitted and Conditional Uses for Special Purpose Districts" of the Zoning Ordinance to add private clubs as a conditional use in the MU zoning district. If the text amendment is

approved by the City Council, conditional use approval by the Planning Commission would still be required to determine if the specific location is appropriate for a private club.

Taverns vs. Private Clubs

In Salt Lake City, a Tavern is an establishment licensed by the State of Utah to sell beer that has an alcohol content of 3.2% or less, without having to sell food (Section 6.08 of the City Code). A Private Club, on the other hand, is an establishment licensed by the State of Utah to sell beer with an alcohol content below or above 3.2% as well as wine and liquor, without having to sell food. (Section 6.08 of the City Code). Currently, Section 21A.32.140; Table of Permitted and Conditional Uses for Special Purpose Districts of the Zoning Ordinance allows Taverns/ lounges/brewpubs of 2,500 square feet or less in floor area as a conditional use in the Mixed Use (MU) zoning district, but it does not allow Private Clubs of any size in this zone.

Mixed Use Zoning:

The Purpose of the MU zoning district, Section 21A.32.130, includes the following:

- Encourage the development of areas as a mix of compatible residential and commercial uses.
- Provide for limited commercial use opportunities within existing mixed use areas while preserving the attractiveness of the area for residential use.
- Provide a higher level of control over nonresidential uses to ensure that the use and enjoyment of residential properties is not substantially diminished by nonresidential redevelopment.
- The intent of the district is achieved by designating certain nonresidential uses as conditional uses within the mixed use district and requiring future development and redevelopment to comply with established standards for compatibility and buffering.
- The design guidelines in the zone are intended to facilitate walkable communities that are pedestrian and mass transit oriented while still ensuring adequate automobile access to the site.

While the zoning district allows for a variety and intensity of uses, it encourages multi-family residential uses through density bonuses and height exceptions and allows for the transition of residential to non-residential uses with specific guidelines to ensure buffering and mitigation of impacts.

State Law

On July 1, 2009 new State Laws were enacted that changed regulations relating to Private Clubs. Private Clubs, are now referred to as Social Clubs in State law and membership to Private Clubs is no longer required. As a response, Salt Lake City is working on a separate petition known as the "Alcohol Regulation Amendments Project" (PLNPCM2009-00495) to amend existing City laws to be consistent with the state, and to clarify the requirements and make the process of obtaining a license more efficient. Because the City has not yet adopted amendments to the alcohol regulations, the term Private Club is used in this staff report.

Comments

Public Comments

Because this request is a text amendment which could have citywide implications, the Planning Division held an Open House on April 18, 2009. Approximately, seven people attended the Open House. During the open house, those in attendance were generally opposed to the proposed text amendment. In addition, numerous comments were received that were hand delivered, and submitted by mail, and e-mail (see Attachment C). The

opposition can be generalized into concerns about intensifying a land use that they consider a nuisance next to residential land uses.

In summary, the comments received in opposition of the request revolve around the following issues:

- Noise
- Parking
- Lewd behavior
- Driving under the influence of alcohol
- Smoke (from tobacco)

In general, the comments received in support of the request revolve around the following issues:

- Location
- Walkability
- Support for the establishment

City Department Comments

Staff routed this request to various applicable City Departments / Divisions. The actual comments are attached to this staff report in Attachment C. The departments / divisions that did comment generally had no objection to the proposed amendments.

Analysis and Findings

As part of the analysis, staff reviewed various adopted policies of the City, reviewed the public comments and department comments and analyzed various alternatives relating to the request.

Comparison of RMU and MU zoning districts

In the spring of 2009, the City Council adopted amendments to the Residential Mixed Use (RMU) zoning district to allow Private Clubs as a conditional use in the zone. The Residential Mixed Use (RMU) zoning district is a mixed use zone which emphasizes high density residential land uses. It is mainly found in the East Downtown neighborhood between approximately 200 East and 700 East from South Temple to 400 South. The Mixed Use (MU) zoning district is a more intensive mixed use zone which allows a variety of uses from low intensive uses such as single family detached dwellings, to higher intensive uses such as commercial services and warehousing. The zoning district encourages multi-family residential development through additional height and density. The Mixed Use Zoning District is currently zoned in the West Capitol Hill Neighborhood (mainly between 300 and 400 West from approximately 600 North to 800 North). This area historically had commercial or manufacturing zoning but single-family detached dwellings were built prior to the adoption of the City's first zoning ordinance in 1927. In addition, the area is an RDA Target area and since the area was adopted in 1996, has been transitioning to an area where the redevelopment of multi-family residential development is becoming more common.

In general, the Mixed Use zoning district is a more intensive zoning district than the Residential Mixed Use zoning district. The City Council recently adopted an amendment to the RMU zoning district to allow Private Clubs as a Conditional Use in the RMU zone with qualifying provisions to mitigate impacts. Staff is of the opinion that similar qualifying provisions, as well as potential conditions of approval that can be imposed on conditional uses, are adequate to ensure potential negative impacts are mitigated.

Mitigating Impacts through Qualifying Provisions

In the spring of 2009, the City Council adopted amendments to the Residential Mixed Use (RMU) zoning district to allow Private Clubs as a conditional use in the zone. The City Council after careful deliberation adopted a set of qualifying provisions to help ensure potential impacts of a private club can be mitigated. Those qualifying provisions are as follows:

1. In granting conditional use approval for a class B or C private club or association the Planning Commission shall:
 - a. Require that a security and operations plan be prepared and filed with the City which shall include:
 - i. Providing a complaint-response community relations program, and;
 - ii. Having a representative of the private club or association meet with neighbors upon request to attempt to resolve any neighborhood complaints regarding the operations on the premises;
 - iii. Requiring design and construction methods to ensure that any sound level originating within the premises, measured within fifteen feet (15) feet from an exterior wall or door thereof, does not exceed the maximum permissible sound level set forth for residential use districts in Section 9.28.060 of the City Code;
 - iv. Allowing live entertainment only within an enclosed building subject to the foregoing sound limit;
 - v. Prohibiting electronically amplified sound in any exterior portion of the premises;
 - vi. Designating a location for smoking tobacco outdoors in conformance with state law;
 - vii. Requiring any trash strewn on the premises, including any smoking and parking lot areas, be collected and deposited in a trash receptacle by 6 a.m. the following day and;
 - viii. Having portable trash receptacles on the premises emptied daily and automated receptacles emptied at least weekly. Automated receptacles shall be located only within a City-approved trash storage area.
 - b. Review the site plan and floor plan proposed for the premises, and as result of such review may require design features intended to reduce alcohol-related problems such as consumption by minors, driving under the influence, and public drunkenness;
 - c. Require buffering where a private club or association abuts a residential building or area, including landscaping or walls along any property line or within any required yard area on the lot where the premises are located;
 - d. Require that landscaping be located, and be of a type, that cannot be used as a hiding place, and;
 - e. Require that the exterior of the premises be maintained free of graffiti at all times, including the main building, any accessory building or structure, and all signs.
2. If necessary to meet the standards for approval of a conditional use set forth in Section 21A.54.080, the following conditions may be imposed:
 - a. Limit the size and kind of signage located on the outside of any building containing a private club or association in conformance with Chapter 21A.46.
 - b. Require parking area lighting to produce a minimum foot-candle that provides safe lighting for pedestrians but does not intrude on residents' enjoyment of their homes and;

- c. Consider the proposed location of an outdoor smoking area in the security and operations plan and the potential effect on neighboring residences, businesses and buildings and designating a new area if the potential effects of the area in the security and operations plan appear to adversely affect neighboring residences, businesses and buildings.

Adoption of these same types of qualifying provisions could help mitigate potential adverse impacts a Private Club in the Mixed Use zoning district may have on adjacent properties.

Land Use and Alcohol Establishments

The State regulates alcohol based on the alcohol content. Alcohol which has an alcohol content of 3.2% or less are regulated differently than that which has an alcohol content greater than 3.2%. The City currently allows Taverns, which do not have to see food with the sale of alcohol, as a Conditional Use in the Mixed Use Zoning District. Staff is of the opinion that the issues relating to negative impacts of any alcohol establishment that is not required to sell food with the sale of alcohol are similar whether a private club or a tavern. In staff's opinion, the type of alcohol provided at an establishment is not a land use issue. Staff is of the opinion that Private Clubs are a similar land use to Taverns and therefore, should also be allowed as a Conditional Use in the Mixed Use Zoning District if associated impacts can be mitigated.

Findings

Section 21A.50.050. A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. However, in making its decision concerning a proposed amendment, the city council should consider the following factors:

- a. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City;

Salt Lake City Strategic Plan (1993)

Objectives of the *City Vision and Strategic Plan Final Report* that relate to this request include

- The City will include a wide variety of affordable housing opportunities in attractive, friendly neighborhoods that provide a safe environment for families.
- Develop business friendly licensing and regulatory practices.

Salt Lake City Futures Commission Report (1998)

Recommendations of the *"Creating Tomorrow Together" the Final Report of the Salt Lake City Futures Commission* that relate to this request include:

- Nurture and encourage small businesses and entrepreneurship. Equalize tax incentives provided to businesses to assure the retention of locally owned and operated businesses.
- Provide neighborhood services including retail businesses, health care, recreation, social and community services and cultural amenities that can be reached by walking, cycling or using public transit.
- Create a balanced approach to businesses incentives and zoning ordinances that encourage small-scale commercial and business activities.

- Ensure people and neighborhoods are safe. Citizens have a sense of well being so they feel comfortable using parks, sidewalks and other open space;

Capitol Hill Master Plan (2001):

The Mixed Use Zoning District was developed during the preparation of the West Capitol Hill Neighborhood Plan in 1996 to address the complex development pattern found in the northwest portion of the neighborhood. Currently, the only area in the City that has Mixed Use zoning classification is in the West Capitol Hill Neighborhood, however, the zone may be appropriate in other areas of the City with similar development patterns and master plan policies.

Policies of the Capitol Hill Master Plan include:

West Capitol Hill Neighborhood Section

This area has always been an area of mixed uses including residential, commercial and industrial. Single family uses are interspersed with duplexes, triplexes and medium to high-density apartments as well as commercial and industrial uses. This development pattern has occurred because part of the area has never been zoned for residential uses. Land use conflicts have resulted from this development pattern where residential uses abut commercial and / or industrial uses without screening and buffering between the differing types of uses.

Historically the area west of 300 West developed with commercial and industrial uses along with single-family residential uses. Although there has been no extensive expansion of commercial and industrial use, when expansion has occurred, existing homes were not protected from incompatible neighboring developments.

A mixed use area permitting both low-density residential and non-residential development and encouraging medium to higher density residential development is foreseen for the area between 600-900 North and 300 to 400 West. The corridor of 300 West is foreseen as a prime location for higher density residential development due to the access to a major arterial and proximity to Warm Springs Park and the Central Business District. Development in the blocks between 600 and 800 North Streets and 300 to 400 West Streets may also include freestanding buildings of a separate retail and residential nature.

