

# PLANNING COMMISSION STAFF REPORT

## Zoning Text Amendment Alcohol Regulations (Addendum) Petition PLNPCM2009-00495 January 27, 2010



Planning and Zoning Division  
Department of Community and  
Economic Development

**Applicant:**

Mayor Ralph Becker

**Planning Staff:**

Lex Traughber  
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**Tax ID:** NA

**Current Zone:** NA

**Master Plan Designation:**

NA

**Council District:** Citywide

**Lot Size:** NA

**Current Use:** NA

**Applicable Land Use  
Regulations:**

- 21A.36 – General Provisions
- 21A.24.190 – Table of Uses – Residential Districts
- 21A.26.080 – Table of Uses – Commercial Districts
- 21A.28.040 Table of Uses – Manufacturing Districts
- 21A.30.050 – Table of Uses – Downtown Districts
- 21A.31.050 – Table of Uses – Gateway District
- 21A.32.140 – Table of Uses – Special Purpose Districts
- 21A.62 - Definitions

**Notification**

- Notice mailed on 1/14/10
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on 1/14/10

### ***Request***

Mayor Ralph Becker, represented by Frank Gray, Director of Community and Economic Development, is requesting that the Planning Commission make a recommendation to the City Council to amend the text of the Zoning Ordinance (Title 21) related to alcohol regulations.

### ***Staff Recommendation***

Based on the analysis and findings listed in the staff report dated December 9, 2009, it is Planning Staff's opinion that the Planning Commission transmit a positive recommendation to the City Council to amend the Zoning Ordinance (revised text, revised land use tables, and definitions are attached) relating to alcohol regulations for the following reasons:

1. The proposed amendments are consistent with the general purpose and intent of the Zoning Ordinance as stated in Zoning Ordinance section 21A.02.030;
2. The proposed amendments are generally consistent with the factors of consideration for zoning amendments found in Zoning Ordinance Section 21A.50.050.

### ***Options***

1. The Planning Commission may adopt the findings and recommendations of the Planning Division, and send a recommendation to the City Council to approve the zoning text amendments. The Planning Commission may also recommend specific changes to the proposed text to the City Council as part of this option, or;
2. The Planning Commission may find that the proposal does not comply with the factors to be considered for text amendments, and send a recommendation to the City Council to deny the zoning text amendment, or;
3. The Planning Commission may continue the item if it is determined that not enough information is available to make a recommendation to the City Council. If this is the case, Planning Staff requests that the Planning Commission give specific direction regarding additional information necessary to make a decision.

**Exhibits:**

- A. PC Minutes (12/9/09)
- B. Community Council  
Written Comments
- C. Open House Sign-In  
Sheet (1/14/10)
- D. Open House Comments  
(1/14/10)
- E. Public Comments
- F. Draft Text – Section  
21A.36.200 – Alcohol  
Related Establishments  
(Revised 1/27/10)
- G. Draft Land Use Tables  
(Revised 1/27/10)
- H. Definitions

**Proposed Revisions Since the December 9, 2009, Planning Commission Hearing**

In response to comments and discussions that have take place since the Planning Commission meeting on December 9, 2009, two revisions to the proposed text and land use tables have occurred. These revisions are reflected in the Draft Text (Exhibit F) and Draft Land Use Tables (Exhibit G) attached. The first is the elimination of the possibility of alcohol related uses in the RO (Residential Office District) zone. The rationale behind this revision is that the RO zone typically has uses that are office oriented and as such tend to keep traditional business hours (typically 8 a.m. to 5 p.m.). Allowing alcohol related uses in the RO zone could prove to be problematic as these uses would most likely want to remain open for business after traditional office hours. Restaurants, which Planning Staff asserts to be a similar type of land use, are not allowed in the RO zone.

Second, the proposed provision 21A.36.200E addressing minimum area in the CN and RB zones has been reworded to provide clarity. This was discussed at the Planning Commission hearing on December 9, 2010.

**Continued Public Process**

On December 9, 2009, the Planning Commission held a public hearing and heard public testimony regarding amendments to the City's alcohol regulations. The minutes for said meeting are attached for review – Exhibit A. After reviewing the proposal and taking public comment, the Planning Commission decided to table the issue until its January 27, 2010, hearing. In response to public comments received, the Planning Commission requested that Planning Staff follow-up further on the public comment collection by attending and presenting the proposal to the Mayor's Community Council Chair meeting, as well as holding an additional Open House. Planning Staff attended the Mayor's Community Council Chair meeting on January 7, 2010, and discussed the proposal with the Community Council Chairs in attendance. Planning Staff requested written comment from the Community Councils for consideration. Several Community Councils responded with written comments – Exhibit B.

On January 14, 2010, Planning Staff held an open house that had approximately twenty people in attendance. Please refer to the "Sign-In" sheet for those that participated – Exhibit C. Several written comments were received during this meeting which are also attached for review – Exhibit D.

In addition, throughout the process, the Community and Economic Development Department has continually provided email notifications and updates regarding the proposed amendments. Those members of the public

receiving these emails, according to CED Staff, include the Community Council Chairpersons, business owners, and residents. The following is a list of emails that were sent by CED Staff with a brief description of the subject matter:

- October 23, 2009: An email answering the most common questions received at the focus discussion groups;
- October 26, 2009: An email stating when the Council would consider the downtown portion of the proposal;
- October 28, 2009: An email updating the proposed changes made to the downtown portion of the proposal;
- November 19, 2009: An email stating where in the process the downtown portion was, and stating when the neighborhood portion would be considered by the Planning Commission;
- November 24, 2009: Email sent to participants of the Capitol Hill discussion groups stating the same information that was sent out on November 19, 2009 (the Capitol Hill discussion group was held on November 24, 2009);
- December 3, 2009: Update reminding people about the Planning Commission meeting;
- January 4, 2010: Update sent informing people about the January 14<sup>th</sup> Open House and January 27<sup>th</sup>, 2010, Planning Commission meeting;
- January 7, 2010: Email sent to Community Council Chairs reminding them about the Open House, and giving them an electronic copy of a FAQ document that was distributed during the Mayor's Community Council Chair Breakfast;
- January 7, 2010: Email sent to the Community Council Chairs of the matrix that summarizes the lists of issues raised during the Neighborhood Discussion Groups;
- January 7, 2010: Reminder sent to interested parties regarding the January 14<sup>th</sup> Open House.

### **Continued Public Comment**

Planning Staff has received a considerable amount of written public comment regarding the proposed amendments since the Planning Commission meeting held on December 9, 2009. In addition, citizen Esther Hunter requested that all her correspondence to Planning Staff be distributed to the members of the Planning Commission for review. All comments received from the public, including the correspondence from Esther Hunter, received as of the date of preparation and distribution of this staff report addendum is attached – Exhibit E.

### **Response to Public Comment**

Planning Staff received comments from several Community Council groups requesting information regarding potential impacts from alcohol related establishments. The comments received concern the potential impacts of buffering, noise, parking, smoking, hours of operation, signage, violation and enforcement. These impacts were, for the most part, noted and addressed in the matrix of comments received as a result of the focus group discussions held by the Community and Economic Development Department from September through November of 2009, and included in the Staff Report dated December 9, 2009.

In light of the concerns raised for these potential impacts, it is essential to understand that the City Council has previously considered and adopted criteria to address potential impacts from alcohol serving establishments. The Salt Lake City Council adopted two new land use regulations regarding alcohol establishments. First, Ordinance 12 of 2009 was adopted to allow Private Clubs (now Social Clubs as defined by the State) as a conditional use in the R-MU (Residential/Mixed Use District) Zone. Second, Ordinance 65 of 2009 was adopted to allow Social Clubs as a conditional use in the MU (Mixed Use District) Zone. Both of these amendments established specific criteria for the evaluation of conditional use proposals in these two zones to ensure compatibility and mitigate potential negative impacts (buffering, noise, parking, smoking, hours of

operation, trash, signage, lighting, graffiti, violation and enforcement) to surrounding land uses. Planning Staff has thus incorporated these adopted criteria into the comprehensive amendment process regarding alcohol establishments following the City Council's past action and direction on this issue.

It is equally important to note that uses permitted by right must meet, and are subject to, existing Zoning Ordinance requirements (buffering, parking, noise, signage, lighting, trash removal, violation, enforcement, etc.), as well as State requirements (hours of operation, smoking, permitting and licensing, etc.)

In an attempt to clarify and address comments and concerns received, Planning Staff provides the following summary information regarding potential impact items:

Issue	City Response
Buffering	<p>If the establishment is located in a zone where an alcohol establishment is a conditional use, the proposed subsection 21.A.36.200(D)(1)(iii) reads "Require buffering where a tavern, social club, brewpub, or microbrewery abuts a residentially zoned parcel. Said buffering shall include vegetative landscaping or walls along any property line or within any required yard on the lot where the alcohol related establishment is located."</p> <p>In addition, Chapter 21A.48 of the Zoning Ordinance specifically addresses "Landscaping and Buffers", giving specific dimensions for landscape buffers, fences, amount and type of vegetation required between parcels that are zoned differently from one another; such as a mixed-use or commercial parcel that abuts a residentially zoned parcel.</p>
Noise	<p>All establishments are subject to noise regulations as outlined in Chapter 9.28 of the Salt Lake City Code and Regulation #21 of the Salt Lake Valley Health Department. Under current regulation, the decibel level at the property line has to generally fall between fifty and sixty decibels depending on the zones of the surrounding property and time of day.</p> <p>As part of the proposed conditional use criteria, several provisions are included that have been previously adopted by the City Council to address the noise issue. First, the security and operations plan must address design and construction requirements to ensure that any sound level originating within the premises, measured fifteen feet from an exterior wall or door thereof, does not exceed the maximum sound level set forth for the applicable zoning district in Chapter 9.28 of the Salt Lake City Code. Second, live entertainment shall only be located within an enclosed building subject to Chapter 9.28 of the Salt Lake City Code. Third, electronically amplified sound in any exterior portion of the premises is prohibited.</p> <p>The discussion groups, community councils, and individual citizens revealed a need on behalf of Salt Lake</p>

