

PLANNING COMMISSION STAFF REPORT



Planning Division
Department of Community and
Economic Development

Dick N' Dixies Private Club on the R-MU PLNPCM2009-00784 479 E. 300 South October 14, 2009

Applicant: Jason Rasmussen

Staff: Katia Pace, 535-6354,
katia.pace@slcgov.com

Tax ID: 16-06-253-043

Current Zone: R-MU

Master Plan Designation:
Central Community Master Plan,
High Mixed Use

Council District:
District 4, Luke Garrott

Lot & Building Size:
Lot: 5,227 square feet
Building 1: 1,407 (Andy's Place)
Building 2: 1,292 (Sage Café)

Current Use:
▪ Tavern

Applicable Land Use Regulations:
▪ 21A.54.080 Standards for Conditional Uses
▪ 21A.24.170 R-MU Residential/Mixed Use District

Notification:
▪ Notice mailed 9/28/09
▪ Sign posted 10/2/09
▪ Posted to Planning Dept and Utah State Public Meeting websites 10/8/09

Attachments:
A. Site Plan
B. Department Review
C. Photos
D. Public Comments

Request

This is a request by Jason Rasmussen for a Conditional Use for a private club on the R-MU zoning district. The proposed private club is to be located at 479 E. 300 South in the R-MU Residential/Mixed Use zoning district.

Staff Recommendation

Based on the findings listed in the staff report, it is the Planning Staff's opinion that overall the project meets the applicable standards and therefore, recommends that the Planning Commission approve the petition with the following conditions:

1. The Planning Commission delegates the final authority for the site plan, signage review, and security and operations plan to the Planning Director.
2. Require a security and operations plan according to the conditional use provisions for private clubs in the R-MU be prepared and filed with the City. The plan shall include:
 - A complaint-response community relations program, and;
 - 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;
 - Design and construction requirements 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 this code;
 - Allowing live entertainment only within an enclosed building subject to the foregoing sound limit;
 - Prohibiting electronically amplified sound in any exterior portion of the premises;
 - Designating a location for smoking tobacco outdoors in conformance with state law;
 - Having 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;
 - 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.
 - Keeping the exterior of the premises free of graffiti at all times.

VICINITY MAP



Background

Project Description

This proposal is to allow a private club in a R-MU zoning district as a conditional use. The subject property is located at 479 E. 300 South and it is currently occupied by a tavern named Andy's Place. Initially, the applicant will be renting the property and will change the name to Dick N' Dixies, the applicant plans to purchase the property in the future. There are two buildings that have been attached on this lot; the other business that occupies the other side of the building is a restaurant called the Sage Café.

In the spring of 2009, the City Council approved an ordinance to allow private clubs not larger than 2,500 square feet in the Residential/Mixed Use (R-MU) zoning district as a conditional use in response to a request by the current owner of Andy's Place.

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 the state law and membership to private clubs is no longer required. Because the city has not yet adopted amendments to the alcohol regulations, the term private club is used in this staff report.

The subject structure is legal noncomplying because it does not provide for the required rear yard setback and required parking; it only has two parking spaces available. It has a floor plan of approximately 1,407 square feet and is located on the northwest corner of 300 South and 500 East. The Andy's Place is located on the first floor of the building; there is a residential dwelling unit on the second floor which is vacant at this time. The neighborhood is a mixed use area comprising of retail stores, gas station, restaurants, institutional buildings, offices, another private club, fitness spa, and multi-family residential buildings. The private club will operate from 11:00 AM to 2:00 AM. It is expected that there will be six employees during the highest shift.

Comments

Public Comments

Planning staff attended the Central City Neighborhood Council meeting on September 2, 2009. The Central City Neighborhood Council voted eight votes in favor and one against the project. A list of the comments from the Central City Neighborhood Council as well as comments from the public can be found in the Attachment D.