- Ensure the existence of low-density residential development as an important component of the residential land uses in the West Capitol Hill Neighborhood,
- Promote rehabilitation of existing housing stock;
- Ensure infill development is compatible with neighborhood characteristics;
- Incorporate adequate landscaping into all future development;
- Allow moderate increases in multi-family uses in appropriate locations and within the mixed use area;
- Encourage new medium / high density housing opportunities in certain appropriate locations within the West Capitol Hill Neighborhood;

Redevelopment Agency and Revitalization

The Capitol Hill Master plan identifies the goal of revitalizing the Redevelopment Agency (RDA) target area by eliminating blight through housing and commercial reinvestment. The 300 West Street corridor is the focal point of efforts to encourage redevelopment.

Specific Actions Items in the plan include

- Provide incentives for existing businesses to provide a high level of visual quality and property maintenance to renovate and improve their properties.

Mixed Use Development:

The Capitol Hill Master Plan includes the following policy statements relating to mixed use development;

- Ensure commercial development that is compatible with residential development.
- Preserve the mixed use character that has historically developed within areas of the Capitol Hill Community.
- Discourage the development or expansion of intensive commercial and industrial uses in this area.
- Implement design guidelines in the mixed use zoning district to ensure mitigation of existing or potential land use conflicts and ensure compatibility.
- The mixed use zoning provides opportunities for additional commercial or commercial / residential land uses to develop.

Finding: There are various adopted policies that relate to supporting small businesses, a mix of land uses and ensuring safe residential neighborhoods in the City and specifically in the Mixed Use areas of West Capitol Hill. Adopted policies also include the necessity to ensure compatibility between differing types of uses. The proposed text amendment to allow private clubs as conditional uses in the Mixed Use zone, with a condition that they be limited to 2,500 square feet of gross floor area or less helps to implement the adopted policies of walkability, providing services in neighborhoods, promoting Mixed Use and supporting business opportunities. Requiring qualifying provisions as part of the conditional use regulations will help mitigate the potential adverse impacts that a Private Club may have on adjacent land uses, especially residential. This amendment will help ensure private clubs have the same regulations as other similar uses.

b. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property;

Finding: The proposal is for a zoning text amendment and therefore, is not site specific. However, taverns, and lounges, which are allowed as conditional uses in the Mixed Use zoning district, are similar land uses as private clubs. Because the Mixed Use zoning district allows for a variety of land uses of varying intensities, including taverns, it is staff's opinion that a private club, limited to the size of no more than 2,500 square feet as a conditional use and subject to qualifying provisions is harmonious with the overall character of the zoning district and development allowed in the zone. Any specific request for a conditional use for a private club in the Mixed Use zoning district will be analyzed as to whether it is compatible with surrounding land uses.

c. The extent to which the proposed amendment will adversely affect adjacent properties;

Finding: The proposal is for a zoning text amendment and therefore is not site specific. The Mixed Use zoning ordinance allows for a variety of land uses while encouraging medium to high density residential and mixed use development. The zoning also requires regulations be met that will ensure mitigation of impacts from dissimilar land uses. It is staff's opinion that adopting qualifying provisions as found in Attachment A will help mitigate adverse impacts on adjacent properties. Analysis of adverse impacts to a specific site would be conducted through a future conditional use process for a specific application. If adopted, private

clubs would be allowed as a conditional use, and as such the Planning Commission can enact conditions that will ensure that negative impacts are mitigated.

d. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards; and

Finding: Due to the fact that this is a zoning text amendment, the request is not site specific and therefore, it is not known specifically what overlay zoning districts may apply. Private Clubs will be subject to the provisions of any applicable overlay zoning district. Any specific development proposal would have to comply with the applicable overlay zoning district.

e. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and wastewater and refuse collection.

Finding: This petition is not site specific, but any new establishment must meet City regulation relating to adequacy of services and utilities. City Departments reviewed the proposed zoning text amendment and those that responded had no issues. If improvements are required to ensure adequacy of public facilities and services are needed, they will be identified by the applicable City Departments / Divisions at the time of a specific conditional use request.

Attachment A
Proposed Text Amendment and Qualifying Provisions

PROPOSED TEXT AMENDMENT

AMENDMENTS TO TABLE OF PERMITTED AND CONDITIONAL USES IN THE SPECIAL PURPOSE DISTRICTS.

21A.32.140: TABLE OF PERMITTED AND CONDITIONAL USES FOR SPECIAL PURPOSE DISTRICTS:

Legend: C = Conditional use P = Permitted use

Use	Permitted And Conditional Uses																
	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
Tavern/lounge/brewpub; 2,500 square feet or less in floor area																	C
Private Club; 2,500 square feet or less in floor area																	C*

* A conditional use permit for a class B or C private club or association shall be subject to the following qualifying provisions. For the purpose of these provisions a class B or C private club or association shall have the meaning set forth in Section 5.50 of the Salt Lake City Code, as amended.

A. In granting conditional use approval for a class B or C private club or association the Planning Commission shall:

- i. Require that a security and operations plan be prepared and filed with the City which shall include:
 - a. Providing a complaint-response community relations program, and;
 - b. Having a representative of the private club or association meet with neighbors upon request to attempt to resolve any neighborhood complaints regarding the operations on the premises;
 - c. Requiring design and construction methods to ensure that any sound level originating within the premises, measured within fifteen feet (15) feet from an exterior wall or door thereof, does not exceed the maximum permissible sound level set forth for residential use districts in Section 9.28.060 of the City Code;
 - d. Allowing live entertainment only within an enclosed building subject to the foregoing sound limit;
 - e. Prohibiting electronically amplified sound in any exterior portion of the premises;
 - f. Designating a location for smoking tobacco outdoors in conformance with state law;
 - g. Requiring any trash strewn on the premises, including any smoking and parking lot areas, be collected and deposited in a trash receptacle by 6 a.m. the following day and;
 - h. Having portable trash receptacles on the premises emptied daily and automated receptacles emptied at least weekly. Automated receptacles shall be located only within a City-approved trash storage area.

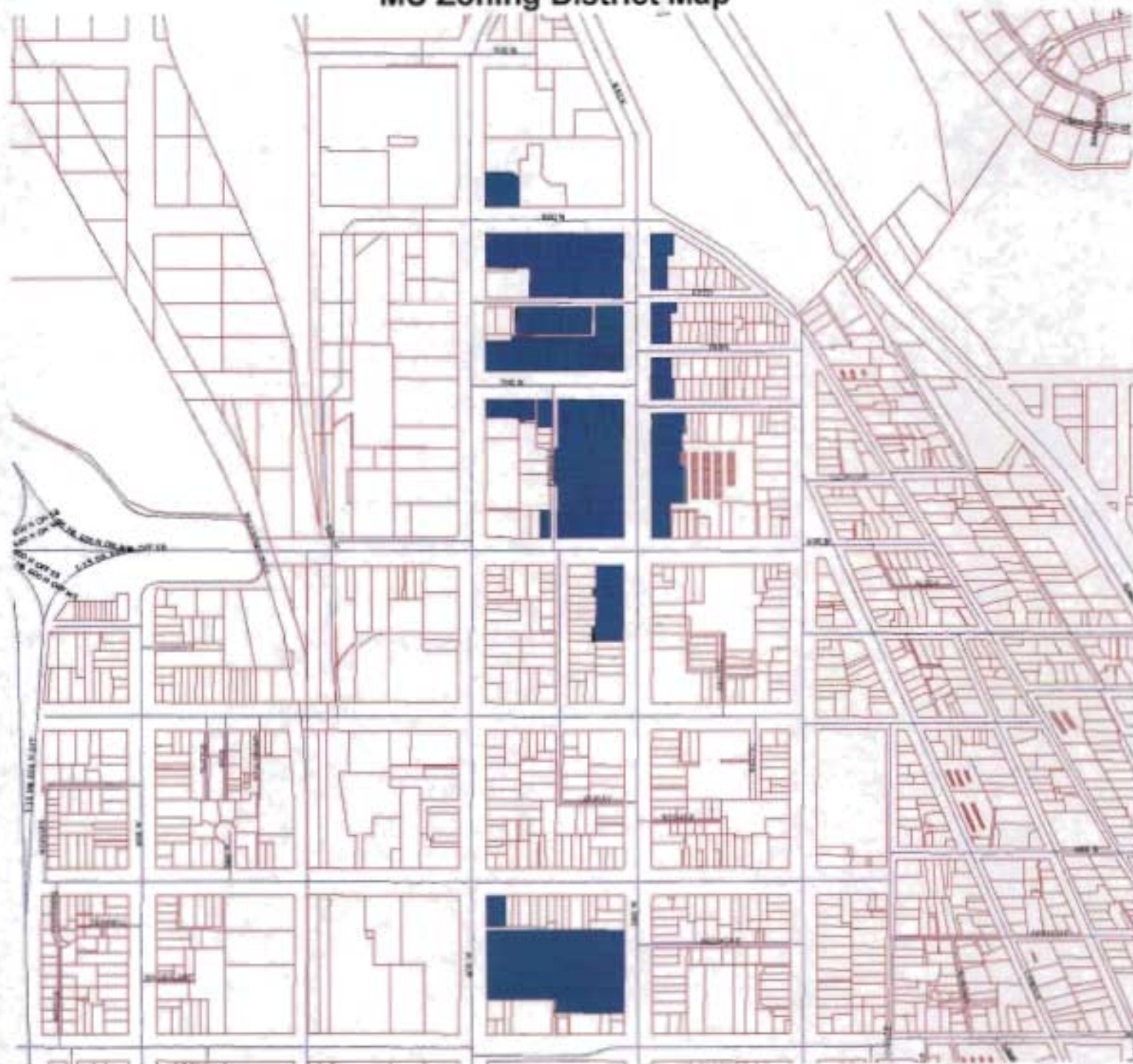
- ii. Review the site plan and floor plan proposed for the premises, and as result of such review may require design features intended to reduce alcohol-related problems such as consumption by minors, driving under the influence, and public drunkenness;

- iii. Require buffering where a private club or association abuts a residential building or area, including landscaping or walls along any property line or within any required yard area on the lot where the premises are located;
- iv. Require that landscaping be located, and be of a type, that cannot be used as a hiding place, and;
- v. Require that the exterior of the premises be maintained free of graffiti at all times, including the main building, any accessory building or structure, and all signs.

B. If necessary to meet the standards for approval of a conditional use set forth in Section 21A.54.080, the following conditions may be imposed:

- i. Limit the size and kind of signage located on the outside of any building containing a private club or association in conformance with Chapter 21A.46.
- ii. Require parking area lighting to produce a minimum foot-candle that provides safe lighting for pedestrians but does not intrude on residents' enjoyment of their homes and;
- iii. Consider the proposed location of an outdoor smoking area in the security and operations plan and the potential effect on neighboring residences, businesses and buildings and designating a new area if the potential effects of the area in the security and operations plan appear to adversely affect neighboring residences, businesses and buildings.

MU Zoning District Map



Map of MU Zoning District within Alcohol Map



Attachment C
Citizen Input in Support

Attachment C
Citizen Input in Support

Pace, Katia

From: John Anderson [john@westpointcity.org]
Sent: Tuesday, July 28, 2009 3:14 PM
To: Pace, Katia
Subject: Private Clubs in MU Zone

Categories: Other

Ms. Pace:

Could you please forward this message of support for an amendment to the SLC code relative to private clubs in the MU Zone.

I currently reside in the Liberty Park neighborhood though I'm a city **planner** as well. I think a mixed use zone should be just that, mixed. I do not think that private clubs with certain restraints **would** be a nuisance or detraction for a neighborhood. I find myself walking to frequent my own neighborhood pubs at Trolley Square and elsewhere.