	<p>City to reassess its noise ordinances, regulations, and enforcement mechanisms. The Administration has committed to conducting this process.</p>
Parking	<p>The discussion groups revealed a need on behalf of Salt Lake City to reassess its parking ordinances, regulations, and enforcement mechanisms. The Administration has committed to conducting this process.</p> <p>Additionally, the Planning Commission considers parking as part of the conditional use process as outlined in Chapter 21A.54 of the Zoning Ordinance. Chapter 21A.44 specifically addresses "Off-Street Parking and Loading".</p> <p>In general, the off-street parking requirement for alcohol related uses (taverns, social clubs, dining clubs, and brewpubs) is two (2) parking spaces per 1,000 square feet of gross floor area. This is the same parking requirement for restaurants, as well as retail goods and service establishments.</p>
Smoking	<p>As a permitted use, establishments must conform to state law which prohibits smoking inside a place of public access. For conditional uses, the proposal mitigates smoking in the following ways: 1) the proposed subsection 21A.36.200(D)(1)(i)(f) states "Designation of a location for smoking tobacco outdoors in conformance with State law;" 2) proposed subsection 21A.3.200(D)(2)(iii) allows for "Consideration of 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."</p>
Hours of Operation	<p>Hours of operation are a function of noise, and as such are regulated in part through Chapter 9.28 of the Salt Lake City Code and Regulation #21 of the Salt Lake Valley Health Department.</p>
Trash	<p>Chapter 9.12 of the Salt Lake City Code requires property owners or lessees to keep the exterior of their property free from litter, as well as keeping the sidewalk and strips between the sidewalk and street free from litter. Additionally, section 9.36.040 prohibits "any brewery, distillery, tannery, livery stable, barn, laundry or factory of any kind, place or premises, to permit the same to become noisy, foul or offensive."</p> <p>Proposed subsection 21A.36.200(D)(1)(i)(g) requires that the security and maintenance plan have "a provision stating that any trash strewn on the premises be collected and deposited in a trash receptacle by 6 a.m. the following day,</p>

	including any smoking and parking lot areas."
Signage	Signage is currently regulated under Chapter 21A.46 of the Zoning Ordinance. Additional sign requirements for alcohol related establishments would evolve from an amendment to this Chapter or be a condition of approval in the case of a conditional use. The Planning Commission may place conditions on signage above and beyond the requirements of the current sign ordinance.
Lighting	<p>As a permitted use, establishments must meet a minimum lighting safety standard. Bright lights must be aimed in a direction that will not cause a nuisance to the surrounding properties and must be directed on to the subject property.</p> <p>As a conditional use, establishments must meet the same requirements as a permitted use, however, more restrictive requirements can be established to mitigate impact as part of this public process.</p>
Violations	The City is currently entertaining amendments to the conditional use process. These amendments have been reviewed by the Planning Commission and are awaiting City Council action at this time. As part of this amendment process, specific language regarding the violation of approved conditional uses has been included to the extent of revocation of approvals. The approval of a conditional use is linked to the issuance of a business license which may also be revoked for non-compliance with a given conditional use approval.
Enforcement	Salt Lake City monitors the need for additional police in all of the City's neighborhoods. This will be assessed as part of the normal procedures and processes.

**Exhibit A –**  
Planning Commission Minutes (12/9/09)

3. Lighting repairs made to the shielded parking lot lights, the wattage of the lights shall be such that the light is contained to the premises and will avoid creating unnecessary light pollution. Lighting to the site will be adequate to provide for safe access and minimize dark places for security purposes. Removal, redirection away from adjacent properties or shielding of existing flood lights is required.
4. Compliance with all other City Department requirements outlined in the staff report for this project.

Commissioner McHugh seconded the motion.

Commissioners McHugh, Hill, Dean, Fife, Gallegos, Chambless, Wirthlin, Woodhead and Algarin voted, "Aye". Commissioner Muir voted, "No". The motion passed.

Discussion of the Motion

Commissioner Muir proposed an amendment to consolidate parking on the north side of the building and to move the patio, to mitigate the impact of smoking, around to the east side of the property.

Commissioner Hill seconded the amendment.

Commissioners McHugh, Dean, Fife, Gallegos, Woodhead, and Algarin voted, "No". Commissioners Hill, Chambless, Muir, and Wirthlin voted, "Aye". The motion failed.

*Chair De Lay announced a short break at 8:07 p.m.*

*Chair De Lay reconvened the meeting at 8:13 p.m.*

**8:14:01 PM Petition PLNPCM2009-00495; Zoning Text Amendment Relating to Salt Lake City Alcohol Regulations** The Planning Division is reviewing a petition initiated by Mayor Becker to amend the Salt Lake City Zoning Ordinance in matters related to City alcohol regulations. The amendments are proposed to ensure consistency with State law, provide clarity in the Zoning Ordinance and process, and to allow alcohol related establishments throughout the City in areas where they are appropriate.

Chair De Lay recognized Lex Traugher as staff representative.

Mr. Traugher stated on September 23, 2009 a work session was held to discuss this petition and suggestions from that work session were worked back into the details of this petition. He stated on Page 6 of the staff report it showed staff went through an extensive public process to collect information, comments, thoughts, and direction regarding this proposal. He stated the Mayor's office undertook an extensive endeavor to collect input as well and produced a separate report, which also contained a lot of public comment. A lot of the concerns heard were in regards to alcohol related uses in/adjacent to residential areas. The City Council recently passed the ban on the two-per-block-face distancing requirement for alcohol establishments in the downtown area.

Mr. Traugher stated originally brew pubs, taverns, social clubs and dining clubs were proposed in the low intensity residential mixed use zones, and the low intensity commercial zones. Through this process of public comment staff cut back specifically in the commercial neighborhood (CN) zone, residential business (RB) and residential offices (RO) zones, it was proposed the only uses that could be in those particular zones would be a dining club or a brew pub, both would go through a conditional use process. He stated the reason those two uses were chosen was because 50 percent of their revenue was food sales, so they were more along the line of a restaurant, rather than a liquor establishment.

Mr. Sommerkorn stated the public did not seem to have a problem with restaurants being in those commercial zones, many restaurants already served alcohol, so the dining clubs and brew pubs would be very similar to restaurants and the public seemed comfortable with that use in their neighborhood.

Mr. Frank Gray stated the state changed the way liquor was administered in Utah this year. He stated Salt Lake City had the most complex liquor laws in Utah and it seemed like a long process for a business to be able to get a parcel that was zoned correctly, obtain the building permits that were necessary, go to the state to get the liquor licenses necessary, and then apply for a business license, only to find out they could not have their business on that parcel because the alcohol map was actually contained in the business license division and not in the zoning ordinance. He stated this ordinance change should simplify this process. One of the things the community said was yes we want a glass of wine with dinner, but we do not want a bar in their neighborhood, so a lot of changes that were made was the result of interaction with the community.

Commissioner Woodhead stated Section E needed to be rewritten. Currently it read, *a minimum area of one half acre is required to be eligible for an alcohol related establishment as noted in the Tables of Permitted and Conditional Uses*. She stated the half acre needed to be defined better, a half acre of what.

Commissioner Chambless inquired if staff had looked at what other cities, which have grown up much like Salt Lake City had, have done.

Mr. Gray stated other cities did not have some of the stigmas found in Salt Lake City as far as alcohol regulations were concerned. He stated a lot of other cities had not evolved the same way as Salt Lake City.

Chair De Lay stated yes you could not compare those cities, but what about some of the southern Utah cities.

Mr. Gray agreed Utah itself was the best example, and the majority of the cities looked at simply regulating in accordance with State law, but most of those cities did not have the complex urban environment that Salt Lake City had.

Mr. Sommerkorn stated staff looked at West Valley City as an example, and they allowed alcohol related businesses in their commercial zones and a spacing requirement when those zones abutted a residential zone.

#### 8:34:06 PM **Public Hearing**

The following people spoke or submitted cards in **opposition** to the petition: **Anne Cannon** stated she was very opposed to providing zoning changes that would negatively affect the character of residential neighborhoods that have here to fore not included establishments serving alcoholic beverages by definition as dining club or

brewpub. **Gary Felt** (230 South 1200 East) stated more research should be made before a vote. **Kenneth Grover** (206 Douglas Street) stated he would like more community input and to look at smaller zones to vet potential problems before the Commission makes a decision. **Erick Brown** (1217 Whitlock Avenue) stated more work needs to be done for safety, traffic, garbage, and harmony with the community. **JoAnna Matthes** (275 Douglas Street) stated she lived on the backside of the already established businesses on 1300 East and she was concerned with more traffic, more late night noise, more garbage, etc. She stated there were families on Douglas Street and several half way houses or group homes in close proximity in the area and she did not feel it would be a healthy addition to the neighborhood. **G. Kevin Jones** (East Bench Community Council Chair) stated in the East Bench area under these zoning changes alcohol establishments would be allowed in the Foothill Family Clinic area and the Lamplighter Square area, which is further north on Foothill Boulevard. He stated this proposed alcohol regulation had been discussed on the Community Council level many times, he stated the East Bench residents unanimously oppose extending new alcohol related establishments into the neighborhood. He stated these uses on Foothill and next to the freeway propose more traffic and accident issues because cars emerging from Interstate 80 onto Foothill Boulevard are traveling at a high speed, he stated it is highly likely that patrons of these establishments will cut through surrounding neighborhoods for established alcohol serving facilities, which will be a nuisance and safety hazard to those residents.

Commissioner Woodhead inquired if residences would be against the proposed changes to the ordinance which would only allow alcohol establishments in that functioned more as a restaurant rather than a bar.

Mr. Jones stated it did not make a difference, the residence in the area were opposed either way because existing harmony and balance in the area would be disrupted. Currently the businesses and residences were operating on a 8:00 a.m. to 5:00 p.m. schedule and by introducing alcohol related establishments, not only was it an inappropriate use which could not be mitigated successfully through the conditional use process, but extending and introducing late night activities into the neighborhood, which the neighbors were universally against.

Commissioner McHugh stated the council had not voted on these issues so where was the information coming from.

Mr. Jones stated from extensive communications with neighbors, the individuals who came forward were those who were the most affected.

Commissioner McHugh stated currently in the neighborhood was the Bombay House, Five Alls restaurant, Red Butte Café, and a number of other establishments that serve alcohol and already existed in the neighborhood.

Mr. Jones stated yes, but they were further down from the zone where the Foothill Family Clinic was located. He stated that area was simply a business area with 8:00 a.m. to 5:00 p.m. operation.