City Department Comments

The comments received from pertinent City Departments / Divisions are attached to this staff report in Attachment B. The Planning Division has not received comments from the applicable City Departments / Divisions that warrant denial of this request.

Analysis and Findings

Options

Denial of the petition will result in the property's continued operation as a tavern.

Findings

21A.54.080 - Specific Standards: A conditional use shall be approved unless the evidence presented shows that one (1) or more of the standards set forth in this subsection cannot be met. The Planning Commission may request additional information as may be reasonably needed to determine whether the standards of this subsection can be met.

1. Master Plan and Zoning Ordinance Compliance: The proposed conditional use shall be:

- a. Consistent with any policy set forth in the City-Wide, Community, and Small Area Master Plan and future land use map applicable to the site where the conditional use will be located, and

Finding: The Central Community Master Plan provides vision statements and recommendations for arts and culture, the built environment, economics, the natural environment, neighborhoods and the social environment. However, it is silent regarding the location of alcohol establishments in this area.

- b. Allowed by the zone where the conditional use will be located or by another applicable provision

of this title.

Finding: In the spring of 2009, the City Council adopted amendments to the Residential Mixed Use (R-MU) zoning district to allow private clubs as a conditional use in the zone. The Residential Mixed Use (R-MU) zoning district is a mixed use zone which emphasizes high density residential land uses.

2. Use Compatibility: The proposed conditional use shall be compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located. In determining compatibility, the Planning Commission shall consider:

- a. Whether the street or other means of access to the site where the proposed conditional use will be located will provide access to the site without materially degrading the service level on such street or any adjacent street;

Finding: This site has been used as a tavern for many years; the use of the site for a private club will not bring significant changes to access patterns. Furthermore, this is a mixed use district that is pedestrian friendly with a TRAX station three blocks away, and an UTA bus stop on the northwest corner of 500 East, in front of the subject establishment.

- b. Whether the type of use and its location will create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected with the development of a permitted use, based on:
 - i. Orientation of driveways and whether they direct traffic to major or local streets, and, if directed to local streets, the impact on the safety, purpose, and character of these streets;
 - ii. Parking area locations and size, and whether parking plans are likely to encourage street side parking for the proposed use which will adversely impact the reasonable use of adjacent property;
 - iii. Hours of peak traffic to the proposed use and whether such traffic will unreasonably impair the use and enjoyment of adjacent property; and
 - iv. Hours of operation of the proposed use as compared with the hours of activity/operation of other nearby uses and whether the use, during hours of operation, will be likely to create noise, light, or other nuisances that unreasonably impair the use and enjoyment of adjacent property;

Finding:

- This establishment would require 6 parking spaces ($5\frac{1}{2}$ for the private club, and $\frac{1}{2}$ for the residential dwelling), however, this site has been used by a similar land use, a tavern, with two parking spaces available. Because this site does not provide parking, patrons will park on the street, use public transportation or walk. The applicant could consider sharing parking with a neighboring parking lot.
- Section 6.12.040 of the Salt Lake City Code requires that the sale of alcohol needs to stop from the hours of 1:00 to 10:00 AM, and that between the hours of 2:00 and 10:00 AM there should be no possession or consumption of beer. The proposed private club will operate from 11:00 AM to 2:00 AM. It is expected that there will be six employees during the highest shift. Due to the nature of the type of use the hours of operation will be mostly busy during the evenings which will be when other uses in the general area are least active, therefore conflict will be minimal.
- Adjacent land uses are the Sage Café and the “The Other Place Restaurant” to the west. The rear is adjacent to the parking lot for the “The Other Place Restaurant.” Across the street to

the east there is a vintage store and a dry cleaning establishment, to the southeast there is a gas station and the Su Casa Restaurant, and to the southwest there is a multi-family residential building.