There are certain groups that enjoy using scare **tactics to destroy a** project. I hope that the City Council will see through these veiled attempts at creating a doomsday scenario that just isn't accurate.

Thanks for your **time**. Enjoy the rest of your day.

John Anderson
City Planner
3200 West 300 North
West Point, UT 84015
801-614-5356
Fax 801-525-9150
www.westpointcity.org

Support

OPEN HOUSE
PUBLIC COMMENT FORM

March 19, 2009



Planning Division
Department of Community and
Economic Development

PLNPCM2009-00045 - Requested Text Amendment to include Private
Clubs in the MU zoning district as a conditional use

Name:

Robert McElarthy

Address:

438 East Bryn Mawr Ave

Sic, UT. 84115

Zip Code

Phone:

(801) 598-2236

E-mail Stone Ground @ Comcast.net

Comments:

mixed-use walkable areas are common
places throughout the United States as well as here
in Salt Lake City. When people move into a mixed-use
area they expect the amenities that they will want
and need for a walkable, sustainable community.
A community where services are localized
not centralized. A private club would be
a positive amenity to a mixed-use zone.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at katia.pace@slcgov.com or via mail at the following address: Katia Pace, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by April 10, 2009.

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Name: Vanessa Phongel

Address: 1613 N. 700 W.

Phone: 801-842-9988

Zip Code: 84103

E-mail: vanessa@kerringtonandrews.com

Comments: As a neighbor of mordale district I would
like to see more entertainment ie clubs,
wine bars, restaurants, and more ~~bars~~
~~etc~~ We need to evolve as every other
city has in America. ~~is~~

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at katie.pace@slcgov.com or via mail at the following address: Katie Pace, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by April 10, 2009.

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Name:

Maria Silva

Address:

453 8th Avenue

Phone:

Salt Lake City

Zip Code UT 84103

801-910-4210

E-mail

MSILVAAB2@jshuman.com

Comments:

We need more laws with in the
marshlake district

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at katia.pace@slcgov.com or via mail at the following address: Katia Pace, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by April 10, 2009.

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Name:

Eric M. Davis

Address:

203 3rd Ave

Salt Lake City Zip Code 84103

Phone:

801-414-9695

E-mail ericef1e@gmail.com

Comments:

We or I personally would like
to have the option of having a full
service bar & lounge within walking
distance of my residence, that
cater to my personal interests.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at katie.pace@slcgov.com or via mail at the following address: Katie Pace, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by April 10, 2009.

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Name: Nick O'Donnell

Address: 576 8th Ave
SLC, UT

Zip Code 84103

Phone: 206 910-1979 cell E-mail nickodonnell@gmail.com

Comments: We really need more neighborhood
bars in places like the Marmalade for
neighborhood vitality.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at katie.pace@slcgov.com or via mail at the following address: Katie Pace, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by April 10, 2009.

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Name: Abraham Manning

Address: 630 N Wall St #2 SLC, UT
84103

Phone: (801) 688-4898 Zip Code 84103

E-mail abraham.manning@gmail.com

Comments: I live in the local neighborhood and
would appreciate & value different entertainment options
within walking distance. Establishments that would
catch my interest are coffee shops, private clubs
and an overall walkable community. Feel free
to contact me regarding my feedback for
the neighborhood. Thanks.

Abraham Manning

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at katie.pace@slcgov.com or via mail at the following address: Katie Pace, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by April 10, 2009.

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Name: Eddie Fung
Address: 3949 South 300 East
Salt Lake City, UT
Zip Code: 84107
Phone: 801-558-4579 E-mail: _____

Comments: In these difficult economic times,
having a variety of businesses and
vendors will improve this area's
appeal and stability. When making your
decision, be sure to think long-term
and envision a vibrant and diverse
community.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at katie.pace@slcgov.com or via mail at the following address: Katie Pace, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by April 10, 2009.

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Economic Development

PLNPCM2009-00045 - Requested Text Amendment to include Private
Clubs in the MU zoning district as a conditional use

Name: Javier Villalba

Address: 847 S 200 E.

Zip Code: 84111

Phone: _____ E-mail: _____

Comments: We would like to have a
bar around the Marmalade
area; we want a bar close to
a walking distance.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at katie.pace@slcgov.com or via mail at the following address: Katie Pace, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by April 10, 2009.

OPEN HOUSE
PUBLIC COMMENT FORM

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Planning Division
Department of Community and
Economic Development

PLNPCM2009-00045 - Requested Text Amendment to include Private
Clubs in the MU zoning district as a conditional use

Name: KYLE KERR

Address: 615 N 200 W

Zip Code

Phone: 801-556-6215 E-mail: kyle.kerr@com

Comments: I would love to be able
to walk down to have a
quick drink if i choose to.
restaurants, coffee cafe's ect.
me

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Planning Division
Department of Community and
Economic Development

PLNPCM2009-00045 - Requested Text Amendment to include Private Clubs in the MU zoning district as a conditional use

Name: Benjamin O. Olson

Address: 370 W. 800 N. #8
Salt Lake

Zip Code: 84103

Phone: 917 379 8649 E-mail: bcharton@hotmail.com

Comments: I would absolutely support the
expansion and development of the normalade
neighborhood. I find the new businesses a
great asset to my neighborhood and
will continue to support them. I feel the city
is right and obligated to support this
new and upcoming community.

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Planning Division
Department of Community and
Economic Development

PLNPCM2009-00045 - Requested Text Amendment to include Private
Clubs in the MU zoning district as a conditional use

Name:

JOSUE ARCEO

Address:

275 N. MAIN ST

SLL. UT

Zip Code 84103

Phone:

801-918-7824

E-mail

j.arceo@comcast.net

Comments:

Mamalah district needs more entertainment
options such as restaurants, bars, etc.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at katie.pace@slcgov.com or via mail at the following address: Katie Pace, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by April 10, 2009.

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PLNPCM2009-00045 - Requested Text Amendment to include Private
Clubs in the MU zoning district as a conditional use

Name: Jacob Case

Address: 380 W 200 S #505

SLC, UT Zip Code 84104

Phone: _____ E-mail: _____

Comments: Neighborhoods bars are fine.

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Planning Division
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PLNPCM2009-00045 - Requested Text Amendment to include Private
Clubs in the MU zoning district as a conditional use

Name:

Randy Rasmussen

Address:

723 So Green
SLC UT

Zip Code

84102

Phone:

801 355 9172

E-mail

Comments:

I Live at 9th + 9th
no burg there wish
I had a mix use bar
in the neighborhood

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PLNPCM2009-00045 - Requested Text Amendment to include Private
Clubs in the MU zoning district as a conditional use

Name: Steve Dinn

Address: 285 W Broadway

SLC Zip Code: 84101

Phone: 801 323-6873 E-mail: sdinn@321mgt.com

Comments: WOULD LOVE TO HAVE MORE
CHOBS IN M.U. ZONE. I'D MUCH
RATHER WALK THAN DRIVE IF I'VE
BEEN DRINKING

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Planning Division
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PLNPCM2009-00045 - Requested Text Amendment to include Private
Clubs in the MU zoning district as a conditional use

Name:

Lindsay Zizumbo

Address:

3827 S 2700 E.

SLC, UT 84109

Zip Code

84109

Phone:

801-671-1018

E-mail

Supalinds@hotmail.com

Comments:

We need more bars in the Marquette
District. Places that we can walk to, to
help create more of a community

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Planning Division
Department of Community and
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PLNPCM2009-00045 - Requested Text Amendment to include Private
Clubs in the MU zoning district as a conditional use

Name: STEVE CARPENTIER

Address: 403 8TH AVE

SALT LAKE CITY, UT 84103

Zip Code 84103

Phone: 8015024068

E-mail SALT2006@YAHOO.COM

Comments: WE WOULD PREFER MORE BARS

AND RESTAURANTS IN THIS AREA

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March 19, 2009



Planning Division
Department of Community and
Economic Development

Name: _____

Chris Blom

Address:

2461 West Hardrock Drive
Taylorsville ut, 84119

Zip Code

Phone:

801 - 759-8342

E-mail

chois blanc 20 yoke.com

Comments:

Comments: Its about time SEC had a club that is so well taken care of. This club is beautiful and everyone is treated with such respect. This club is a great place to come to relax. I'm glad that club day is around.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at katie.pace@slcgov.com or via mail at the following address: Katie Pace, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by April 10, 2009.

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PLNPCM2009-00045 - Requested Text Amendment to include Private
Clubs in the MU zoning district as a conditional use

Name:

TED DALEY

Address:

3285 S. 5116 W.

WVC UT

Zip Code

84120

Phone:

801-652-6924

E-mail

BTDALEY@yahoo.com

Comments:

I would like to see
more entertainment options in
the MU Marmalade area
thanks!

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Clubs in the MU zoning district as a conditional use

Name:

Marcie Pendleton

Address:

840 S West Temple #3
Salt Lake City UT

Zip Code

84101

Phone:

347 6987

E-mail

MarcieP76@hotmail.com

Comments:

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Clubs in the MU zoning district as a conditional use

Name: Jennifer Hutton

Address: 12520 S. 3240 W.

Riverton

Zip Code 84065

Phone: (801) 550-8249 E-mail _____

Comments: Mixed use brings diversity which
creates a more well rounded environment.

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Clubs in the MU zoning district as a conditional use

Name: BRAD D. IORIO

Address: 1062 Princeton Ave.
SLC, UT 84105

Phone: cell 323-459-8988 Zip Code

E-mail bdiorio@mail.com

Comments: Marmalade is becoming an arts &
boutique district for businesses,
supporting Salt Lake Acting Company's
programs & the new cabaret show,
Cost Party SLC, along with Patch
Pride offices programs and non-profit
art campaigns.

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PLNPCM2009-00045 - Requested Text Amendment to include Private
Clubs in the MU zoning district as a conditional use

Name: William Gowen

Address: 840 S. West Temple #1
S.L.C.

Zip Code: 84101

Phone: 801-577-8143 E-mail: _____

Comments: More establishments open after
9 pm.

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Clubs in the MU zoning district as a conditional use

Name: JOSHUA KUNZ

Address: 4323 S. SUNNYRIVER RD

APT #1038, TAYLORSVILLE

Zip Code 84123

Phone: 801-824-0146 E-mail: joshkfree1977@yahoo.com

Comments: PLEASE AMEND THE PRIVATE CLUBS

ZONING LAW IN THE MU DISTRICT AS A

CONDITIONAL USE.

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Planning Division
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PLNPCM2009-00045 - Requested Text Amendment to include Private Clubs in the MU zoning district as a conditional use

Name: BRIAN MORRIS

Address: 751 N. 300 W.
SLC UTAH

Zip Code 84103

Phone: 801-891-1162 E-mail: BTMORRCROFT@AOL.COM

Comments: I would like to see
more entertainment options in
the MU zone and the Marmalade
Dist.

Thanks

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PLNPCM2009-00045 - Requested Text Amendment to include Private
Clubs in the MU zoning district as a conditional use

Name: Tony Autoccia

Address: 2125 Tierra Rose Dr.

West Jordan Ut.