Commissioner Chambless stated he had lived in that area for over 30 years and it seemed the real problem was the traffic in the area. He stated Foothill Boulevard was surrogate freeway.

Mr. Jones stated that was correct, so if late night establishments were introduced on the south end of Foothill, where that freeway exit was located, just imagine the future problems. He stated it was traffic and an alcohol related problem because the harmony would be changed in that area.

**Mark Brinton** (Wasatch Hollow Community Council Chair) stated the proposal came out last Thursday evening so this community council did not have an opportunity to vote on it. He stated the 15<sup>th</sup> and 15<sup>th</sup> area was located in their community council and the Emigration Market was next to it, he stated those were only two areas that would be affected by this.

Chair De Lay inquired how these areas would be affected, by having more restraunts.

Mr. Brinton stated this had nothing to do with restraunt licenses; this had to do with the other range of alcohol licenses. He stated these changes would enable the possibility of having dining clubs and brew pubs in the neighborhood. A lot of work was done on this and it was explained to him that dining clubs functioned as restraunts during dinner hours, but more as a bar after hours.

**Cathy Knight** (1387 Ambassador Way) stated Salt Lake City works to alleviate problems associated with gang activity and underage drinking. She stated the expansion of alcohol related businesses gave the impression of leniency in the use of alcohol to the youth. She stated a clear message from responsible adults which limits the accessibility and use of alcohol would have a wise and positive influence. She stated alcohol is an addictive substance and she would encourage youth to not use it. She stated increasing alcohol establishments makes Salt Lake City like every other urban area and detracts from the uniqueness of our lovely city. **Craig Knight** (1387 Ambassador Way) stated Foothill traffic is horrible and the area from Parley's Way onto Foothill Boulevard is heavily residential, he was concerned because currently the police do not enforce conditions that were included when the conditional use was approved. He stated conditions are a great idea, but who monitors and enforces those. **Arla Funk** (1235 East 200 South #602) stated the proposals regarding these changes were conceptual in nature when the community councils were briefed on them, the actual ordinance has only been out for about seven days. She stated community council votes should be part of the process, especially for something like this. She stated three issues were brought up in the focus groups that were the concerning impacts in the areas of parking, smoking, and noise. She stated the ordinance addresses noise to some extent, by requiring all music be kept inside, but smoking has not really been addressed. She stated all it says is the state law will be followed, which is smokers have to be twenty (20) feet from the entrance of the building, and because there is no spacing requirements from residential areas, patrons could walk twenty feet away from the establishment to smoke and be right in front of someone's house. Smoking can be addressed, it was suggested that somewhere between a fifty (50) and two hundred (200) foot parameter be maintained between an alcohol establishment and an actual residence.

Chair De Lay inquired if that was already part of the State law.

Ms. Funk stated another issue is parking mitigation, which the Commission got a taste of tonight regarding Jam in the Marmalade. She stated the ordinance currently states that parking management should include consideration to the surrounding neighborhoods. She stated that really is not a statement it is more a clash of opinions, so how can an establishment's alcohol license be withheld by only stating consideration needs to be given. She stated parking should be regulated in regards to what the occupancy of the building is either on premises or close by and specific regulations should be added to the ordinance to make it more compatible. She stated there were also fifteen additions made by the focus groups, but the staff report only said staff would continue to asses this and make recommendations. She stated if there are fifteen areas of concerns, they should be studied now to make this a good ordinance, because it is a dramatic change from where the city has been. She stated Salt Lake City cannot really be compared to anywhere else; the ordinance needs to consider that Salt Lake

City is not really a walkable city yet, so when a walkable bar is mentioned in the ordinance that is way in the future and will not function as such for a while. **Marilyn Wolf** (250 South 1200 East) stated she was a resident in the University area along 1300 East. She stated she lives with the traffic, employees that want to party after work, noise, and garbage. She was concerned the small grocery store establishments in the neighborhood would be turned into something with an alcohol use. She stated she wanted to walk down her street and enjoy it and feel safe, as well as the students in the area. **Esther Hunter** (1049 Norris Place) stated the city has done a lot and this is a sensitive topic, and they were interested in enlivening the downtown area. She stated at this point the nodes in the neighborhoods, which are all unique for instance the Trolley Square area would love to see additional establishments in their area, but on 1300 East it is obviously a different issue. She stated the focus groups have been great, but neighborhood still feel there is work to be done and would like to be more involved with these changes. **Katherine Gardner** (606 Desoto Street) stated she was concerned if the city was not careful it would create more problems other than parking, smoking, and noise. She stated she would like to see more time allowed to be able to discuss these issues further and suggested tabling this petition.

Chair De Lay closed the public hearing.

Mr. Gray stated there were a few issues raised that needed to be addressed. The issue of noise and smoking were not only factors in these establishments, but others as well. He stated outdoor speakers were not an issue, but sometimes people congregated outside, but in a way this was part of urban living.

Commissioner Woodhead inquired if there was time for one more open house regarding this issue, or even one month for community council votes.

Mr. Gray stated a draft ordinance went out in September, and was on the website as well and was modified and updated on the website since then. He stated people were invited to make comments, which they had and those modifications were incorporated; however, the purpose of the focus groups were to get input regarding what issues needed to be studied, focused on, and changed. He stated it was not fair to say that this was a last minute thing; it was an evolving process and would probably continue to evolve.

Commissioner Algarin stated the opposition that was expressed did not require time to discuss it to mitigate those concerns. Salt Lake City was changing whether that was seen as a good or bad thing it was a fact. He stated he did not see how additional time was going to change anybody's opinion.

Commissioner Woodhead stated she was still pretty supportive of this ordinance change, but she did have some concerns about whether or not some establishments would be required to serve food, so when she heard about that change to make these establishments function more like restaurants it changed her position. She stated when she heard a lot of anecdotal evidence in opposition from people who may not even know what the ordinance says, she felt a little bit concerned that there should be time made for one more open house to allow people to find out what the ordinance changes actually say, and in turn staff could get some realistic feedback, instead of feedback that might stem from misinformation.

Commissioner McHugh stated the staff report already contained a lot of public comment and she did not know how some of those concerns could be taken care of, there would always be those not in favor of this petition.

Commissioner Woodhead stated when you go to a place like Red Rock it did not seem they necessarily had a smoking area, so it seemed there were certain types of establishments that were not required to have smoking areas at all.

Mr. Gray stated that was a good point. State law was what prevailed and that stated that one had to be twenty feet away from a doorway or entrance, but the City was going to go one step beyond the state law and was proposing a security and maintenance plan, so an establishment would have to show where the designated smoking areas were going to be. There was some question if someone was smoking in accordance to State law, can the City site them and that has not been fully discussed yet.

Commissioner Muir stated he was concerned the community councils had not had a chance to vote, but how soon would this go to the City Council and in that timeframe would there be time for the community councils to hold a vote and to convey that to the Council.

Mr. Gray stated the City Council would probably hear this in February.

Commissioner Hill stated no community should be built around a neighborhood bar, it should be built around a lot of pieces and parts. She inquired if there was something in the ordinance which would designate a particular density with regards to numbers and types of businesses where a community bar was permitted to go in.

Chair De Lay inquired if Commissioner Hill would like *density* to be defined in the ordinance.

Commissioner Hill stated yes and not density in regards to residential because the last thing that should be done was to place a bar in a residential neighborhood. She stated if there was something more concrete in the ordinance regarding that specification, residence might not be as against this.

Mr. Gray stated neighborhoods were concerned about bars or places where people went to just drink alcohol. He stated that was why bars were removed from the ordinance, so the only thing left was, *places that serve fifty (50) percent or seventy (70) of their sales by way of food*. He stated the question being raised was should that be limited even more, which was something that would require additional discussion.

Commissioner McHugh stated the half acreage stipulations were included in the changes, which would likely take care of that concern as well.

Mr. Gray stated alcohol establishment should be part of the commercial fabric of a neighborhood and not the center of the neighborhood.

Mr. Traugher stated distancing requirements were also written into the ordinance, so one neighborhood could not have more than one dining club or brew pub within 600 feet of each other in those zones.

Commissioner Dean stated her main concern was protection for the immediate neighbors from issues that already existed in the community due to facilities like this. She inquired if there was a way to better enforce or to require more accountability. She stated maybe a forfeiture of an alcohol license in the case of so many violations, as well as a proper channel for reporting violations through the City, because the police might not be the right channel either. She stated as far as the distance buffers, there had been recommendations that were only landscape buffers.

Commissioner Fife stated that was probably because a lot of these establishments currently existed in the City and if a 250 foot buffer was required that would wipe out a lot of the areas.

Mr. Traughber stated there was a 200 foot buffer from churches and schools and inquired if Commissioner Dean was referring to that spacing.

Commissioner Dean stated under Section D of the ordinance it states, *require buffering where a tavern social club, brewpub, or microbrewery abuts a residentially zoned parcel. Said buffering shall include vegetative landscaping or walls along any property line or within any required yard area on the lot where the premises are located.*

Chair De Lay inquired what other type of buffering could there be.

Commissioner Dean stated distance, because just a wall was not much of a buffer.

Mr. Gray stated he agreed there could be a spacing requirement, but a landscape buffer was intended to mitigate headlights or noise. It was more of a demarcation use. He stated the maintenance and operation plan would be required to be submitted annually through business licensing. He stated that would also include a name and telephone number where people could call in concerns. Every year each establishment would be reviewed under that plan, to see how many violations or complaints a business had received and then possibly a business license would not be issued, or could be conditioned if they had not been complying.

Chair De Lay stated the City did not have the jurisdiction to take away alcohol licenses, because that was a state function.

Commissioner Fife stated he could support this if there were no conditional uses in the CN zones; the reason was because that zone was the smallest commercial zone and usually was surrounded by homes.

Commissioner Gallegos stated he was also concerned about compliance and enforcement and inquired if there was a system to track that so the City could review that information on a renewal basis.

Mr. Gray stated there was.

Commissioner Chambless suggested looking at Portland, Oregon and Seattle, Washington as models regarding this issue. He stated Salt Lake City's demographics were changing and were much more like those cities rather than smaller Utah cities. He stated the decision should be not be made regarding traffic concerns or culture clashes, he wanted to be certain those who had expressed opposition felt like they had a fair process as far as being able to express those opposing opinions.