- Surrounding the area are residential multi-family buildings, offices, federal buildings, restaurants, etc. Across the street there is a private club, the Urban Lounge that has been in existence since before the current alcohol establishment laws applied.
 - Since this site has been functioning as a tavern for many years, the traffic pattern of the new establishment is not expected to change from the existing traffic pattern.
- c. Whether the internal circulation system of any development associated with the proposed use will be designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic;

Finding: Because this site does not provide parking, patrons will use street parking, public transportation or will walk to and from the establishment.

- d. Whether existing or proposed utility and public services will be adequate to support the proposed use at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources;

Finding: The utility and public services are not expected to alter from the existing use.

- e. Whether appropriate buffering or other mitigation measures, such as, but not limited to, landscaping, setbacks, building location, sound attenuation, odor control, will be provided to protect adjacent land uses from excessive light, noise, odor and visual impacts and other unusual disturbances from trash collection, deliveries, and mechanical equipment resulting from the proposed use; and

Finding:

- The additional conditional use provisions require for mitigation measures such as security and operations plan, sound attenuation, smoke free environment, trash collection, buffering, landscaping, graffiti free, limit signage, and lighting.
 - It will require that the sound level not exceed the maximum permissible in residential districts, which is 50 dBA before 7:00 AM and 55 dBA until 9:00 PM.
 - The only potential residential unit to directly abut the subject project is on the second floor of the structure, and if turned back as a residential unit the provisions for buffering and landscaping or walls along the property line will not apply.
 - Due to a very confined space and lot, the only potential space for a designated smoking space, is in front of the dumpster located on the rear of the property and where one of the parking spaces are now available.
 - Due to the limited setbacks on this property there will be no landscaping other than the park strip which is established with vegetation and trees.
- f. Whether detrimental concentration of existing non-conforming or conditional uses substantially similar to the use proposed is likely to occur based on an inventory of uses within one-quarter (1/4) mile of the exterior boundary of the subject property.

Finding:

- One quarter of a mile in this part of the city is approximately two blocks, and within two block radius there are other similar uses such as the Urban Lounge across the street. However, the Urban Lounge is a private club that has been in operation before the current requirements for spacing between alcohol establishments and did not go through the Conditional Use process. Furthermore, the new provisions created by the City Council will serve as mitigation to some of the negative impacts a private club can bring to the neighborhood.
- The city and the state have additional regulations specific to alcohol establishments. The state requires a 600 foot pedestrian travel measurement and a 200 foot straight line measurement between an alcohol establishment and a community location. A community location is defined as a place of worship, school, park, playground or library.
- The city has additional regulations to ensure that alcohol establishments are not clustered. The subject establishment is located in District A, where there shall be no more than two (2) licensed establishments located on any lineal block of a major street. These regulations are found on Section 6.08.120 Location Restrictions, and the official city map 19372, or Liquor Map. However, the City is currently in the process of changing and abolishing these regulations through the “Alcohol Normalization” proposal.

3. Design Compatibility: The proposed conditional use shall be compatible with the character of the area where the use will be located with respect to:

- a. Site design and location of parking lots, access ways, and delivery areas;

Finding: This is an existing building with no proposed changes to the exterior of the building or to the site. There is no parking lot. Access to the establishment is through a door that faces the corner of 300 South and 500 East. There is another back door facing 500 East that is not kept open. Delivery is done on the street. There is a dumpster on the back of the property.

- b. Whether the proposed use, or development associated with the use, will result in loss of privacy, objectionable views of large parking or storage areas; or views or sounds of loading and unloading areas; and

Finding: This is an existing building with a proposed change of land use that is very similar to the existing one. Planning staff does not anticipate a change that would impact the adjacent properties.

- c. Intensity, size, and scale of development associated with the use as compared to development and uses in the surrounding area.

Finding: The building is consistent with the surrounding architecture of the neighborhood. The use is compatible with other uses in the area.

- d. If a proposed conditional use will result in new construction or substantial remodeling of a commercial or mixed-used development, the design of the premises where the use will be located shall conform to the conditional building and site design review standards set forth in Chapter 21A.59 of this title.