Zip Code 84084

Phone: (801) 718-2030 E-mail Anthony Autoccia@gmail

Comments: The district is looking remarkably
better, but it would be nice if there
was more afford, i.e: Restaurants, coffee shops,
and also more walkable ^{area's} for the people
also in the new developments.

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PLNPCM2009-00045 - Requested Text Amendment to include Private
Clubs in the MU zoning district as a conditional use

Name:

William Schwarz

Address:

3949 South 300 East

SLC

Zip Code

84107

Phone:

801-209-5067

E-mail

w@rewirelife.com

Comments:

We visit friends in Marmalade,
love walking to nightclubs like
Tamu, have drinks, infuse the
economy, and walk home.

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Clubs in the MU zoning district as a conditional use

Name: Kip F. Davis

Address: 155 Redinence Hall
Ogden, UT

Zip Code 84408

Phone: 801-920-1150 E-mail KDAVIS0-yahoo
054 com

Comments: I am is a classy place that fully
adheres to the laws of Salt County.
They deserve a liquor license and
I am sure will respect and honor
all aspects of such a responsibility.

Kip F. Davis

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mail at katie.pace@slcgov.com or via mail at the following address: Katie Pace, Salt Lake City Planning
Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by April 10,
2009.

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Planning Division
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Clubs in the MU zoning district as a conditional use

Name: RANDY WATCHORN

Address: P.O. BOX 26831
SLC, UT

Zip Code 84126

Phone: 364-7448 E-mail _____

Comments: This area is safer than
the bar called trap. We have been
vandalized, car broken in at the
trap location. We will not go back
to the trap. This area seems
less violent, free and no possible threat
Thank you = get a pool table
Love you

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Randy Watchorn

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Planning Division
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Clubs in the MU zoning district as a conditional use

Name: JOE ALIRES

Address: 4322 TWILIGHT DR.
KEARNS UT

Zip Code 84118

Phone: 364-7448 E-mail _____

Comments: THIS AREA IS CHANGING IN A
POSITIVE WAY IT WOULD BE NICE TO
MAKE IT ZONED MIXED USE.

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Clubs in the MU zoning district as a conditional use

Name: GLEN WARCHOL / MARY MALOUF

Address: 233 REED AVE
SLC UT

Zip Code 84103

Phone: 801-414-6408 E-mail: MARY@SALTLAKEMAGAZINE.COM
MARY@SALTLAKEMAGAZINE.COM

Comments: I LIVE W/I 100 YRDS OF JAM.
IT ADDS to the quality OF my
NEIGHBORHOOD. They have been
SENSITIVE AND SUPPORTIVE NEIGHBORS
AND have Improved the
NEIGHBORHOOD. MAKING IT MORE
SECURE.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at katie.pace@slcgov.com or via mail at the following address: Katie Pace, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by April 10, 2009.

Glen Warchol

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Clubs in the MU zoning district as a conditional use

Name: LARRY BARACK

Address: _____

Zip Code _____

Phone: 801-201-7491 E-mail BARACKLARRY@HOTMAIL.COM

Comments: MIXED USE NEIGHBORHOODS HAVE
(TIME & AGAIN) PROVEN TO BE RIGHT IN
DIVERSITY AS WELL AS CONTRIBUTING
SIGNIFICANTLY TO ECONOMIC DEVELOPMENT
AND PROVIDE A SAFE PLACE TO LIVE
AND RECREATE. NOT TO MENTION BECOME
A DESTINATION POINT FOR BIG OUT-OF-TOWN #1!

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Clubs in the MU zoning district as a conditional use

Name: JOSE SANTA ANA

Address: 5305 400 E #2101

SLC, UT

Zip Code 84111

Phone: _____ E-mail: _____

Comments: HAVING MORE BARS/LUNGES/CLUBS AND
RESTAURANTS MAKE THE AREA MORE LIVELY
& FUN. SHOWS THE ENERGY AND VIVACITY
OF THE CITY. MAKES SLC MORE WORLD-CLASS
AS A CITY.

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Name: JAY ROBINSON

Address: 5305 400E #201

SLC, UT

Zip Code 84111

Phone: _____ E-mail _____

Comments: _____

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Pace, Katia

From: Dave Robertson [dave178@gmail.com]
Sent: Monday, April 06, 2009 5:24 PM
To: Pace, Katia
Subject: PLNPCM2009-00045

Categories: Other

MY COMMENTS REGARDING PRIVATE CLUBS IN MU ZONING DISTRICT.

As regards to the Jam Tavern, I have no objection to a zoning change IF: (1). Reed Ave between third and 4th West be made a one way street from 4th to 3rd (People leaving the Jam would have to exit onto 3rd West only). (2). The speed limit on Reed Ave between 3rd and 4th West be reduced from 25 mph to 15 mph. Reed Ave between 3rd and 4th West is a very narrow street. With cars parked on both sides of the street there is only width on the street for one lane of traffic. You CANNOT pass a car.

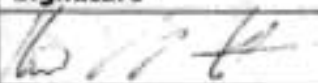

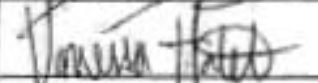
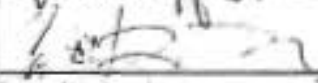
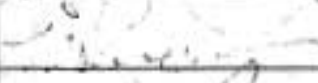
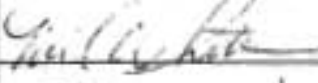
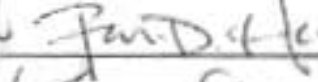
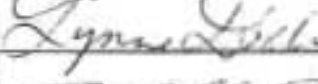

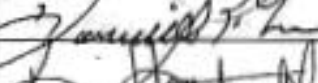
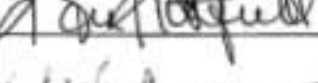

Please have someone from the city come look at Reed Ave and that person will see what I am referring too. I live on this street, and two way traffic is a problem for anyone who lives here, myself included. This is compounded when the Jam has a busy night and cars line both sides of the street.

Thank you.

David and Diana Robertson
335 Reed Ave
Salt Lake City, UT 84103
801-532-4572

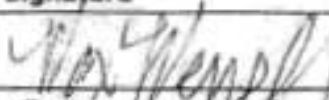
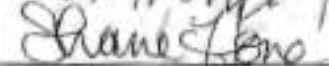


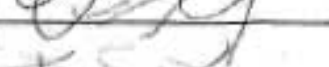
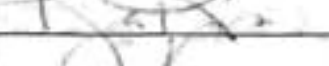
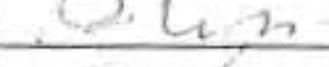
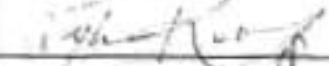


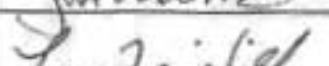
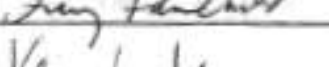
Petition in SUPPORT of Jam in the Marmalade becoming a private club

Action petitioned for	We, the undersigned, are in support of Jam in the Marmalade, located at 751 North 300 West, becoming a Private Club and obtaining a liquor license. Without a liquor license we fear this business will revert to being a Tavern/Beer Bar creating a less desirable business and clientele in our up and coming neighborhood. A Private Club in our neighborhood would be a pleasant upgrade and help with the much needed re-development of the Marmalade district and our neighborhood.
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Printed Name	Signature	Address	Comment	Date
✓ Andrew Schrevelot		650 N 300 W Apt 247 311 UT 84103		4-1-08
✓ Lindsay Larkin		650 N. 300 W. #241054, UT 84103		4/1/08
✓ Vanessa Hatch		650 N. 300 W #243		4-1-08
✓ Kasey Remyer		650 N. 300 W. #241		4-1-08
✓ Trevor Law		650 N 300 W #208		4-1-08
✓ Mel Whitman		650 N 300 W #208		4-1-08
✓ Emma Henderson		320 W 700 N.		4-1-08
✓ Lynne Dickey		318 W. 700 N.	Local idea!	4/1/08
✓ Kelly Jones		316 W 700 N.	YAY!!	4/1/08
✓ Dan Love		314 W 700 N.	Can't wait	4/1/08
✓ Kerri Hatfield		122 N Street #9		4/01/08
✓ Arlene Maltby		312 W. 700 N		4/1/08

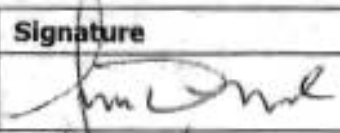
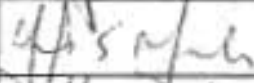
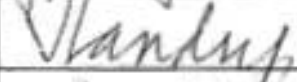
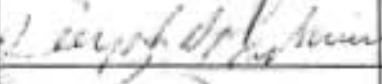

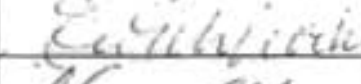
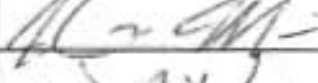
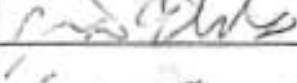
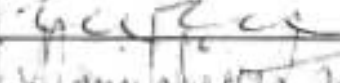
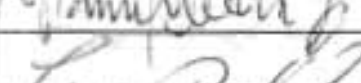

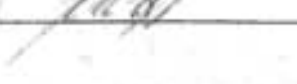
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Printed Name	Signature	Address	Comment	Date
✓ Lisa Murrell		310 W 700 N	Approve	4/1/08
✓ Shane Hone		310 W 700 N	Approve	4/1/08
✓ Paul Wagner		312 N 200 N	Approve	4/3/08
✓ Vanessa Morgan		613 N 200 W	Approve	4/5/08
✓ Eric Kere		613 N 200 W	Approve	4/5/08
✓ Travis Johnson		208 W 600 NORTH	APPROVE	4/5/08
✓ Tyler Kutz		208 W 600 NORTH	APPROVE	4/5/08
✓ Paul Campbell		372 CENTER ST	APPROVE	4/6/08
✓ Josh Williams		372 CENTER ST.	APPROVE!	4-6-08
✓ Lucy Fairchild		502 N. Center St	Approve	4.7.08
✓ Kerry Jensen		502 N. Center St	Approve whole-heartedly	4/7/08
✓ Kip Bertogale		7 E. Durchester Dr.	Approve	4/7/08

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Printed Name	Signature	Address	Comment	Date
✓ ARNOLD MENE		601 NORTH REDWOOD	I APPROVE 100%	4-08-08
✓ TONY YAM		385 N. Wall		4-08-08
✓ J-H Landry		390 Wall	In favor of	4-8-08
✓ JOE PIRKALA		371 Wall St	IN FAVOR	4-8-08
✓ KEN JURELL		371 Wall St	Great!	4-8-08
✓ JIM WILCOX		363 Wall St	In Favor	4-8-08
✓ KADIM MAHAR		248 W FERN AVE		4/10/08
✓ JIMMIE NICHOLSON		315 Fern Ave	In Favor	4/10/08
✓ BILL MCCALLISTER		244 Fern Ave	Sounds good	4/10/08
✓ PAUL WIECHT		260 W Fern Ave	Rock on!	4/10/08
✓ CARA DELLORESSO		260 N Fern Ave	Good ONE!!	4/10/08
✓ MICHAEL AARON		341 Reed Ave	Looking forward to an upscale place finally	4/10/08