Commissioner Wirthlin stated the Commission had heard enough from concerned community councils whose input was highly valued, and there was a sense that not enough education was given on the final ordinance which was being proposed. He stated it might be beneficial to allow for one more open house or to meet with the community councils, and he would also be more inclined to support this if the CN zone was removed like Commissioner Fife suggested.

Commissioner Woodhead stated she did not have a problem with the CN zone being included, though she had before she understood this ordinance was limited to institutions that served food, which made a huge difference.

She stated on one hand the public comment report the Commission received was overwhelmingly in favor of some version of this ordinance and on the other hand there was a sense of negative feedback, which was anecdotal from the community councils and she was not sure people really knew what they were opposed to or what the ordinance actually said. She stated she would be in favor of an open house.

Commissioner Algarin stated he recognized Mr. Traugher had done a lot of work on this. He stated he was not in favor of excluding CN zones because though a community should not be built around a bar, the city certainly cannot tell a community they cannot have a bar.

9:37:56 PM Motion

~~Commissioner Algarin made a motion regarding Petition PLNPCM2009-00495; a Zoning Text Amendment regarding alcohol regulations that the Planning Commission forwards a favorable recommendation to the City Council based testimony heard at the public hearing and the following:~~

- ~~1. The proposed amendments are consistent with the general purpose and intent of the Zoning Ordinance as stated in the Zoning Ordinance section 21A.50.030.~~
- ~~2. The proposed amendments are generally consistent with the factors of consideration for zoning amendments found in Zoning Ordinance Section 21A.50.050.~~

~~Commissioner Gallegos seconded the motion.~~

9:38:38 PM Motion

Chair Woodhead made a motion regarding Petition PLNPCM2009-00495; Zoning Text Amendment Alcohol Regulations be tabled until January 27 and that in the interim staff present the revised ordinance to the community council chairs and hold an open house.

Commissioner Dean seconded the motion.

Commissioner McHugh, Gallegos, Muir, and Algarin voted, "No". Commissioners Hill, Dean, Fife, Chambless, Wirthlin, and Woodhead voted, "Aye". The motion passed.

*The meeting adjourned at 9:42 p.m.*

This document, along with the digital recording, constitute the official minutes of the Salt Lake City Planning Commission held on December 9, 2009.

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Tami Hansen

**Exhibit B –**  
Community Council Written Comments

## Traughber, Lex

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**From:** DeLaMare-Schaefer, Mary  
**Sent:** Wednesday, January 20, 2010 11:03 AM  
**To:** Traughber, Lex  
**Subject:** Fw: alcohol normalization -- analysis for Community Council Chair

**Categories:** Other

----- Original Message -----

From: Bill Davis <gbrovers@aol.com>  
To: Mike Erickson <noresidentialbars@gmail.com>  
Cc: DeLaMare-Schaefer, Mary  
Sent: Wed Jan 20 02:10:55 2010  
Subject: Re: alcohol normalization -- analysis for Community Council Chair

Dear Mike Erickson

I would like to respond to your comments.

1) Who appointed you to decide what is inappropriate? This is what this group process is about - to decide what is appropriate for Salt Lake City. This process has been going on for months now and you have suddenly become "aware" that it is happening. You then seem to imply the process is secretive and the pre-determined result is rammed down peoples throats. Nothing could be further from the truth. There were numerous well publicized public meetings and workshops to gather input and to explain the intent of the "normalization" process. All stakeholders were invited. Many of us have been participating in this process from the very beginning. The primary intent of "normalizing" Salt Lake City's alcohol laws was to reconcile them with the State of Utah's much more liberal alcohol laws. As an example, it was a shock for me to learn that SLC has far stricter alcohol laws compared to the State of Utah.

There was also the issue that city alcohol laws were administered thru several different methods. Everything from zoning to business licenses. Many of these were confusing, contradictory and as noted earlier much stricter than the underlying State law. At the beginning of the process the community decided to split the different aspects of alcohol normalization into separate sections to make the process more transparent and less confusing. The first category was the number of alcohol establishments per block in the downtown area. There was a lively debate, a recommendation made, which ultimately the City Council adopted. The second topic still being debated is neighborhood taverns. To reiterate, it was decided to discuss and debate neighborhood taverns as a separate issue to specifically make sure the process was as transparent and inclusive as it could be. There has been a lively and well informed debate going on for months now. A lot of very good information and very hard work from all sides has been the result. To imply otherwise is an insult to all of the well intentioned individuals who have participated to date. You are welcome to join the debate and offer your opinions but please do not start out by insulting us.

2) Your conclusion that alcohol normalization will disproportionately impact west side communities seems to me to be attempting to frame this as a east side/west side issue. It is not. If you had attended any of the meetings and workshops to date you would know that one of the most vocal participants have been the Avenues neighborhood, who you concluded would be the least impacted. You also seem to be ignorant of the fact that the State of Utah controls the total number of alcohol licenses, which they have already publicly indicated that they have no intention in increasing. There are no more alcohol licenses available for any category of use at present, so you comment about the "greatest proliferation of residential bars" seems to ignorant at best and fear mongering at worst. Also bear in mind that many

people know that Salt Lake City will be "affected" by these changes but in a positive way. Intelligent and rational alcohol regulations being the result.

You also don't seem to aware that all of these changes are in the context of Conditional Uses. My understanding is that any and all requests for business licenses for alcohol related uses will be considered in this context, so the community can comment on each and every request and truly inappropriate requests will go thru a rational process and no doubt denied. No one, including the hordes of bar owners waiting to invade our neighborhoods, whom you seem to think exist, will automatically be granted a business license for an alcohol establishment.

3) Again, it seems to me, you are jumping to a premature conclusion i.e. that the public does not support neighborhood taverns. The process is still happening and at this point there is no conclusion.

It seems to me that the conclusion is that - you don't support neighborhood taverns. Please to not be so presumptuous as to speak for me or many of the people who disagree with you. Again you are welcome to offer your opinion but please remember you do not speak for the rest of us. Also when you offer your opinion, please do it in a way that does not slander people you disagree with, in this case, the Mayor, his staff and the Planning Commission. You make it sound like there is a conspiracy to implement these changes against the will of the people and in a way to keep them unaware of what is happening. Again, please get the facts.

I also don't put much faith in your canvassing efforts. How can the respondents be giving informed answers when the questioner doesn't know what he is talking about?

Thanks for joining the debate.

Bill Davis - Chair  
Ballpark Community Council

cc: Mary DeLaMare-Schaefer

On Jan 19, 2010, at 3:16 PM, Mike Erickson wrote:

> Dear Community Council Chair:

>

> My name is Michael Erickson. I am resident of Salt Lake City and a  
> local attorney.

>

> I recently became aware of SLC's alcohol "normalization" proposal. I  
> am opposed to attempts to allow bars near residential neighborhoods.

>

> After analyzing the Planning Commission's Staff Report from December  
> 9th, I prepared the attached document -- "Analysis of Planning  
> Commission Staff Report."

>

> While studying the report, I came to three conclusions:

>

> (1) It is inappropriate to allow any type of bar (including "dining  
> clubs" and "brewpubs") into "Residential Business (RB)" and  
> "Commercial Neighborhood (CN)" zones. These areas include local  
> businesses such as daycare centers and preschools. It is inappropriate  
> to locate bars next to either single-family residences and/or  
> community businesses, such as preschools. I also think that many of  
> the "Community Business (CB)" zones would be inappropriate as these  
> also neighbor single-family residences.

>

> (2) The proposed ordinance has a disproportionate impact on the West

> side and Liberty Park communities. Although residents all over the  
> city will be affected, the West side and Liberty Park communities  
> include more local, neighborhood businesses. These areas could see the  
> greatest proliferation of residential bars.

>  
> (3) Public opinion does not support residential bars. The Mayor's  
> public outreach efforts downplayed the effect on residential  
> neighborhoods. The Mayor's letter to Salt Lake residents never  
> mentioned bars in residential neighborhoods. Furthermore, the Planning  
> Commission Staff Report consistently over counts support for and under  
> counts opposition against the proposal. Finally, the overwhelming  
> majority of recent comments submitted to the Planning Commission  
> oppose bars in residential neighborhoods.

>  
> I sent the attached document, as well as the email copied below, to  
> Lex Traughber. I plan on attending the Planning Commission meeting  
> next Thursday.

>  
> To oppose the city's efforts, I created the attached petition and  
> flyer. I have begun circulating these to my neighbors and to  
> neighborhood businesses.

>  
> I hope that some of this information will be useful to you.

>  
> Kindest regards,

>  
> Mike Erickson  
> 801-865-0049

>  
> \_\_\_\_\_  
>  
> Dear Lex,

>  
> I am opposed to the alcohol normalization ordinance. I believe that  
> bars -- including sports bars, bar & grills, and brewpubs -- are  
> inappropriate in RB and CN zones. Some of these zones include daycare  
> centers and preschools and other community businesses that are not  
> compatible with any type of bar. In addition, all of these zones are  
> nestled within residential neighborhoods, and bars are inappropriate  
> neighbors for single-family dwellings.

>  
> I am also disappointed that this ordinance will have such a  
> disproportionate effect on West side and Liberty Park communities.

>  
> Finally, I believe that the public does not support this ordinance.  
> I canvassed my neighbors on my street block. Fourteen are opposed.  
> Only four were in favor. Several others needed more time to study the  
> issue. I have also spoken with local business owners and managers in  
> 15th & 15th and the 11th East Corridor. A majority of those with whom  
> I have spoken oppose the current alcohol proposals.

>  
> I have included a more detailed analysis. Please let me know if you  
> have any difficulty reading the attached document. Please include it  
> with this email in your report to the Planning Commission.