Finding: The request does not include new construction or modification of the structure.

4. Detriment to Persons or Property: The proposed conditional use shall not, under the circumstances of the particular case and any conditions imposed, be detrimental to the health, safety, and general welfare of persons, nor be injurious to property and improvements in the community, existing surrounding uses, buildings, and structures. The proposed use shall:

- a. Not emit any known pollutant into the ground or air that will detrimentally affect the subject property or any adjacent property;
- b. Not encroach on any river or stream, or direct runoff into a river or stream;
- c. Not introduce any hazard or potential for damage to an adjacent property that cannot be mitigated;
- d. Be consistent with the type of existing uses surrounding the subject property; and
- e. Improve the character of the area by encouraging reinvestment and upgrading of surrounding properties.

Finding:

- The conditional use does not emit any pollutants or impact any environmentally fragile sites.
- The land uses directly adjacent to the subject property are mixed use in character. The alcohol establishment is consistent with the existing uses surrounding it.
- Other properties adjacent to the subject property are being upgraded and being reinvested. This request only addresses the change in use.

5. Compliance with Other Applicable Regulations: The proposed conditional use and any associated development shall comply with any other applicable code or ordinance requirement.

- A. In approving a conditional use permit for a private club in a R-MU zoning district, the Planning Commission shall:
 - i. Require that a security and operations plan be prepared and filed with the City which shall include:
 - a. 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. Design and construction requirements to ensure that any sound level originating within the premises, measured within 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 this 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. Having trash strewn on the premises, including any smoking and parking lot areas, be collected and deposited in a trash receptacle by 6:00 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;

Finding: The requirement for the security and operations plan is found on the first page of this staff report as a recommended motion for the Planning Commission.

- 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;

Finding: Internal site plan will be reviewed by the Police Department to ensure that design features intended to reduce alcohol-related problems are in place.

- 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;

Finding: With the exception to the potential residential unit above the establishment, the proposed private club does not directly abut any residential property.

- iv. Require that landscaping be located, and be of a type, that cannot be used as a hiding place, and;

Finding: Landscaping is not a requirement since there is no room for it, and the lot and structure are legal existing.

- 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.

Finding: The requirement to keep the exterior of the premises free of graffiti at all times is found on the first page of this staff report as a recommended motion for the Planning Commission.

B. If necessary to meet the standards for approval of a conditional use permit 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.

Finding: This request only addresses changes in land use and does not propose any change in the building or site. However, if in the future windows are placed on the building that open to the sidewalk, the interior signage on those windows should be prohibited.

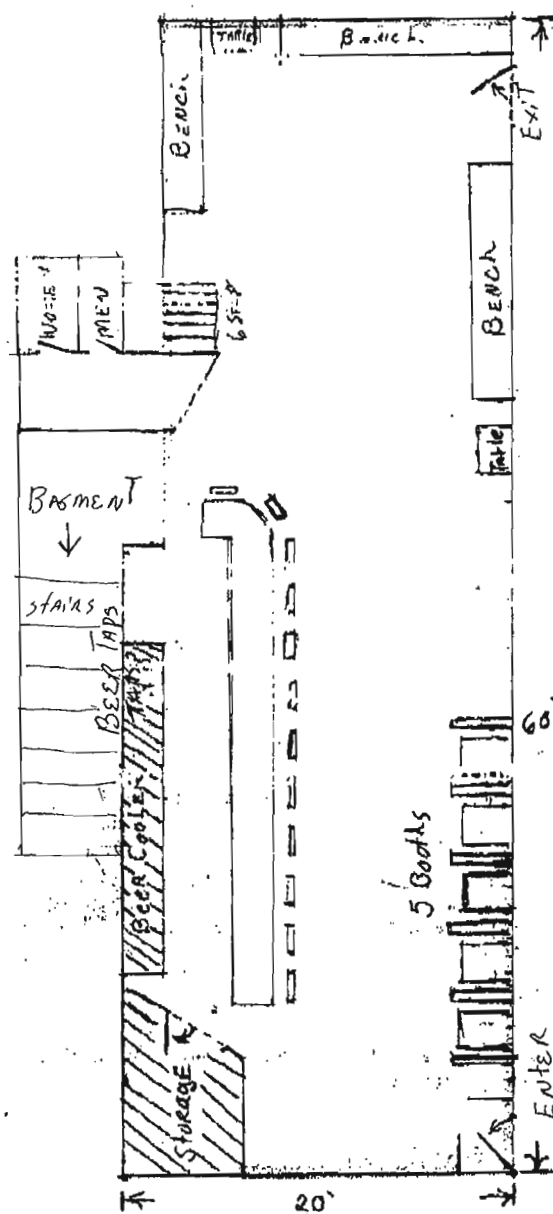
- ii. Require parking area lighting to produce a minimum footcandle that provides safe lighting for pedestrians but does not intrude on residents' enjoyment of their homes and;