3425

Petition in SUPPORT of Jam in the Marmalade becoming a private club

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Printed Name	Signature	Address	Comment	Date
✓ Troy Terry	<i>Terry</i>	7 E Dorchester Dr	Approve	4-7-08
✓ PAUL REED	<i>Paul Reed</i>	8 E. Hillside #101	Approve	4/7/08
✓ GARC CLARNO	<i>Garc</i>	8 E Hillside #102	Approve	4/7/08
✓ LANCE CRISTO	<i>Lance</i>	713 N Center St #114	Approve	4/7/08
✓ J. L. HIDALGO	<i>J. L. Hidalgo</i>	343 N Center St #114	Approve	4/9/08
✓ Matthew Alessi	<i>Matthew Alessi</i>	249 Reed Ave Sec 103	Approved	4/9/08
✓ [Signature]	<i>[Signature]</i>	249 Reed Ave Sec 103	Approved	4/9/08
✓ RITA ROYBAL	<i>Rita Roybal</i>	251 W. REED AVE SEC 103	APPROVE	4/9/08
✓ ELISA ALESSI	<i>Elisa Alessi</i>	124 W 500 N Sec 8 #103	Approve	4/10/08
✓ Travis Lindsey	<i>Travis Lindsey</i>	124 W 500 N Sec 8 #103	Approve	4/10/08
✓ [Signature]	<i>[Signature]</i>	251 W REED AVE SEC 103	APPROVAL	4-10-08

Petition in SUPPORT of Jam in the Marmalade becoming a private club

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Printed Name	Signature	Address	Comment	Date
✓ Michael A. Green		244 Reed Ave		4-9-08
✓ STANE SIM		244 REED AVENUE		4/9/08
✓ Jonathan Allred		244 Reed Ave		4/10/08
✓ Up Lunsford		244 Reed Ave		4/10/08
✓ Michael Wrenn		244 Reed Ave	Pleased to say YES!	4/10/08
✓ Chris J. J. J.		247 W Reed Ave	We need this for the community	4/10/08
✓ Grant Reed Martin & Jean Martin		245 Reed	We could appreciate an upscale establishment	4/10/08
✓ Jan & Rachel Kasper		247 W Reed Ave		4/10/08
✓ Nicole N. N.		229 W 300th Ave	YES YES YES!	4/10/08
✓ LOUIS WILSON		215 REED AVE		4/10/08
✓ DAVID FEND		247 Reed Ave	Support local businesses Remove the liquor license	4/10/08
✓ Elizabeth Shaden		242 Reed Ave	There is less chance of harm to children than the bar	4/10/08

Petition in SUPPORT of Jam in the Marmalade becoming a private club

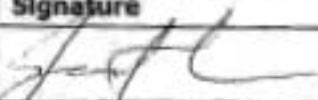


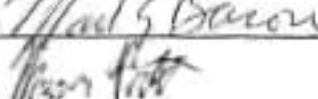
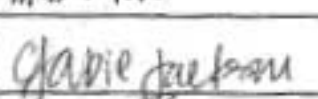
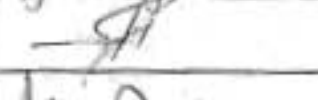
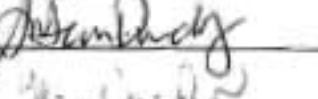
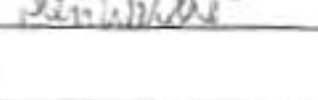
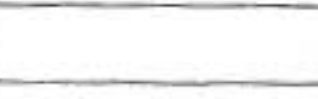
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Printed Name	Signature	Address	Comment	Date
Mike Johnson		720-V-wall St AP3		4-7-08
Philip Morelli		2455 1300 W	Approve the Club!	4-8-08
Chen's Tavern		2455 + 1300 W		4-8-08
Andy Kinga		319 Almond St		4/8/08
Walter Noyes		418 North 200 West	We Support this idea!	4/8/08
Maetia		426 Wall St.	improvements welcome	4/8/08
Fason Mathis		426 Wace St.	Let the good times roll	4/8/08
Walter Noyes		420 N. Almond St.	"	4/8/08
Walter Noyes		424 Wall St.		4/8/08
Walter Noyes		341 N. Wall St.	Let's get the license	4/8/08
Walter Noyes		341 Wall St.	Let's get the license	4/8/08

Petition in SUPPORT of Jam in the Marmalade becoming a private club

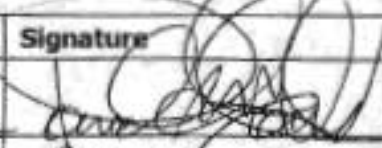
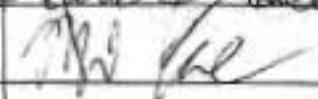
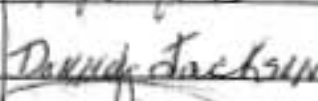
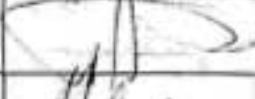
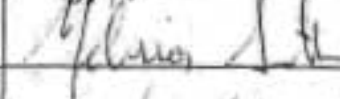
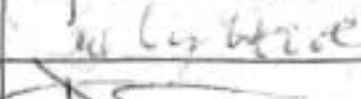
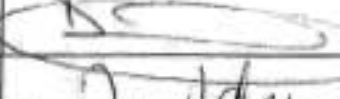
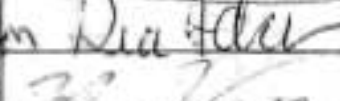
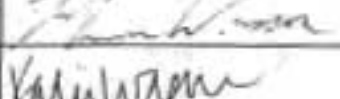
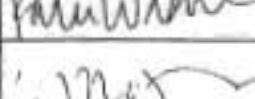

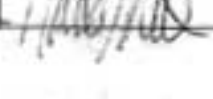
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Printed Name	Signature	Address	Comment BUSINESS	Date
✓ Jenny Vance		718N 300 W	Wilhelmina - Urban	4/8/08
✓ Troy Stedals		718 N. 300 W	Wilhelmina - Urban	4/8/08
✓ Natalie Strickland		718 N 300 W SLC, UT	Wilhelmina Urban	4/8/08
✓ MARK BARONE		361 N 300 W SLC, UT	UTAH PRIDE CENTER	4/8/08
✓ Mason Pratt		361 N 300 W SLC, UT	Marmalade Cafe	4/8/08
✓ KARE JACKSON		255 N. 400 W. SLC UT	Digging Dog Resort	4/8/08
✓ HARVEY JAMES		610 N 300 W SLC, UT	CHEVRON GAS STATION	4/9/08
✓ STEPHEN DOWDY		784 N 300 W SLC	D&D	4/9/08
✓ GLEN W. RICH		223 N 300 W SLC		4/10/08

Petition in SUPPORT of Jam in the Marmalade becoming a private club

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Printed Name	Signature	Address	Comment	Date
✓ Rowan McCormick		534 N. Pugsley St.	MORE BUSINESS BRINGS MORE VALUE	1 APR 08
✓ Mike Ewals		601 N. 300 W #139		1 April 08
✓ Donna Jackson		602 N 300 W #141		4-1-08
✓ Alejandra (Carrillo)		650 N 300 W. 211		4-1-08
✓ Melissa Smith		650 N 300 W #106		4-1-2008
✓ Kelly Hunter		650 N 300 W #113		4-1-08
✓ Dave Fellers		650 N 300 W 211		4-1-08
✓ Diane Anderson		650 N 300 W #205		4/1/08
✓ Marc Wasson		650 N 300 W #250		4/1/08
✓ Kate Wasson		" "		4/1/08
✓ Hannah Mathews		" #249		4/1/08
✓ Nathaniel Wilson		650 N. 300 W. #167		4/1/08

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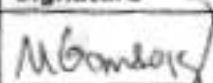


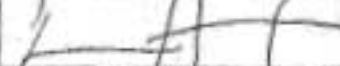


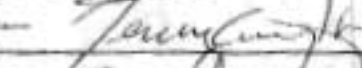

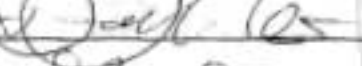

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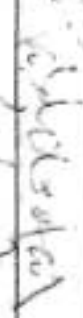


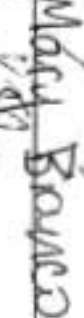
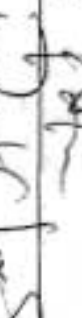


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Printed Name	Signature	Address	Comment	Date
✓ Marina Gomborg		1038 N 1300 W. SLC, UT 84116		5-21-08
✓ BECKY HEYBORNE		1038 N. 1300 W. SLC UT 84116		5-21-08
✓ YANA WALTON		134 W. 300 N. SLC, UT 84103		5-21-08
✓ JAIME HORTON		3714 S MARKINCH WAY, SLC, UT 84115		5-21-08
✓ LISA McGARRY		2606 Chelut Circle	Sandy, UT 84093	5-21-08
✓ PATTI SLITH		2448 S. PEAK DR	SLC UT 84108	5-21-08
✓ Cecily Cunningham		2243 East Westminster	SLC UTAH 84108	5-21-08
✓ Morgan Mow		410 N. Wall St	SLC, UT 84103	5-21-08
✓ JANE ARDRE		105. 1300 E.		5/21/08
✓ Shawn Rhodes		5245 Douglas	SLC UT 84102	5/21/08

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JASON STUCKI		222 NORTH 200 WEST	IT'S NOT TO SEE SOMEONE IMPROVE OUR NEIGHBORHOOD!	4/10/08
John Llobato		705 North 200 West	Makes our neighborhood more appealing to new buyers	4/10/08
EMILY POPE		215 WEST 700 NORTH	Write the 1	4/10/08
Pablo Lopez		215 West 700 North		4/10/08
Emily Pope		232 W 700 N		
Greg Conner		232 W 700 N	great to see improvements	4/10/08
Mary Brannon		649 N. 200 W.		4/10/08
KELLY HAWK		222 W 700 N #11		4/10/08
Derek Jones		614 N. Main Street	great to see the place	4/10/08
NATHAN		514 N Main Street	great place	4/10/08

Petition in SUPPORT of Jam in the Marmalade becoming a private club

Action petitioned for	We, the undersigned, are in support of Jam in the Marmalade, located at 751 North 300 West, becoming a Private Club and obtaining a liquor license. Without a liquor license we fear this business will revert to being a Tavern/Beer Bar creating a less desirable business and clientele in our up and coming neighborhood. A Private Club in our neighborhood would be a pleasant upgrade and help with the much needed re-development of the Marmalade district and our neighborhood.
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[illegible]

North West

Action petitioned for	<p>We, the undersigned, are in support of Jam in the Marmalade, located at 751 North 300 West, becoming a Private Club and obtaining a liquor license. Without a liquor license we fear this business will revert to being a Tavern/Beer Bar creating a less desirable business and clientele in our up and coming neighborhood. A Private Club in our neighborhood would be a pleasant upgrade and help with the much needed re-development of the Marmalade district and our neighborhood.</p>
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[illegible]

Attachment D
Citizen Input in Opposition

Pace, Katia

From: shanenrachael@aol.com
Sent: Friday, April 10, 2009 4:11 PM
To: Pace, Katia
Subject: PLNPCM2009-00045

Categories: Other

To Whom it May Concern,

I am writing to inform you that I am opposed to the prososed change that would allow the Jam to become a private club and sell hard liquor. I live in the immediate area and I have a young child ~~that~~ plays in the Warm Springs Park. I feel like these zoning laws were inacted for legitimate reasons, and I feel that it should be upheld. I care about maintaining the integrity and safety of the area, and I do not want a private club in the neighborhood in which I reside.