> At a minimum, I believe that the CN and RB zones should not be changed  
> and therefore should continue not to allow any alcohol- serving  
> establishments other than local restaurants. But even the CB districts  
> -- which I emphasize are "community" business districts -- are also  
> inappropriate locations for bars. I support efforts to remove the  
> alcohol map only if the current zoning remains largely unchanged. I  
> believe that there are sufficient areas within the city currently to  
> host bars. I do not believe that it is appropriate to rezone the city  
> in a way that increases the areas that can host bars.  
>  
> I would also like to ask for an opportunity to speak at the upcoming  
> meeting of the Planning Commission. You indicated to me that the  
> proper procedure for doing so would be to fill out a card upon  
> arriving for the meeting. Please let me know if the procedure changes,  
> so that I may reserve an opportunity to speak.  
>  
> Thank you for your consideration.  
>  
> Kindest regards,  
>  
> Mike Erickson  
> <Analysis of Planning Commission Staff Report.pdf><Stop Residential  
> Bars (Petition).pdf><Keep Bars Out of Our Neighborhood.pdf>

## Traughber, Lex

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**From:** DeLaMare-Schaefer, Mary  
**Sent:** Tuesday, January 19, 2010 12:04 PM  
**To:** Traughber, Lex; Sommerkorn, Wilford  
**Subject:** Fw: comments on Alcohol Normalization

**Categories:** Other

----- Original Message -----

From: Bill Davis <gbrovers@aol.com>  
To: DeLaMare-Schaefer, Mary  
Sent: Tue Jan 19 10:44:03 2010  
Subject: comments on Alcohol Normalization

Mary

Can you please submit these comments to the Planning Commission for consideration.

I have been following and have participated in the process of the pending Alcohol Normalization ordinance. I am on the City email list and have read and received numerous periodic updates. I am a Community Council chair and have scheduled and had a presentation from the city. I participated in several public workshops and have been involved in several discussions at the Mayors Community Council chairs breakfast meetings. I feel that I have participated to the extent that I am fairly informed. I have taken all of this information seriously, contemplated it, studied it, mulled it over but recently had what I call a Utah moment, defined as a sudden realization that only in Utah could something so simple become so emotionally charged merely because the word - alcohol, is involved!

First some background, I grew up in a different place - Pittsburgh, Pa, although I have spent the majority of my adult life (since 1974) in Salt Lake City. Salt Lake City is my home. Pittsburgh is a very ethnically diverse city and has very distinct and cohesive neighborhoods. Neighborhood taverns are an old and venerable tradition. Every neighborhood had at least one. Most of them are a neighborhood gathering places, full of friendly people engaging normal social activities. They serve good food and - yes you can have a beer or cocktail if you are so inclined. So when the term - neighborhood taverns comes up I have positive memories and feel Salt Lake City's neighborhoods would benefit from similar institutions.

Flash back to the present. I am having a hard time reconciling what I have been hearing at these various events with my memories of living in a place where the neighborhood tavern was a pleasant family/ neighborhood gathering place. I keep hearing what I consider completely outlandish comments. Following are some examples:

- 1) There are evidently hordes of mysterious bar owners waiting to invade our neighborhoods!
- 2) Why is the City promoting bar hopping?
- 3) How can we protect our children from this onslaught?
- 4) We should preemptively beef up the City's enforcement staff to handle the inevitable and dramatic increase in complaints.

I think the folks saying or thinking the above or similar comments need to take a deep breath, a step back and relax. Then remember what is trying to be accomplished. It is to reconcile our existing city ordinances with our much more liberal State alcohol laws. The reality is that Salt Lake City's alcohol ordinances are an outdated and contradictory mess,

that ironically are much stricter than the underlying State laws. The process is being called Alcohol NORMALIZATION for a reason!

Another reality is that this is not uncharted territory. The rest of the United States and for that matter, the rest of the civilized world has been dealing with alcohol in practical and reasonable ways for a long long time. We have many practical examples to study and emulate from other places. I would hope that the Planning Commission bears this in mind when they make their recommendations. My fear is that we replace an outdated and contradictory mess with an updated, overly complex, contradictory mess!

Thank you for considering my comments.

Bill Davis  
Chair - Ballpark Community Council  
Commissioner - Historic Landmarks Commission

## Traughber, Lex

---

**From:** Jim jenkins [jim.jenkins@hsc.utah.edu]  
**Sent:** Friday, January 15, 2010 4:34 PM  
**To:** Sommerkorn, Wilford; Traughber, Lex  
**Subject:** Alcohol Normalization comments

**Categories:** Other

The **Greater Avenues Community Council** passed a resolution at its regular meeting on Wednesday, 6 January, to support the concerns of the Issues Committee of the Salt Lake Community Network with the Alcohol Normalization Proposal. The motion was amended from the floor to include a request that the Issues Committee develop a specific recommendation/statement on noise abatement. The motion passed without dissent.

The concerns of the Issues Committee were presented at the meeting using the following bullet points:

- Specify what “buffering” is required, and over what distance, “where a tavern, social club, brewpub, or microbrewery abuts a residentially zoned parcel.”
- Require the same buffering for dining clubs, too.
- Prohibit outdoor smoking within a certain distance of residential property.
- Require enough off-street parking in residential neighborhoods.
- Specify hours of operation in residential neighborhoods.
- Enable the city to enforce the business’s security and operations plan.
- Address consequences of violations and re-licensing of violators.
- Establish standards for alcohol-related signs visible from the sidewalk.
- [Other?] Dumpsters

Additional remarks:

The item “dumpsters” was listed under “other” by the GACC Chair and was presented to the GACC as representing the contention that use of a standard dumpster was incompatible with a nearby residential use, due to the noise they generate and the fact that they are used after the close of business.

While the Avenues neighborhood is less vulnerable to the negative impacts of any business activity in the affected zones than many other areas, and might be adequately served by a few of these provisions, the

intent of this action was expressly stated at the time of the motion as seeking equal protection for all neighborhoods.

Personal remarks from the Chair:

Any business operating close to residential property, especially one with extended hours, has the potential for a great impact on the quality of life of the residents. It is unclear to me that those impacts can be appropriately controlled within the context of Salt Lake City's current zoning, due to the diversity of the interface between residential and commercial and business zones.

Respectfully submitted,

Jim Jenkin  
Chair, Greater Avenues Community Council  
15 January, 2010

## McDonough, Shawn

---

**From:** holly christmas [holly.christmas@gmail.com]  
**Sent:** Wednesday, January 13, 2010 10:37 PM  
**To:** McDonough, Shawn  
**Subject:** LWCC Motion

Shawn,

This is text I have for the motion that was passed at tonight's meeting:

A Motion was made to recommend to the Planning Commission in regard to the alcohol ordinances changes, Title 21, that the vote be delayed until the specific wording of the ordinance is set by the Planning staff and Community Councils have had a change to review it and respond.

The motion was seconded, put to a vote, and passed.

I still have to submit this to the board and DeWitt to make sure I got it right. I'll update you if there are any alterations.

Unfortunately, I am unable to attend Thursday's open house. My work schedule just doesn't allow it. I am on Mary DeLaMare-Schaefer's update list on the subject, so hopefully I can stay informed that way.

Thanks!

holly

--

The person who is saying it cannot be done should not interrupt the person doing it. - Chinese proverb

January 13, 2010

To: Mr. Lex Traugher, Planning Staff, Salt Lake City Planning and Zoning Division

From: \_\_\_\_\_, Liberty Wells Community Council

Regarding: Amendments to the text of the Zoning Ordinance (Title 21) related to alcohol regulations as proposed to the Planning Commission for their meeting January 27, 2010.

***As a member of the Liberty Wells Community Council, I wish to respond to the proposed changes to the Zoning Ordinance related to alcohol-serving establishments:***

***I am specifically concerned with the following "related" issues, i.e., Parking, Noise, Buffering, etc:***

***I do \_\_ (or) do not \_\_ believe that the text amendments are ready to recommend to the City Council and urge you to make that position known prior to the Planning Commission vote on January 27<sup>th</sup>.***

***I further do \_\_ (or) do not \_\_ support the concerns of the other Community Councils who are seeking additional details and specific answers to issues prior to any recommendation being made to the City Council.***

Sincerely, \_\_\_\_\_

*I may be reached for further comment at: \_\_\_\_\_*

## **Proposed Amendment of the Zoning Ordinances (Title 21) Related to Alcohol Regulations**

Salt Lake City Mayor Ralph Becker and the city Planning Division have proposed changing many of the rules for businesses serving alcohol. The Zoning Amendment Project (ZAP) Task Force was presented the proposal on June 30, 2009. The Zoning Text Amendments have since undergone a substantial public outreach and education effort by the city, several re-writes of specific issues brought forth from eight citizen discussion groups, and a thorough review and subsequent report (189 pages) by the Staff of the Planning Commission. The City Council has already approved a portion of the text amendments as they relate to downtown, mixed use zones and residential/mixed use zones.

A separate proposal would repeal the current map of where alcohol-serving businesses can go and the new Petition open up new areas based on zoning. The Planning Commission considered this proposal at its December 9<sup>th</sup> meeting and will vote on it January 27<sup>th</sup>, 2010. Community councils have been specifically asked to give input prior to this meeting, with an additional opportunity for public input on January 14<sup>th</sup> (4:30-6pm) at an Open House.

It has been the City's desire to "develop a clear and direct policy that is easily understandable by the public and business community". However many issues still need to be better defined and specific details worked out such that the many concerns raised by the Neighborhood Discussion Groups, Community Councils, the Salt Lake Community Network, and others, can be addressed and specifics included in the final text amendments.

Some examples of issues related to placing alcohol-serving establishments in zones abutting Residential Zones *which need additional definition* include:

- Buffering – what structures, barriers, or landscaping will be required? And how far? State law controls distances to parks, schools and churches...but what about to a private residence? The proposed subsection 21.A.36.200(D)(1)(iii) simply says "Require(s) buffering where a tavern, social club, brewpub, or microbrewery abuts a residentially zoned parcel."
- Abutment – undefined; one side adjacent to a residential parcel, all four sides or four sides plus corners (8 sides), across an alley?
- Noise abatement – Current law says the decibel level at the property line generally should fall between 50-60 "depending on the surrounding property zones and time of day". Discussion groups specifically identified this as a potential problem in a residential neighborhood, but the new text only indicates "the Administration has committed to conducting this (reassess its noise ordinances, regulations and enforcement mechanisms) process."

- Parking – no definition of “number of off-street vehicle parking spaces required per patron capacity” is given. What is an acceptable number of additional cars parking on residential blocks?
- Smoking – Indoor smoking is prohibited by State Law. Outdoor tobacco smoking is mitigated by two proposed subsections, one requires “conforming to state law”, and the other requires inclusion in the security and operations plan “if the potential effects of the (smoking) area appear to adversely affect neighboring residences, businesses and buildings”. So how close to a residential property is that and will the requirement to be 25' from the doorway of the establishment force smokers onto residential sidewalks?
- Hours of Operation – The text allows for control of the hours of operation of an alcohol-serving establishment, but *what are they* for a residential neighborhood?
- Enforcement of Code violators – “city staff are currently reviewing this issue” and “Salt Lake City monitors the need for additional police in all the City’s neighborhoods. This will be assessed as part of the normal procedures and processes.” No answer is given within the text as to what to do with multiple violations or establishments where police are frequently called. What does a neighborhood do with a problem?