Finding: There is no parking on the site, and there is adequate street lighting on the sidewalk. However, the applicant should provide for lighting on the rear of the property where the dumpster is located, especially if it becomes the designated area for smoking.

- 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.

Finding: This project is limited in what can be required because it is a legal existing structure. The space in front of the dumpster on the rear of the property can potentially become a designated room for outdoor smoking. However, that would mean losing one of the two parking spaces available.

Attachment A Site Plan



$\frac{1}{8}'' = 12'' \text{ OR } 1'$

Attachment B Department Review

Fire

From: Itchon, Edward
Sent: Tuesday, July 28, 2009 11:21 AM
To: Pace, Katia; Smith, Craig; Garcia, Peggy; Walsh, Barry; Butcher, Larry; Brede, Richard
Cc: Roberson, Tom; Mortensen, Dan; Shaffer, Lisa
Subject: RE: PLNPCM2009-00784 CU for Private Club on R-MU

Categories: Other

Maximum occupant load 49 to include service personnel. This occupant load shall be posted as per International Fire Code section 1004.3

Transportation

From: Walsh, Barry
Sent: Tuesday, July 28, 2009 2:53 PM
To: Pace, Katia
Cc: Young, Kevin; Smith, Craig; Itchon, Edward; Garcia, Peggy; Butcher, Larry
Subject: RE: PLNPCM2009-00784 CU for Private Club on R-MU

Categories: Other

July 28, 2009

Katia Pace, Planning

Re: **PLNPCM2009-00784** – Conditional Use for a Private Club on the R-MU zoning district at 479 East 300 South.

The Division of transportation review comments and recommendation are as per our past review, in that there are no changes to the traffic generation of the existing property and no onsite parking provided.

We have no issues with the change in designation to add Liquor to the existing tavern - Private Clubs, and change the name to Dick N' Dixies.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.
Craig Smith, Engineering
Ted Itchon, Fire
Peggy Garcia, Public Utilities
Larry Butcher, Permits
File

February 7, 2007

Katia Pace, Planning

Re: Petition 400-06-45, Request for a Zoning Amendment to allow Private Clubs in the R-MU Zoning District.

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

We have no issues with the change in designation to add Private Clubs in that the parking requirements and transportation issues are the same, and no additional parking would be required.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.
Craig Smith, Engineering
Brad Stewart, Public Utilities
Edward Itchon, Fire
Ken Brown, Permits
John Spencer, Property Management
Captain Kyle Jones, Police
File



1. 479 E. 300 South, proposed site for "Dick N' Dixies", currently "Andy's Place." Also, shows UTA bus stop.
2. "Sage Café", restaurant adjacent to subject establishment and on the same lot.
3. Rear view of "Andy's Place" on the left, and "Sage Café" on the right. Also, view of parking space in front of dumpster.
4. View of second parking space, adjacent to "Sage Café."
5. Sign on parking lot for "The Other Place Restaurant".
6. Space between building and rear property line, potential for smoking area.