Sincerely,

Rachael M. Booth

702 N Wall St. #8
Salt Lake City, UT 84103
(801)259-6445
shanenrachael@aol.com

Save money by eating out! [Find great dining coupons in your area.](#)

Pace, Katia

From: Sean McChesney [mcchesneyfamily@gmail.com]
Sent: Thursday, April 09, 2009 9:49 PM
To: Pace, Katia
Subject: Jams in Marmalade District

Categories: Other

Dear Ms. Pace,

Two months ago our family moved to the Marmalade area from Sugarhouse. We were very involved in our neighborhood planning there as it affected daily life for us and our little girls. We were made aware of the mixed use zoning district issue involving Jams and would like to submit our comments. Our neighbors who live within a block of the "tavern" have expressed their concerns about the establishment and the crowd it attracts. We are naturally concerned as well since we live within close proximity as well. We were disappointed that the club was permitted in the area in the first place and now ask that Mr. Morris at least comply with the rules regardless of what term his business carries. The fact remains that alcohol is served there which means an inevitable crowd of inebriated patrons and drunk drivers in our neighborhood. That is something we do not want. If the establishment must remain there, we certainly want to prevent the acquiring of a hard liquor license. Please consider the families who live in Marmalade over those who do business here. Please notify us of the meetings that will address this issue.

Many thanks,
McChesney Family@gmail.com

Pace, Katia

From: Rebecca Roberts [beccakade@yahoo.com]
Sent: Thursday, April 02, 2009 2:50 PM
To: Pace, Katia
Subject: PLNPCM2009-00045 Requested text Amendment to include Private Clubs in the MU zoning district as a conditional use.

Categories: Other

Name: Rebecca Petersen
Address: 353 W Reed Ave. SLC, UT 84103
Phone: 801-649-2321
e-mail: beccakade@yahoo.com

Comments:

To Whom It May Concern:

I currently live in the mixed-use zone, which this petition is addressing. My husband, and I have lived at this location for 4 years. This is the location we have chosen to raise a family, and own and operate our family business (Enerbilt Corporation: green building and energy efficient homes est. 2003).

We have personally spent **many** long hours trying to improve our neighborhood through re-development, restoration projects, and **neighborhood** improvements and clean up. We've come a long way, and made some huge steps towards this goal. This is also the area targeted by the re-development agency. I commend the work that the RDA has done in improving our neighborhood; we have seen a huge improvement in the drug problems and rough characters that used to frequent our neighborhood more in the past.

I feel very strongly that the SLC planning commission re-think amending the MU zoning district to include private clubs. They will have a detrimental affect **on** our community. Increased noise, traffic, and litter are just a few of the negative impacts. Our neighborhood **is** 90% residential single-family homes, and it will affect our property values, our desire to live here, and our harmonious community that we have fought to achieve. Residents will move out of the neighborhood, and all the years of hard work to restore this community will be lost. I **DON'T** want to live next door to a private club, and I ask you, **WOULD YOU WANT A PRIVATE CLUB ON YOUR STREET?**

Private clubs belong downtown, or amongst other commercial businesses, not next door to residential homes. Please familiarize yourselves with our neighborhood before you **recomm**end this text amendment, it will affect us all.

Sincerely, Rebecca Petersen

Pace, Katia

From: Norman Bowers [ndbuofu@yahoo.com]
Sent: Friday, April 10, 2009 7:10 PM
To: Pace, Katia
Subject: Concerning the requested text amendment to include Private clubs in the MU zoning district as a conditional use.

Categories: Other

Hello -- My name is Norman Bowers. I live at 254 W. Fern Ave, Apartment # 2. My zip code is 84103, and my phone # is 801-607-7790. My e-mail is ndbuofu@yahoo.com. I just wanted to comment that having lived here in this area for a couple of years, I am not in favor of changing zoning qualifications for private clubs in this area. It seems that there are qualifications for the private clubs that need to be met such as the spacing of it needing to be 600 ft or so from a park, and 200 from a church or school, etc. If there are any changes to be made, I would propose that these distances be increased by at least 200-300 feet or more (for private clubs), as it (600 feet from a local park, and etc) still seems too close to me to be in family environments such as this neighborhood. I am in favor of allowing people to choose to drink if they so choose, but I am concerned (VERY) about any willingness to allow such establishments as a private club to be close to kids that we are trying to protect from using such drinks until they are reasonable adults. I would promote more "family friendly" establishments in these family neighborhoods (such as ours) instead of "adult only". Please keep me updated, I am willing to learn more on how I can participate and let my voice be heard. thank you,
sincerely yours,
Norman Bowers

Pace, Katia

From: David Allart [dallart@dsdmail.net]
Sent: Friday, April 10, 2009 1:32 PM
To: Pace, Katia
Subject: RE: PLNPCM2009-00045 -

Categories: Other

PLNPCM2009-00045 - Requested Text Admendment to include Private Clubs in the MU zoning district as a conditional use

Names: David and Jana Allart

Address: 674 N 200 W
SLC, UT 84103

Phone: Home 801.649.4889 David's Cell 801.725.6609 Jana's Cell 801.916.9483

E-mail: dallart@dsdmail.net jana.allart@gmail.com

Comments: We strongly oppose conditional use permit to allow liquor to be served close to a public park and where the facility abutts residential property. The existing zoning restrictions and ordinances serve to protect the neighborhood from potential negative impacts. The conditional use primarily removes these protections. We support allowing liquor establishments exist within the proper zones already established. Any conditional use which waives good common sense protections should be denied regardless of any other benefit offered to the community.

On a side note: In light of the option of doing away with a private club option We feel that security and electronic surveillance should be required for the protection of liquor establishments, patrons and the public no matter where they exist.

Thank you for your consideration and service.

Thank you,

David Allart STS
School Technology Specialist

Muir, Valley View & Woods Cross
Elementaries

dallart@dsdmail.net 801-725-6609

Pace, Katia

From: cheeriothnoo@gmail.com
Sent: Friday, April 10, 2009 11:01 AM
To: Pace, Katia
Subject: PLNPCM2009-0045 Requested Text Amendment to include Private Clubs in teh MU zoning district as a con

Categories: Other

Hello,

My name is Maureen McKendrick Braga. I live on 700 North, one block away from Reed Avenue where Club Jam is set to open and have lived in the area my entire life. I am so tired of a "bar" or "club" or "tavern" in my neighborhood. As a child growing up here, the site in question has always been a bar. As children my siblings and I were always afraid to go near the area. Not because we thought the people were bad, but because we didn't want anything to do with alcohol, as that is our right to believe and do. My parents told us to stay away so we could be safe and hopefully not see or hear anything that might harm us physically or emotionally. Thankfully there is only one incident I can remember. One summer, a few of the bar patrons decided to shoot off bottle rockets from the parking lot and one entered our back yard and set the grass and a tree on fire. The fire moved quickly and was right outside my bedroom window and I was very scared. My father barely managed to get it put out with our garden hose before it reached the house and discovered the bar patrons' involvement when he went looking in the neighborhood to find out where the rocket came from. The people he found in the parking lot of the bar were setting off fireworks and laughing. Only when my father told these people what had happened as a result of their fun and threatened to call the police on them, did the owner of the bar come outside and tell these patrons that he had "already told them to stop doing that". These people were not stopped until something bad happened. This childhood incident of mine only increased my uneasy feelings regarding bars and drinking and the idea of being able to serve hard liquor will only compound the issue and make my neighborhood unsafe. I don't deny that people have the right to do whatever they want to. We all have rights and if somebody wants to drink, that is their choice. But why in my neighborhood? Why are we constantly forced to have these establishments in our area? There are plenty of other areas to put up a bar or club. Why must we continue to have our safety put at risk because people like to drink? Recently we had several incidents of people under the influence come down our street from another club (the Palladium on 4th West). The patrons would park on our street, take up all the parking, and be loud and obnoxious all hours of the night. If Club Jam becomes the success that I would imagine its owners hope it to be, where will all of those people park? Can the owners keep their patrons from disturbing the peace of my neighborhood? Can they guarantee that people won't drink and drive? They can't do that any more than any other bar or club owner. I don't want inebriated people parking on my street or my neighbor's street or driving when drinking in my neighborhood. We don't want a bar here. Period. Stop trying to put one here. We are residential with children and there is no need for such an establishment in this neighborhood. Please do not pass this request to include private clubs in the mixed use zoning district as a conditional use. Thank you. Maureen Braga.

OPEN HOUSE
PUBLIC COMMENT FORM

March 19, 2009



Planning Division
Department of Community and
Economic Development

PLNPCM2009-00045 - Requested Text Amendment to include Private
Clubs in the MU zoning district as a conditional use

Name:

Kelly Walton

Address:

68 East 200 North #20 SLC, UT.

Zip Code 84103

Phone:

801-643-2064

E-mail

Comments:

To Whom it may concern:
I am of the opinion that current
zoning laws in residential areas
should stay the way they are.
That is to say 1 private club
per city block is adequate, especially
in residential areas.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at katia.pace@slcgov.com or via mail at the following address: Katia Pace, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by April 10, 2009.

OPEN HOUSE
PUBLIC COMMENT FORM

March 19, 2009



Planning Division
Department of Community and
Economic Development

PLNPCM2009-00045 - Requested Text Amendment to include Private Clubs in the MU zoning district as a conditional use

Name:

Shirley McLaughlin

Address:

160 W. Clinton Ave

ARC UH

Zip Code

84103

Phone:

801-328-4182

E-mail

slurmy.sheltie

© Juns. com

Comments:

It is very apparent that the city is only interested in revenue. They seem to forget the families and only lean to the money. We do not feel that Bars or liquor needs to be in RMU or MU zones there are only two left in the City. Allowing more than two on a street should be enough you don't need them like 7th. The fragile walkable neighborhoods have been abused by the City!

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at katia.pace@slcgov.com or via mail at the following address: Katia Pace, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by April 10, 2009.

OPEN HOUSE
PUBLIC COMMENT FORM

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Planning Division
Department of Community and
Economic Development

PLNPCM2009-00045 - Requested Text Amendment to include Private Clubs in the MU zoning district as a conditional use

Name: Maile & Norma Anderson

Address: 501 West Capitol St.
Salt Lake City
Utah Zip Code 84103

Phone: 364-7294 E-mail _____

Comments: Item 5. We would request that you
deny this request, which we understand
would allow serving liquor. We need less
rather than more opportunities for products
that contribute to dangers for DUI in our
community.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at kalia.pace@slcgov.com or via mail at the following address: Katia Pace, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by April 10, 2009.

OPEN HOUSE
PUBLIC COMMENT FORM

March 19, 2009



Planning Division
Department of Community and
Economic Development

PLNPCM2009-00045 - Requested Text Amendment to include Private Clubs in the MU zoning district as a conditional use

Name: LANDY KELLER

Address: 535 No Center St.

S.L.C. ut

Zip Code 84103

Phone: (801) 589-9945 E-mail _____

Comments: -I do not want

hard liquor in the neighborhood.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at katia.pace@slcgov.com or via mail at the following address: Katia Pace, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by April 10, 2009.