How could Liberty Wells be affected? A change to permitting alcohol-serving establishments to locate in nearly all “commercial zones” means that a residential parcel must rely on the details of the zoning text to mitigate problems the business might generate in a residential neighborhood. The problem is that much of the zoning amendment’s language isn’t specific enough, doesn’t address the problem fully, or “is currently being reviewed”.

These items, along with several others should be addressed before the Planning Commission recommends this text be adopted by City Council. Further definition must be given so the new ordinance preserves and protects our unique neighborhoods. All Community Councils that have taken votes, are in favor “of having the Planning Commission continue the item... (before) making a recommendation to the City Council”.

1/12/2010 - DHS

## **Mayor's Alcohol Zoning Proposal – General Information for Liberty Wells Community Council**

The alcohol-serving businesses at issue are: taverns, social clubs, dining clubs and brewpubs.

These proposals do not affect restaurants licensed to serve alcohol.

Zones in Liberty Wells:

CC: Commercial Corridor District – Yellow

CN: Neighborhood Commercial District – Blue

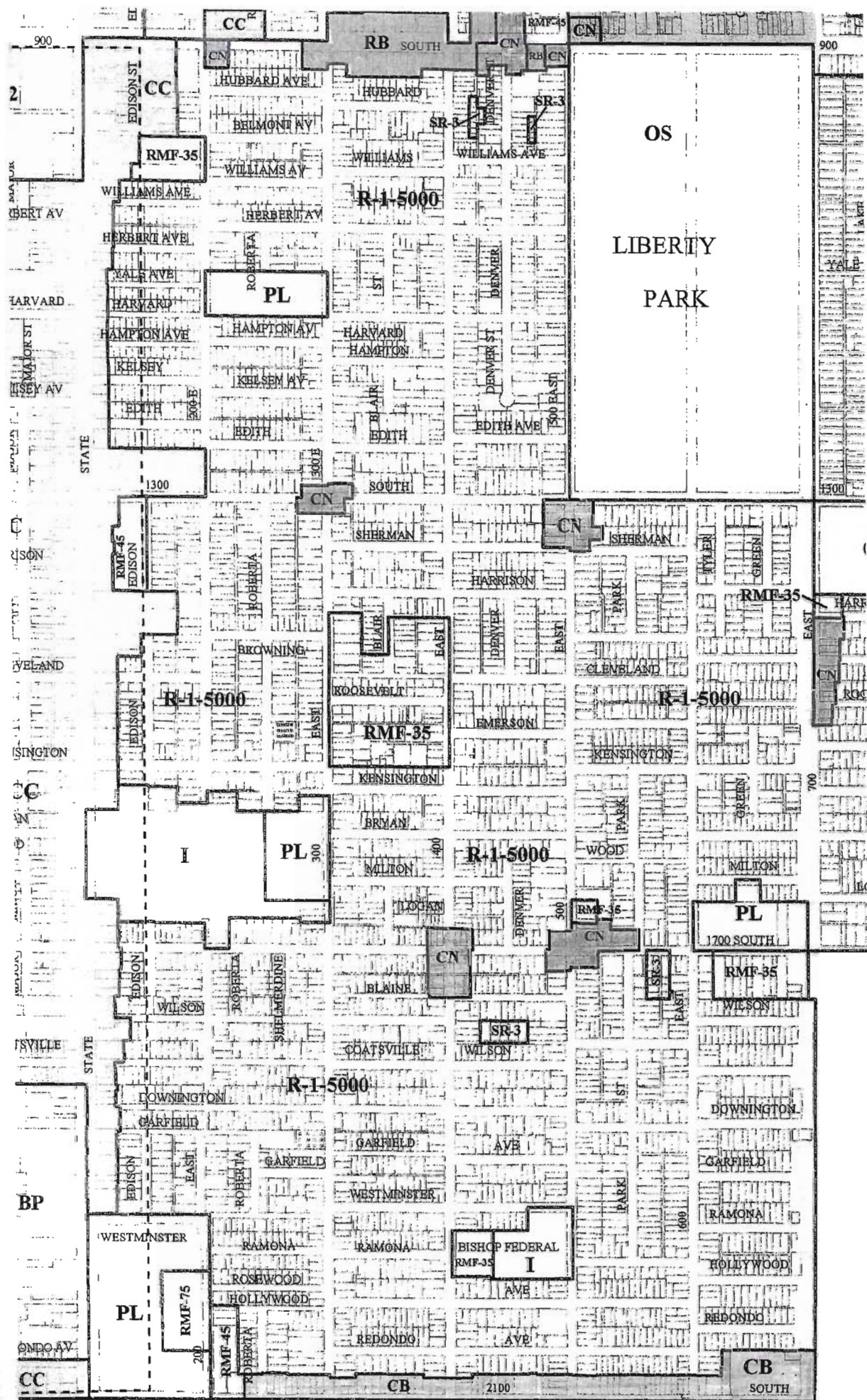
RB: Residential/Business District – Orange

CB: Community Business District – Pink

<u>Type of License</u>	<u>Minimum Revenue</u>	<u>Mayor's proposal will allow in:</u>
Dining clubs & Brewpubs	50% from food sales	CB, CS, CC, CN, RB, CSHBD, CG
Social clubs	None	CB, CS, CC, CSHBD, CG & TC75

Some additional restrictions apply. State Law prohibits alcohol-serving establishments within 600 feet walking or 200-foot straight line distance to schools (PL), parks (OS), libraries, and churches. The Mayor's proposal also requires a minimum parcel size in CN and RB zones of at least ½ acre and can not be located closer than 600 feet to another such alcohol-serving business. Licenses would be granted under a Conditional Use restriction which is to take into consideration additional factors that might adversely affect nearby business and/or residential parcels. Mitigation plans are required of the business as part of the conditional use permit.

-1/13/10 -DHS



**Exhibit C –**  
Open House Sign-in Sheet (1/14/10)

# SIGN IN SHEET

MEETING FOR: Petition PLNPCM2009-00495, Zoning Ordinance Amendment – Alcohol Regulations

DATE: January 14, 2010

PLEASE PRINT

FULL NAME	MAILING ADDRESS (INCLUDE ZIP CODE)	PHONE #
Kevin Jones	2500 SKYLINE DR. SLC, UT. 84108	524 - 9677 x229
Carmona v. Bork	1643 E Kensington Ave	801-671- 2177
TED SHAPIRO	1286 Sophia Circle Murray Hill 84123	
ANDY ACOSTA	4185 S Highland Dr. #1 Hollywood, UT 84124	801- 5484000
NEANE KNOWLTON	425 E 1700 SO Salt Lake City, UT 84115	801-467- 2146
NEANE KNOWLTON	425 E 1700 SO SLC UT 84115	801-467- 2146
JENNIFER FIA	1005 E. 900 S SLC UT 84105	(801) 671 4023
Ken Hornhold	3015 CHANDLER RD SLC, UT 84108	582- 8745
Anne Cannon	1647 Kensington Ave SLC UT 84105	467-1074
MURRIE ELLIS	1735 LAIRD AVE SLC 84108	582-2354



# SIGN IN SHEET

MEETING FOR: Petition PLNPCM2009-00495, Zoning Ordinance Amendment – Alcohol Regulations

DATE: January 14, 2010

PLEASE PRINT

FULL NAME	MAILING ADDRESS (INCLUDE ZIP CODE)	PHONE #
Cathy Craig Knight	1387 Ambassador Wy SLC 84108	801-582-0293
Mike Erickson	1538 Westminister Ave	<sup>323-3351</sup> 801- <del>323-3351</del> <del>323-3351</del>
DEWITT SMITH	328 E. Hollywood Ave Salt Lake City 84115	801-631-9648
Lisette Gibson	1764 Hubbard Ave SLC UT 84108	801-583-9316
Virginia Hyatt	1209 So 1700 E SLC 84108	801-581-0710
Ethel Hunter	1049 Norris Place SLC. Utah 84102	801-583-9804
KENT ALDERMAN	1681 EMERSON AVE SALT LAKE CITY, UT 84105	801-532-6715

**Exhibit D –**  
Open House Comments (1/14/10)

# OPEN HOUSE PUBLIC COMMENT FORM

January 14, 2010



Planning and Zoning Division  
Department of Community and  
Economic Development

## Proposal to amend the Salt Lake City Code in matters related to City alcohol regulations.

Name:

Danene Knowlden

Address:

425 E 1700 So

Salt Lake City UT

Zip Code 84115

Phone:

801-467-2146

E-mail

daneneh@comcast.net

Comments:

Several concerns:

1) how will day care (in-home or private) be viewed? As a school?

2) Will there be additional resources (police, fire) to handle disturbances, fights, noise, drunk drivers, etc?

3) How will these neighborhood ~~be~~ pubs/taverns affect property values?

4) How will traffic & parking be handled in an already congested area? This will only add to more crime (see item #2)

Please provide your contact information so we can send notification 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 [lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com) or via mail at the following address: Lex Traughber, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by January 20, 2010.

# OPEN HOUSE PUBLIC COMMENT FORM

January 14, 2010



Planning and Zoning Division  
Department of Community and  
Economic Development

## Proposal to amend the Salt Lake City Code in matters related to City alcohol regulations.

Name:

MONNIE ELLIOTT

Address:

1735 LAIRD AVE

SLC 84108

Zip Code

84108

Phone:

801-582-2354

E-mail

mbrownelliott@comcast.net

Comments:

My neighborhood will soon have 3 restaurants. If the Alcohol Regulations change, as has the CN ordinance, (no parking lot at the restaurant, customers now park on my street) ~~will these laws~~ will the City patrol my street more after due to impaired drivers? Who is concerned about the neighborhoods and kids who live there?

Please provide your contact information so we can send notification 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 [lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com) or via mail at the following address: Lex Traughber, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by January 20, 2010.