7.



8.



9.



10.



11.



12.



7. Northeast corner, property across the street, vintage store, and dry cleaning establishment.

8. Street parking across the street.

9. Southwest corner, residential multi-family dwellings across the street.

10. Southeast corner, gas station across the street.

11. "The Other Place Restaurant", abutting the property to the west.

12. Parking for "The Other Place Restaurant", abutting the property on the north.

Attachment D
Public Comments

Central City Neighborhood Council Comments

From: thomas mutter [ccnc@rock.com]
Sent: Thursday, September 03, 2009 11:00 AM
To: Pace, Katia
Cc: jesus smith
Subject: Central City comments on Dick n' Dixies conditional use request

Categories: Other

Hi,

Thank you for attending the meeting last night. As I mentioned to everyone last night it was not necessary to take a vote but it seemed the applicant wanted it so it was done. The motion to support the applicants conditional use request to operate a liquor establishment passed with one or two against. Central City Neighborhood Council (could you please note this as we have been getting correspondence sent to us as central city community council and that is not our recognized name with state and federal agencies) bylaws state that when a conditional use request comes through we want the applicant to attend two consecutive meetings in order to get the greatest amount of public opinion. We also know that our second appearance may conflict with the applicants continued process and will do our best to not interfere with that. It will not be necessary to have the Dick n' Dixie's conditional use request brought before us again. Below are some comments from the meeting.

- we dont need another bar in central city
- we dont need another liquor place in the city
- there has not been a considerable amount of police calls to that area
- stairs and small restroom doors will make it difficult for some patrons
- andys smells bad and the restrooms are sickening (painting over old moldy caulk)
- there has been no objection from the Salvation army two doors down
- city academy representative said she has students pass by the location daily and there have been no problems
- andys is less of a dive bar now and this change would help to bring in classier clientele
- this is good for 300 south. the increased activity between 200 east and 400 east seems to be working its way toward 700 east. there is even a new retail bldg next the "other place" restaurant

Public Comments

Dear Mayor and Community & Economic Development Department,

Thank you for asking for my input on this matter of increasing the availability of alcohol serving establishments in Salt Lake City and decreasing regulations on establishments that currently serve alcoholic beverages.

The result of any person's ingestion of alcoholic beverages is some decrease in judgment, inhibitions, and self control. Increasing the availability of alcohol will result in more people drinking alcoholic drinks. As a resident of Salt Lake City, and a member of the Central City Community Council and the West Liberty Neighborhood Watch, I don't see any reason to increase the number and availability of places that serve alcohol and there by cause more people I meet in the community to have less good judgment and less self control.

Salt Lake City and Utah are well known in the tourist industry as destinations for good clean family fun. Since alcoholic beverages cause mental retardation in developing brains, children should not be in places that serve alcohol. So by definition a place that serves alcohol divides a family from doing healthy family activities with children and encourages adults to spend time away from their children. Increasing the availability of alcohol so we can attract more conventions full of participants that want to fill their hours with alcohol related activities doesn't improve the quality of their life and encourages out-of-towners to do things in our community that they would not do in their own community which can decrease the peace of our community. Many convention attendees who don't find alcohol readily available currently spend their time and money enjoying our mountains, cultural events, and other sites of interest. They leave Salt Lake City with an appreciation for doing different things with their time and they want to come back with their family.

As a real estate agent some of the best clients I have are the people who want to move back to Utah after working in some other state because they want to come to an environment that is more family-friendly where basic Judaic Christian values are honored and not trodden underfoot. We are a state that still has an influx of people coming to enjoy our relatively low crime, industrious, family-oriented life style. I do business with investors all over the country that are surprised not to find ghetto areas in a city the size of ours. Our ability to be a unique, refreshing, and wholesome city is only hurt by becoming a city where alcohol can be consumed in more and more commercial and mixed use areas.