OPEN HOUSE PUBLIC COMMENT FORM

March 19, 2009



Planning Division
Department of Community and
Economic Development

PLNPCM2009-00045 - Requested Text Amendment to include Private Clubs in the MU zoning district as a conditional use

Name:

H. B. MERKLEY

Address:

538 N 200 W

SALT LAKE CITY

UTAH

Zip Code

84103

Phone:

323 9080

E-mail

Bar and Private Club Concerns

The concern I have about a bar or private club, either one, is one I'm not trying to stop it. And two, what I am doing is attempting to keep a bar or private club away from people's homes. I don't like living next to a bar or private club. These enterprises are better suited to a business and commercial area, built for industry. But certainly not plunk next to private residences. Invariably, as we have all seen in the past too many times, the output of a bar and private club at the end of the day is a drunk. Drunks are noisy and uncoordinated. They tend to be disorderly and disruptive with their alcohol content going for them, and cigarette smoke too, permeating the local air with it's stale smell and contaminants close by in the vicinity of the bar and private club.

In a nutshell, in a residential area a bar and private club takes on the nature of being a pest. A bar is a nuisance in a residential area because of the complaints that follow from the neighbors in their homes. Any of us would complain upon being disrupted well into the night by noises that startle you. So naturally folks will call the cops and then you've got a bunch of cop cars out on the street and there's loud talk and it keeps you awake while you look out the window to see what's happening. Plainly a bar in an area of homes is an added expense to the city. It is partly because of the police response required on a more intense schedule than you would find in a business area. In a commercial location you won't find a lot of people sleeping in bed being awakened and irritated.

In conclusion, a bar and/or private club doing business in a commercial area well away from a neighborhood of homes and homemaking people is a better proposition than plunking them smack down adjacent to where people are trying to relax and be quiet and enjoying a good night's sleep and being a quiet law-abiding citizen and rearing law-abiding children.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at katia.pace@slcgov.com or via mail at the following address: Katia Pace, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by April 10, 2009.

OPEN HOUSE PUBLIC COMMENT FORM

March 19, 2009



Planning Division
Department of Community and
Economic Development

PLNPCM2009-00045 - Requested Text Amendment to include Private Clubs in the MU zoning district as a conditional use

Name:

R. H. MERKLEY

Address:

538 N 200W

SLC

UT

Zip Code

84103

Phone:

E-mail

Bar and Private Club Concerns

The concern I have about a bar or private club, either one, is one I'm not trying to stop it. And two, what I am doing is attempting to keep a bar or private club away from people's homes. I don't like living next to a bar or private club. These enterprises are better suited to a business and commercial area, built for industry. But certainly not plunk next to private residences. Invariably, as we have all seen in the past too many times, the output of a bar and private club at the end of the day is a drunk. Drunks are noisy and uncoordinated. They tend to be disorderly and disruptive with their alcohol content going for them, and cigarette smoke too, permeating the local air with it's stale smell and contaminants close by in the vicinity of the bar and private club.

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Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at katia.pace@slcgov.com or via mail at the following address: Katia Pace, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by April 10, 2009.

OPEN HOUSE
PUBLIC COMMENT FORM

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Planning Division
Department of Community and
Economic Development

PLNPCM2009-00045 - Requested Text Amendment to include Private Clubs in the MU zoning district as a conditional use

Name:

Patricia Petersen

Address:

348 W Reed Ave

SALT LAKE CITY

UTAH

Zip Code

84103

Phone:

E-mail

Payne 3939@gmail.com

Comments:

I have spent 30 years as an educator. We need to allow children the privilege of developing their characters and personalities in a strong and stable neighborhood. To allow them to be influenced by 'off-centred' adult behavior (by ^{illegally} placement of bars and private clubs) is a crime to society.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at katie.pace@slcgov.com or via mail at the following address: Katie Pace, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by April 10, 2009.

OPEN HOUSE
PUBLIC COMMENT FORM

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Planning Division
Department of Community and
Economic Development

PLNPCM2009-00045 - Requested Text Amendment to include Private Clubs in the MU zoning district as a conditional use

Name:

Michael Cox

Address:

570 N. 200 W. Apt 7
WLL UT 84103

Zip Code

84103

Phone:

801-355-1680

E-mail

taloumde@hotmarl.com

Comments:

I hesitate to allow clubs within every 600 feet of anywhere children would be encountered. I disagree with the allowal of Private clubs in a residential or mixed use zone.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at katia.pace@slcgov.com or via mail at the following address: Katia Pace, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by April 10, 2009.

OPEN HOUSE
PUBLIC COMMENT FORM

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Planning Division
Department of Community and
Economic Development

PLNPCM2009-00045 - Requested Text Amendment to include Private Clubs in the MU zoning district as a conditional use

Name: Judith M. Beesley

Address: 512 N. Center Street
Salt Lake City

Utah Zip Code 84103

Phone: (801) 455-1450 E-mail _____

Comments: Common sense and timing indicate
that this request for a private club be
evaluated in light of the upcoming process
to update the city's alcohol Regulations. No
decision should be made by the Planning Commission
until after public input process on the new
regulations which are slated to begin in late spring.
Do not allow this tavern to become a private club prior to ^{upcoming} _{changes}

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at katia.pace@slcgov.com or via mail at the following address: Katia Pace, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by April 10, 2009.

OPEN HOUSE
PUBLIC COMMENT FORM

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Planning Division
Department of Community and
Economic Development

PLNPCM2009-00045 - Requested Text Amendment to include Private Clubs in the MU zoning district as a conditional use

Name: Ruth Ann Brown

Address: 376 W 700 No

SLC, UT 84103

Zip Code

Phone: 801-883-9738 E-mail: browniebytes@yahoo.com

Comments: I do not want hard liquor
in my neighborhood.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at katia.pace@slcgov.com or via mail at the following address: Katia Pace, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by April 10, 2009.

OPEN HOUSE
PUBLIC COMMENT FORM

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Planning Division
Department of Community and
Economic Development

PLNPCM2009-00045 - Requested Text Amendment to include Private Clubs in the MU zoning district as a conditional use

Name:

Doreen L. Alpini

Address:

438 North Center #406
Salt Lake City, UT

Zip Code

84103

Phone:

801-531-9084

E-mail

Comments:

We do not want text amendment to include private clubs in the MU zoning district as a conditional use.

The club or bar that is on 300 west needs a 30 foot wall around it, so children can not see people drinking and the things that go on in a bar or club.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at katia.pace@slcgov.com or via mail at the following address: Katia Pace, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by April 10, 2009.

Bar and clubs should not be in a residential area where families live. Bar and clubs cause the value of our properties to decrease.

OPEN HOUSE
PUBLIC COMMENT FORM

March 19, 2009



Planning Division
Department of Community and
Economic Development

PLNPCM2009-00045 - Requested Text Amendment to include Private Clubs in the MU zoning district as a conditional use

Name: DAYNE PETERSEN

Address: 348 W. REED AVE

SALT LAKE CITY Zip Code 84103

Phone: 901-318 7933 E-mail dayne3939@gmail.com

Comments: In the words of Bill Gates "This is the
stupidest thing that I ever heard" Why?
It is destructive to the community in which we
live. You already have the statistical evidence
which proves to you but from my point of view
as a 70 yr old retired resident of Reed Ave
I just want to live in peace without this.
Wayne Petersen

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at katia.pace@slcgov.com or via mail at the following address: Katia Pace, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by April 10, 2009.

OPEN HOUSE
PUBLIC COMMENT FORM

March 19, 2009



Planning Division
Department of Community and
Economic Development

PLNPCM2009-00045 - Requested Text Amendment to include Private Clubs in the MU zoning district as a conditional use

Name: Sam Petersen

Address: 353 W Reed Ave

SLC, UT

Zip Code 84103

Phone: 801-318-6681

E-mail Samvpetersen@yahoo.com

Comments: Wanting to put private clubs into our (MU) neighborhood is like the ugly step sisters wanting to fit their hideous feet into the glass slipper. If you shove hard enough and grease it up you might get it to fit, but it'll never ever be comfortable. (Re: City Council Security & Maintenance Plan for Clubs in the R-MU) attached

The present "mix" in the MU zone is a happy fit -

Quiet home offices etc...

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at katia.pace@slcgov.com or via mail at the following address: Katia Pace, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by April 10, 2009.

A private club with its noise, parking problems, and 2 AM drunks is NOT CONGRUOUS.

Do NOT Change The Zoning. Do Not Denigrate Our Community With This Nuisance.

Help us fight blight! Don't contribute to it.

Nobody wants to live right next door to loud obnoxious partying intoxicated people. Stop and think about it, DO YOU?

There is a place for this kind of business — and that is away from people who are trying to sleep. Do you really think the clubs want to turn down the music at 10pm? That's when the people rock up to get the party started!!

We live here, raise our families here. There's already 2 private clubs within 2 blocks of my home. (Edge & Club Faces / Grandfathered IN?) Do we really need more?

According to the attached Zoning table private clubs are presently permitted or have a conditional use status in 8 out of 14 zones. — Don't let them encroach on our residential neighborhoods. —

While your at it, do this fine city a huge favor and withdraw the recommendation

you made regarding hard liquor in the R-MU zone. Don't force it, go with the flow and put those stinky feet where they belong!!

Mr. Corsillo owns Andy's Place, a tavern at 479 East 300 South. He initiated Petition No. 400-06-45 as a step toward seeking a conditional use from Salt Lake City to change his business from a tavern to a private club. If the City Council amends the *Table of Permitted and Conditional Uses for Residential Districts*, Mr. Corsillo then would have to initiate a new petition requesting that Andy's Place be granted a conditional use to operate as a private club in a Residential Mixed-Use zone.

If that petition were successful, then Mr. Corsillo would obtain a City business license to operate as a private club and seek to get a private club license from the Utah Department of Alcoholic Beverage Control.² DABC issues private club licenses based on the following formula: "The total number of private club licenses may not at any time aggregate more than that number determined by dividing the population of the state by 7,850. (32A-5-101-6b.)"

The petitioner's business does not appear to conflict with location restrictions based on the Alcohol License Districts Map if the petitioner ultimately receives a license to operate a private club. It should be noted that the business Mr. Corsillo owns has operated as a tavern at least since 1975. Taverns are allowed as a conditional use in districts zoned Residential Mixed-Use.

It also should be noted that two businesses near Mr. Corsillo's operate as private clubs. According to Department of Alcoholic Beverage Control records, the Twilight Lounge at 347 East 200 South first received a license to operate as a private club on June 29, 1990. The Urban Lounge at 241 South 500 East first received a license to operate as a private club on May 25, 2001. The City Council adopted the ordinance creating Residential Mixed-Use Zoning Districts in April 1995. According to DABC records, the Alcoholic Beverage Control Commission granted new private club licenses to the Twilight Lounge in June 2007 and to the Urban Lounge on September 29, 2008. The Urban Lounge is located about a half block north of the front door of Andy's Place.

The Planning Commission held a public hearing on Petition No. 400-06-45 on March 28, 2007. Art Brown of Mothers Against Drunk Driving and Jaynie Brown spoke against approving the petition. No other members of the public spoke at the hearing.³ After closing the hearing the Planning Commission unanimously adopted a motion to forward a positive recommendation to the City Council.