# OPEN HOUSE PUBLIC COMMENT FORM

January 14, 2010



Planning and Zoning Division  
Department of Community and  
Economic Development

## Proposal to amend the Salt Lake City Code in matters related to City alcohol regulations.

Name: Janet Madsen

Address: 2079 Yale Ave

Zip Code 84108

Phone: 801-583-8839 E-mail janet.madsen@gmail.com

Comments: I strongly oppose the proposed change  
in zoning allowing bars in neighborhoods.  
While I'm aware of the need to reduce DUI,  
this is not the appropriate way to do it.  
Making alcohol more readily available in the  
neighborhoods will make our city less liveable,  
more dangerous and less family-friendly.

Please provide your contact information so we can send notification 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 [lex.traugher@slcgov.com](mailto:lex.traugher@slcgov.com) or via mail at the following address: Lex Traugher, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by January 20, 2010.

**Exhibit E –**  
**Public Comments**

## **Traughber, Lex**

---

**From:** gayle kartchner [gaylekartchner@yahoo.com]  
**Sent:** Thursday, January 21, 2010 8:57 AM  
**To:** Traughber, Lex  
**Subject:** Normalization of Alcohol Ordinance  
  
**Categories:** Other

I cast my vote against the proposed ordinance. I do not want to extend permission for establishments to serve alcohol into residential neighborhoods that would degrade the health, safety, and welfare of our citizens in ways I strongly oppose.

Thank you!

Gayle Kartchner  
1810 Parleys Canyon Blvd.  
Salt Lake City, Utah 84106

## Traughber, Lex

---

**From:** Brad Romney [bromney@xmission.com]  
**Sent:** Wednesday, January 20, 2010 6:39 PM  
**To:** Hansen, Tami; Traughber, Lex  
**Subject:** Proposed Alcohol Ordinance

**Categories:** Other

Dear Ms. Hansen:

I am told that the city is considering a new, so-called "Normalization of Alcohol" ordinance that could, potentially, result in the approval of additional drinking establishments in our neighborhood. I wish to register my concerns about any such ordinance. It is hard for me to imagine the justification for such an ordinance. From my perspective, the extension of clubs, bars and other establishments that serve alcohol to residential areas is likely to result in increased dangers to the community and an impairment to the general character and welfare of our community.

While it is true that our community has long had a reputation of being "out of the norm" with respect to drinking laws, there has been significant liberalization of those laws in recent years. I don't see a need to extend the liberalization that was justified on a travel and tourism platform to "alcoholizing" our neighborhoods. The drinks are available in commercial areas, or in homes. We don't need to make them commonplace on every corner.

I urge the Salt Lake Planning Commission and the Salt Lake City Council to reject any ordinance that could result in such extension of drinking establishments.

Respectfully,

Brad Romney  
1835 Yalecrest Avenue

## Traughber, Lex

---

**From:** Kent Farnsworth [kfarnsworthmd@gmail.com]  
**Sent:** Wednesday, January 20, 2010 11:23 AM  
**To:** tami.hansen@slscgov.com; Traughber, Lex  
**Subject:** Upcoming Ordinance Action

**Categories:** Other

Ms. Hansen & Mr. Traughber:

I'm informed that on January 27th, the Salt Lake Planning Commission will vote on a proposed ordinance called the "normalization of alcohol". Reportedly, this ordinance would allow taverns, social clubs and bars in residential neighborhoods where there is 1/2 acre and if it is not within 600 feet of a church or public building. I'm very much opposed to such an ordinance. I'm concerned about the safety problems it would create in our community neighborhoods including increased numbers of drivers driving impaired on our residential streets. This would also reduce the property value of residential homes.

Sincerely,  
Kent W. Farnsworth  
1509 Federal Heights Drive  
Salt Lake City, Utah 84103

## Traughber, Lex

---

**From:** Hansen, Tami  
**Sent:** Wednesday, January 20, 2010 11:21 AM  
**To:** Traughber, Lex  
**Subject:** FW: bars

**Categories:** Other

---

**From:** Stephen Hertz [mailto:radioahhs@yahoo.com]  
**Sent:** Wednesday, January 20, 2010 8:15 AM  
**To:** Hansen, Tami  
**Subject:** bars

i am not for bars in residential neighborhoods by doing this causes more problems in residential neighborhoods. Neighborhoods need to be a peaceful place where you can get away from the busy city life. Please do not support this ordinance.

Stephen Hertz  
801-582-0174  
1860 Yalecrest Ave  
Salt Lake City Utah 84108

## Traughber, Lex

---

**From:** Hansen, Tami  
**Sent:** Wednesday, January 20, 2010 11:20 AM  
**To:** Traughber, Lex  
**Subject:** FW: Liquor Normalization

**Categories:** Other

---

**From:** Paul Christenson [mailto:paulchristenson@hotmail.com]  
**Sent:** Tuesday, January 19, 2010 8:30 PM  
**To:** Hansen, Tami  
**Subject:** Liquor Normalization

Tami,

I live at 1831 Connor Street and am writing to express that while I support liquor normalization in the D-1, D-2, D-3 and D-4 zones, I would hope that there are no changes made that would make it easier for a bar or tavern to exist in the CN zone. Restaurants serving liquor are fine but we don't need bars and taverns in these areas as they bring an element to them that could reduce property values and impact safety.

Please call me at 801-232-9488 with any question.

Sincerely,

Paul Christenson

## Traughber, Lex

---

**From:** Hansen, Tami  
**Sent:** Wednesday, January 20, 2010 11:18 AM  
**To:** Traughber, Lex  
**Subject:** FW: alcohol normalization ordinance

**Categories:** Other

---

**From:** Jerald King [mailto:Jerry.King@hsc.utah.edu]  
**Sent:** Tuesday, January 19, 2010 4:33 PM  
**To:** Hansen, Tami  
**Subject:** alcohol normalization ordinance

Tami,

Please put my email in the "against" column if anyone is keeping track. I do not want "taverns, social clubs, or bars" located anywhere close to my home or in my neighborhood. Though some who drink may do so responsibly, some ALWAYS do not, and they would be trafficking through my neighborhood with increased frequency. This is a safety issue, and I would take a dim view of anyone supporting it.

Jerald King

## Traughber, Lex

---

**From:** Hansen, Tami  
**Sent:** Wednesday, January 20, 2010 11:18 AM  
**To:** Traughber, Lex  
**Subject:** FW: Draft Text -- Section 21A.36.200 Alcohol Related Establishments  
  
**Categories:** Other

---

**From:** Steve at Souvenir Stop, Inc. [mailto:steve@souvenirstop.com]  
**Sent:** Tuesday, January 19, 2010 4:31 PM  
**To:** Hansen, Tami  
**Subject:** re: Draft Text -- Section 21A.36.200 Alcohol Related Establishments

Tami Hansen,

We note you are the person to whom comments the Salt Lake City Planning Commission regarding the proposed "Alcohol Related Establishments" ordinance, Section 21A.36.200, generally referred to as the Mayor's proposal for "normalization of alcohol" ordinances, should be addressed.

We wrote Mayor Becker August 14, 2009 (reflected on public records with the planning commission, page 180 Dec 2009 pdf) expressing our opposition to liberalizing alcohol related laws in Salt Lake City.

We particularly oppose any rewriting of the city code and ordinances, as has been proposed, to expand operation of any type of alcohol establishment into residential areas, such as RB and CN zoned neighborhoods. Residential homes and neighborhoods are simply incompatible with alcohol establishments and the various negative aspects they usually include, such as noise, smoking, intoxication, DUI's, underage drinking, traffic, parking, etc.

Please seriously consider eliminating this effort to expand into residential areas. Many residents probably are not fully aware of the intentions to expand these businesses into these various residential areas.

Thank you for your time and consideration,

Steve & Connie Christopher, Salt Lake City residents and business owners

## Traughber, Lex

---

**From:** Hansen, Tami  
**Sent:** Wednesday, January 20, 2010 11:17 AM  
**To:** Traughber, Lex  
**Subject:** FW: Normalization of Alcohol Ordinance

**Categories:** Other

-----Original Message-----

From: L King Isaacson [mailto:lkisaacson1@mac.com]  
Sent: Tuesday, January 19, 2010 2:38 PM  
To: Hansen, Tami  
Subject: Normalization of Alcohol Ordinance

The following people wish to indicate NO on the Normalization of Alcohol Ordinance.

Dr. and Mrs. Hamer Reiser  
1504 Ken Rey St.  
Salt Lake City, Utah 84108

Dr. and Mrs. Richard Aldous  
1979 E. Browning Avenue  
Salt Lake City, Utah 84108

Dr. and Mrs. L. King Isaacson  
2067 Browning Avenue.  
Salt Lake City, Utah 84108

## Traughber, Lex

---

**From:** Hansen, Tami  
**Sent:** Wednesday, January 20, 2010 11:16 AM  
**To:** Traughber, Lex  
**Subject:** FW: Normalization of Alcohol Ordinance  
  
**Categories:** Other

---

**From:** cwaters6@mymail.slcc.edu [mailto:cwaters6@mymail.slcc.edu]  
**Sent:** Tuesday, January 19, 2010 10:17 AM  
**To:** Hansen, Tami  
**Subject:** Normalization of Alcohol Ordinance

I hope you will vote against the proposed Normalization of Alcohol Ordinance. Any law which extends the use of alcohol into residential neighborhoods is bad for the neighborhood--and the city.

## Traughber, Lex

---

**From:** Hansen, Tami  
**Sent:** Wednesday, January 20, 2010 11:13 AM  
**To:** Traughber, Lex  
**Subject:** FW: ordinance

**Categories:** Other

---

**From:** Cammie Johnson [mailto:cammiej@gmail.com]  
**Sent:** Monday, January 18, 2010 7:18 PM  
**To:** Hansen, Tami  
**Subject:** ordinance

Ms. Hansen,

I just wanted to thank you for all that you do for our city. Understanding your influence, I wanted to let you know that I oppose the "normalization of alcohol" ordinance, which would allow "taverns" "social clubs" and bars in residential neighborhoods. Allowing this would create safety problems and decrease property values.

Thank you!

Cammie Johnson

## Traugher, Lex

---

**From:** Hansen, Tami  
**Sent:** Wednesday, January 20, 2010 11:12 AM  
**To:** Traugher, Lex  
**Subject:** FW: Planning Commission Meetings

**Categories:** Other

---

**From:** Erin Silva [mailto:erinrsilva@comcast.net]  
**Sent:** Monday, January 18, 2010 2:00 PM  
**To:** Hansen, Tami  
**Subject:** Planning Commission Meetings

Ms. Hansen,

I am Erin Silva, a local architect and a professor of architecture in the College of Architecture + Planning at the U. I will be sending students (as an assignment) to various city meetings, including the Planning Commission. I happened to be on the Planning Commission site and found in "Meeting Information" that Planning Commission meetings are held "bi-monthly," which as you know means every other month. However, under "Days" it says "Second and fourth Wednesdays."