The new Alcohol Ordinance is named the Alcohol Normalization Ordinance. This definition of "Normalization" is normal for whom. Removing the restriction that taverns or private clubs be at least 660 feet apart in most of Salt Lake City, and allowing liquor-dispensing establishments to move into Residential Business, Residential Mixed Use, Residential Office, Mixed Use, Neighborhood Commercial, and Commercial Business Zones where they have not been allowed is not normal for those areas. Being able to live and do business in these areas free from the increased affects of alcohol on people's behavior as more businesses serve alcohol, is normal for this area. If people want to create Salt Lake to be like some other common city, why don't they live in some other city instead of changing the beauty and uniqueness of Salt Lake City as it is?

I have heard people who say that the increased availability of alcohol doesn't lead to more victims of crime, or more alcohol related traffic problems, or more dysfunctional families. Those people are only fooling themselves. Any time people impair their ability to make wise judgments and decrease their physical and mental abilities with alcohol consumption, the more mistakes they will make and the more problems will arise for themselves and others.

I have also heard from business owner's and city officials who say that they need the money that will be given from consumers of alcohol so they can succeed. So more business owners will sell alcohol and the city will get more taxes but the person who drank the alcohol and their family suffers from that lack of income and the change in behavior of the adult while under the influence of alcohol.

As far as confusion between City and State alcohol laws, I don't see any change in the State Law that says that current zoning restrictions for places that provide alcohol need to be removed. State alcohol law changes refer to different regulations within existing establishments that serve alcohol and establish rules for new places,

but don't state that current restrictions on where those new establishments that serve alcohol are located should be removed.

I would like to finish with two comments that were blogged at the end of an article about the new State Alcohol Laws back in April of this year. Nancy is a venue operator.

Nancy on April 13th 2009 said, "I think this legislation is a step in the right direction, but they're ignoring an even bigger problem: nightclub violence. Underage drinking is obviously important to prevent, but violence constitutes a far greater risk to entire communities because it hurts everybody, including the victims, taxpayers, and makes cities even more vulnerable to major crime when so many cops are deployed to a single venue because of a major fight or shooting. My venue participates in the "Club Watch Community Connection" (google it) for this very reason. Since we joined, our underage drinking and violence problems have been reduced by at least 60% in less than a month. No simple ID scanner is going to achieve those kinds of results. As a venue operator, I hope more people in Utah participate in the program because it keeps all our venues safe from both underage drinking and more severe crime and violence."

James, on April 14th, 2009 said: "I know that in the bar I work for we were already planning on putting the Club Watch Community Connection to work for us. I think this change in law just got the owners to go a head and order it from their website."

This venue operator and a different venue employee of places that serve alcohol realize that changes in who is now allowed into these establishments will result in more "nightclub violence". And increasing the number of venues that serve alcohol exposes more neighborhoods to have to put up with these problems. The web site for the Club Watch Community Connection has the following information :

Communities: You can use the free messaging service on this website to communicate in real-time directly with any venue that might be causing problems in your community. Phones at venues are often busy or go unanswered, but your messages from the Club Watch Community Connection go directly to the owners and general managers of the venues who have the authority to take immediate action to resolve your concerns. And it's very important to communicate your concerns directly to the venues to give them a chance to resolve your concerns instead of wasting your taxpayer dollars by unnecessarily calling the police and demanding city council intervention. Connect to a venue or learn more by clicking anywhere in the "Safe Communities" area above or [tell the world you don't like nightclub crime and violence in your community now](#).

As stated above, communities that contain establishments that serve alcohol suffer from increased violence and disturbances as well as needing an increase in police action to control the violence. I ask that the city not remove the current zoning restrictions for places that serve alcohol.

Thank you for your time and consideration of these concerns.

Julianne Smith, Central City Community Council member, West Liberty Neighborhood Watch member.