ARGUMENTS PRO AND CON

Since the Planning Commission meeting in 2007 there have been divergent views about the effect of amending the *Table of Permitted and Conditional Uses for Residential Districts* to allow private clubs as a conditional use in areas zoned Residential Mixed Use (R-MU) Zoning District. One view appears to be that an increase in the availability of alcoholic beverages can have adverse social consequences. That view might be best articulated in a study by the Pacific Institute for Research and Evaluation and the Ventura County (California) Behavior Health Department titled *Best Practices in Municipal Regulation to Reduce Alcohol-Related Harms from Licensed Alcohol Outlets* published in January 2008. According to that study:

"Alcohol is a legal product and alcohol retailers represent an important business sector of California's economy. Unlike most other retail products, alcohol is associated with a wide variety of community and societal problems, including violence, sexual assault, motor vehicle crashes, other forms of injury, and family disruption. The problems are particularly acute among young people.

The following 2 pages are taken directly from the 110 pg. memo released 3/20/09 to City Council Members. The doc. prepared by the city for the proposed zoning text Amend to allow clubs in R-MU.

"Even relatively minor problems often associated with alcohol sales, such as loitering, graffiti, and noise, can constitute public nuisances that adversely affect neighboring businesses and residents and contribute to neighborhood blight. ... Research has shown that five key variables affect the nature and extent of alcohol problems associated with alcohol retail outlets:

"Number of alcohol outlets: High numbers of outlets are associated with increased alcohol problems (sometimes referred to as "outlet proliferation").

"Types of alcohol outlets: Outlets such as bars and nightclubs, which have alcohol as their primary business, also create increased risks of problems.

"Concentration of outlets: In many communities, the total number of outlets is not excessive, but the outlets are clustered in certain neighborhoods. Over concentration is associated with increased incidence of alcohol problems, including violent assault.

"Locations of outlets: Retail outlets next to sensitive land uses such as schools, playgrounds or other locations where youth congregate can contribute to underage drinking problems and may detract from quality-of-life for residents nearby.

"Retail practices: Sales and service practices are particularly important variables. Sales to minors and intoxicated persons as well as public nuisance activities can all be reduced through responsible business practices, which in turn can be promoted through effective zoning provisions and enforcement policies.

"Taking comprehensive and proactive steps to plan the number and location of alcohol outlets and to regulate how they are operated, while working collaboratively with alcohol retailers, can reduce alcohol problems, enhance the community's business environment, and contribute to overall community health and safety."

Another view might be represented by the following statements from the book by Ray Oldenburg titled *The Great Good Place (Cafés, Coffee Shops, Bookstores, Bars, Hair Salons and Other Hangouts at the Heart of a Community)*. According to Mr. Oldenburg:

"Where urban growth proceeds with no indigenous version of a public gathering place proliferated along the way and integral in the lives of people, the promise of the city is denied. Without such places, the urban area fails to nourish the kinds of relationships and the diversity of human contact that are the essence of a city. Deprived of these settings, people remain lonely within their crowds. The only predictable social consequence of technological advancement is that they will grow ever more apart from another.

"America does not rank well on the dimension of her informal public life ... Increasingly, her citizens are encouraged to find their relaxation, entertainment, companionship, even safety, almost entirely within the privacy of homes that have become more a retreat from society than a connection to it.

"In their kind and number, there has been a marked decline in gathering places near enough to people's homes to afford the easy access and familiar faces necessary to a vital informal public life. ... Daily life amid the new urban sprawl is like a grammar school without its recess periods, like incurring the aches and pains of a softball game without the fun of getting together for a few beers afterward. Both the joys of relaxing with people and the social solidarity that results from it are disappearing for want of settings that make them possible."

STATISTICS/DATA

During earlier consideration of the propose amendment to the *Table of Permitted and Conditional Uses for Residential Districts*, a Council Member requested data that showed the total number of injuries, total U.S. population, and total deaths and total injuries per 1 million population. The Council Member also requested the total number of injuries by state, and deaths

Attachment E Department Input



Memorandum

Planning Division
Community & Economic Development Department

To: Business License, Robert Lucas
Engineering, Craig Smith
Fire, Kevin Nalder
Public Utilities, Brad Stewart
Transportation, Barry Walsh
Building Services, Larry Butcher
Police, Dave Askerlund

From: Katia Pace, Associate Planner

Date: March 11, 2009

Re: **Application PLNPCM2009-00045** - Proposed Text Amendment to include Private Clubs in the MU zoning district as a conditional use.

The Planning Division is reviewing a request by Robert McCarthy to include Private Clubs in the Table of Permitted and Conditional Uses for the MU (Mixed Use) zoning district as a conditional use.

Currently Section 21A.32.140 – Table of Permitted and Conditional Uses for Special Purpose Districts of the Salt Lake City Zoning Ordinance reads "Tavern/lounge/brewpub; 2,500 square feet or less in floor area" as a conditional use on the MU zone. The proposed text amendment would change the table to include private clubs as a conditional use. The table would read: "Private club/tavern/lounge/ brewpub; 2,500 square feet or less in floor area."

Please review the attachments and respond by March 25, 2009. If you have any questions, please contact me at 535-6354 or katia.pace@slcgov.com.

Thank you.

Business Licensing

From: Lucas, Robert
Sent: Friday, February 06, 2009 12:16 PM
To: Pace, Katia
Subject: FW: Jam in the Marmalade DECISION
Attachments: Hearing Jam in the Marmalade 2 of 3.pdf; Hearing Jam in the Marmalade 1 of 3.pdf; Hearing Jam in the Marmalade 3 of 3.pdf; Jam Finding of Fact.rtf; jam exhibit a 1 of 2.pdf; jam exhibit A 2 of 2.pdf; JAM aerial exhibit.pdf; JAM Conclusion of Law.pdf

Categories: Program/Policy

From: Ella-Rene Cannon [mailto:e_cannon@hotmail.com]
Sent: Monday, June 23, 2008 3:06 PM
To: Lucas, Robert; abbywest693@gmail.com; stoneground@comcast.net
Subject: Jam in the Marmalade DECISION

Attached are the completed files from the Jam in the Marmalade hearing

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Business Licensing Notes

12/05/2008 07:03 am (MM5285):

Address Correction: Address should have been changed back to original and wasn't - Sent Engineering a notice to re-certify this address.

09/29/2008 08:47 am (MJ0506):

FAXED LOCAL CONSENT TO DABC/APPROVAL IS CONDITIONAL UNTIL HEALTH & BLDG APPROVAL

09/26/2008 03:08 pm (HT8376):

TODD BROUGHT IN SITE PLAN OF DOOR AND LETTER STATING THAT THEY WILL BE USING DOOR ON 300 W AS ENTRANCE ONLY, TMH

09/22/2008 03:53 pm (BJ4719):

Met with Todd at the Jam and inspected the entrance. The new entrance does face 300 W, but there is also a door on the west side. Requested that Todd give us a small floor plan showing that the only entrance will be the one facing 300 W and also a statement that this will be the only entrance into the establishment. Also had a phone call from Brian Morris and we discussed the same issue and he'll get the plan to us. Also again confirmed with Mr. Morris that this will be approved as a Tavern only.

06/24/2008 08:36 am (BJ4719):

06/24/2008 Denied by Richard N. Cannon, Hearing Examiner, does not front on a major street.

05/01/2008 03:49 pm (MJ1026):

MAILED DENIAL LETTER PER R MCKINNEY W/FIRE "NEED TO CALL & SCHEDULE INSPECTION"

04/16/2008 10:34 am (MM5285):

Customer came in and renewed license - changed address from "751 N 300 W" (physical address remains the same - just changing door entrance) as well as changed name from "Jam" and added live music, live entertainment, and dance floor to license.

04/03/2008 12:31 pm (MJ1026):
 CUST HAS DECIDED NOT TO PAY -STILL UNDER CONSTRUCTION -WILL BE IN TO PAY RENEWAL W/BLDG IS
 READY

04/02/2008 02:59 pm (MJ1026):
 CUST W/BE IN TO PAY TODAY/TOMORROW

03/25/2008 03:28 pm (MM5285):
 Per Alan Michelson - They cannot be approved as a private club in a MU Zone - Owners have NEVER applied for a
 conditional use - Neighbors have signed a petition to request that they not be allowed at location. The front door was
 relocated to other side of the building to comply with code but distance is not sufficient.

03/13/2008 10:32 am (MJ1026):
 POLICE RET PAPERWORK -CUST IS GOING THRU A CHANGE OF USE- ONCE USE IS APPROVED RE-SEND
 PAPERWORK BACK TO POLICE???

03/03/2008 04:11 pm (BJ4719):
 Abby West called and said she spoke with the owners and they told her they already had their entrance approved by the
 city for a private club. I told her we had checked the location for a tavern, but no license has been approved.

02/25/2008 10:16 am (BJ4719):
 Called 891-1162 and spoke with Brian Morris and he confirmed they have moved the entrance to 700 N. He stated they
 are going through a conditional use, but he did not have any information about business license not being notified. He'll
 have Bob McCarthy call me back.

02/25/2008 10:11 am (BJ4719):
 I was told by a concerned neighbor, Abby West, 359-8348, that they have moved the entrance to 700 N which is not a
 major street. Denied license until we get a change and I believe they'll need to go through a conditional use.

07/16/2007 02:36 pm (MJ8633):
 MAILED DENIAL LETTER PER M HARRY W/BLDG "NEED TO HAVE ONSITE BLDG INSPECTION -PLEASE
 CONTACT"

07/11/2007 10:54 am (MJ8633):
 RET DENIAL LETTER "UNABLE TO FORWARD"

06/27/2007 11:20 am (MJ8633):
 MAILED DENIAL LETTER PER D MORTENSEN W/FIRE "NEED TO CONTACT AFTER FACILITY IS READY FOR
 OCCUPANCY TO SCHEDULE INSPECTION W/FIRE & BLDG"

05/16/2007 11:35 am (BJ0552):
 The Hideout Lounge ID 20052068 must be terminated when this license is approved.

Public Utilities

From: Stewart, Brad
Sent: Wednesday, March 11, 2009 1:34 PM
To: Pace, Katia
Cc: Garcia, Peggy
Subject: RE: MU Text Amendment

Categories: Program/Policy

Katia,

SLC Public Utilities has no issues with the zoning requirements for private clubs and therefore no objection to any language changes that might be proposed.

Thank you,

Brad

Transportation

From: Walsh, Barry
Sent: Wednesday, March 11, 2009 1:59 PM
To: Pace, Katia
Cc: Young, Kevin; Smith, Craig; Stewart, Brad; Butcher, Larry
Subject: RE: MU Text Amendment

Categories: Program/Policy

March 11, 2009

Katia Pace, Planning

Re: MU text Amendment to Private Club in the MU Zone.

The division of transportation review comments and recommendations are as follows:

As long as city regulations for site development or conversions of an existing site are followed to provide the required vehicular and pedestrian, access and circulation, parking, and service areas on site. Then we have no issue with the type of development that is not designated as a conditional use in that zone. A development designated as a conditional use, will allow us to require a traffic impact study and possible impact mitigations to address issues in that area for that proposal that may impact the public transportation corridors or abutting properties.

PS. The State Legislature is removing the "Private Club" designation.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.
Craig Smith, Engineering
Brad Stewart, Public utilities
Larry Butcher, Permits
File