If that is true, then "bi-monthly" should read "twice a month." Do you agree?

Erin Silva

erin r silva, ra  
principal  
scheer & scheer, inc.  
776 n east capitol blvd  
salt lake city, utah 84103  
(801) 355-1303 office  
(801) 466-7559 direct line  
(801) 557-3400 mobile  
[www.scheerandscheer.com](http://www.scheerandscheer.com)  
[esilva@scheerandscheer.com](mailto:esilva@scheerandscheer.com)  
[erinrsilva@comcast.net](mailto:erinrsilva@comcast.net)

adjunct faculty college of architecture + planning  
college of undergraduate studies LEAP faculty  
[silvaer@arch.utah.edu](mailto:silvaer@arch.utah.edu)

## Traughber, Lex

---

**From:** Hansen, Tami  
**Sent:** Wednesday, January 20, 2010 11:11 AM  
**To:** Traughber, Lex  
**Subject:** FW: opposition to "normalization of alcohol" ordinance  
  
**Categories:** Other

---

**From:** Erin johnson [mailto:erinjohnson8@gmail.com]  
**Sent:** Saturday, January 16, 2010 6:14 PM  
**To:** Hansen, Tami  
**Subject:** opposition to "normalization of alcohol" ordinance

I am writing to voice my opinion that I am opposed to this ordinance. When alcohol is available it increases problems of every type--dui's and motor vehicle accidents, violence (including abuse, fights, break-ins, and rapes). Please do not increase access to alcohol in Salt Lake.

## Traughber, Lex

---

**From:** Hansen, Tami  
**Sent:** Wednesday, January 20, 2010 11:11 AM  
**To:** Traughber, Lex  
**Subject:** FW: "Normalization of Alcohol" ordinance  
  
**Categories:** Other

---

**From:** Cayenne DaBell [mailto:windybrookspinner@gmail.com]  
**Sent:** Saturday, January 16, 2010 4:28 PM  
**To:** Hansen, Tami  
**Subject:** "Normalization of Alcohol" ordinance

I do not know much about this proposed ordinance, but I am definitely very against allowing taverns, social clubs, and bars in residential neighborhoods.

Sincerely,  
Cayenne DaBell  
South Jordan, UT

## Traughber, Lex

---

**From:** Hansen, Tami  
**Sent:** Wednesday, January 20, 2010 11:11 AM  
**To:** Traughber, Lex  
**Subject:** FW: OPPOSE normalization of alcohol ordinance  
  
**Categories:** Other

---

**From:** Kerstin Bean [mailto:kerstin\_bean@yahoo.com]  
**Sent:** Saturday, January 16, 2010 1:09 PM  
**To:** Hansen, Tami  
**Subject:** OPPOSE normalization of alcohol ordinance

Tami-

I understand a vote will take place on January 27th on the normalization of alcohol ordinance. I want to express my strong opposition of this ordinance. My family lives close to many businesses, and I feel introducing bars or social taverns to our neighborhood is a huge safety concern. I know many of my neighbors share this same concern and hopefully you will hear from them as well.

Kerstin Bean  
Salt Lake City resident

## Traughber, Lex

---

**From:** Hansen, Tami  
**Sent:** Wednesday, January 20, 2010 11:11 AM  
**To:** Traughber, Lex  
**Subject:** FW: against "normalization of alcohol"  
  
**Categories:** Other

---

**From:** Candace Little [mailto:candace.little@gmail.com]  
**Sent:** Saturday, January 16, 2010 1:02 PM  
**To:** Hansen, Tami  
**Subject:** against "normalization of alcohol"

Dear Tami,

I am against having normalization of alcohol. I have grown up in Salt Lake City and appreciate the family-friendly neighborhood environment found in areas like Sugarhouse, the avenues, and the Harvard/Yale area. I would love to start my own family and live here--but if bars and pubs are allowed too close to these family housing areas they will destroy this family environment and decrease property values.

As it is, we are struggling to keep safe neighborhoods in areas, that 20 years ago we never would have dreamed would have a crime problem. Please know there are a large number of people against the normalization of alcohol. I urge you to promote safer neighborhoods and not pass this ordinance.

I am know that alcohol would be great for local restaurant owners, and great for SLC's image. But please, it is not worth our image or better drinking options to compromise the safety of our families or price or our property.

Thank you for your time,

Candace Little  
801-232-7865

## Traughber, Lex

---

**From:** Hansen, Tami  
**Sent:** Wednesday, January 20, 2010 11:11 AM  
**To:** Traughber, Lex  
**Subject:** FW: NO "normalization of alcohol"  
  
**Categories:** Other

---

**From:** Heath Sorensen [mailto:mheathsorensen@hotmail.com]  
**Sent:** Saturday, January 16, 2010 12:30 PM  
**To:** Hansen, Tami  
**Subject:** NO "normalization of alcohol"

I am a concerned former resident of SLC, and I enjoy the protection my family still receives living in Salt Lake City. I strongly disagree with the proposal of the "normalization of alcohol" by City Council. I was the first to the scene of the horrible drunk-driving crash when Bishop White lost his wife and three children over two years ago, as it happened just outside my home, and I have almost lost loved ones to drunk-driving. The less bars there are in residential neighborhoods, the fewer drivers there will be that think they only have a few blocks to get home, drunk driving!

I am very happy with the direction the city is going in, so WHY digress? Keep my family, your family, and Salt Lake City's family safe!

Heath Sorensen

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## Traughber, Lex

---

**From:** Hansen, Tami  
**Sent:** Wednesday, January 20, 2010 11:09 AM  
**To:** Traughber, Lex  
**Subject:** FW: SLC zoning ordinance  
  
**Categories:** Other

---

**From:** Nancy Rigby [mailto:rigby25@comcast.net]  
**Sent:** Friday, January 15, 2010 10:52 AM  
**To:** Hansen, Tami  
**Subject:** SLC zoning ordinance

Dear Tami:

I understand that you are voting on a zoning ordinance which will allow bars in neighborhoods. I am very much against that and I hope that you will vote against this proposal. Thank You.

Sincerely,

Nancy Rigby

## Traughber, Lex

---

**From:** Hansen, Tami  
**Sent:** Wednesday, January 20, 2010 11:05 AM  
**To:** Traughber, Lex  
**Subject:** FW: Normalization of Alcohol Ordinance

**Categories:** Other

---

**From:** Alan Jorgensen [mailto:alan@beehivecredit.com]  
**Sent:** Friday, January 15, 2010 9:27 AM  
**To:** Hansen, Tami  
**Subject:** Normalization of Alcohol Ordinance

Ms. Hansen,

I'm writing you to express my opposition to the normalization of alcohol ordinance proposed to the Planning Commission.

I enjoy the diversity of my Sugarhouse neighborhood but do not equate taverns and social clubs in a neighborhood setting with diversity.

This is a safety issue for my neighborhood and could be very detrimental to property values in any neighborhood.

Thank you for your consideration.

Regards,

Alan Jorgensen  
1832 Garfield Ave

Alan Jorgensen  
Business Development Officer  
Beehive Credit Union  
P 801-484-8811  
F 801-464-8849

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## Traughber, Lex

---

**From:** Hansen, Tami  
**Sent:** Wednesday, January 20, 2010 11:05 AM  
**To:** Traughber, Lex  
**Subject:** FW: I disagree with ordinance  
  
**Categories:** Other

---

**From:** Colleen [mailto:cbauman14@yahoo.com]  
**Sent:** Friday, January 15, 2010 8:48 AM  
**To:** Hansen, Tami  
**Subject:** I disagree with ordinance

I have been informed that there is an ordinance being considered which would allow the normalization of alcohol. I want to express my concern with and opposition to this ordinance being passed. Allowing alcohol to be consumed within neighborhoods seems against the common good. I would urge this ordinance to be voted down.  
Colleen Bauman

## Traughber, Lex

---

**From:** Hansen, Tami  
**Sent:** Wednesday, January 20, 2010 11:04 AM  
**To:** Traughber, Lex  
**Subject:** FW: Normalized Alcohol Ordinance

**Importance:** High

**Categories:** Other

---

**From:** Jared Steele [mailto:steele7@hotmail.com]  
**Sent:** Thursday, January 14, 2010 11:26 PM  
**To:** Hansen, Tami  
**Subject:** RE: Normalized Alcohol Ordinance  
**Importance:** High

Dear Ms. Hansen,

As life-long resident of Salt Lake City, I wish to express my complete opposition to the normalized alcohol ordinance that would allow social clubs and taverns to open their doors to the public in residential neighborhoods, which is a proposal that a committee is considering. While I have no objections at all of an appropriate age who wish to partake of alcohol in whatever form having reasonably ready access to it, the establishment of clubs and taverns in traditionally residential areas will, I think, disrupt the long established sense of neighborhoods, change the character of some of the most desirable areas for raising families at every socio-economic level, and may well have a negative impact on property values at a time when such a turn of events would be particularly painful to many.

Not only this, but allowing this ordinance to pass will increase and create safety problems in our neighborhoods. There will inevitably be an increase in the number of drivers with some impairment on residential streets and driving through residential intersections. This is not something to take lightly and something that caused much concern being a father of elementary school aged children.

I would respectfully but strongly urge you and your committee to turn down the proposal and retain tradition and character of our residential neighborhoods throughout the city.

Please forward and pass this message along to the Planning Commission so my voice is heard.

Regards,

Jared Steele  
1314 Emigration St  
Salt Lake City, UT 84108

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Hotmail: Powerful Free email with security by Microsoft. [Get it now.](#)

## Traughber, Lex

---

**From:** Paul Christenson [paulchristenson@hotmail.com]  
**Sent:** Tuesday, January 19, 2010 8:28 PM  
**To:** Traughber, Lex; paulchristenson@hotmail.com  
**Subject:** Liquor Normalization

**Categories:** Other

Dear Sir,

I live at 1831 Connor Street and would like to comment on the proposed "liquor normalization" issues contemplated by various city committees and the City Council. It is my understanding that Mayor Becker is the proponent of this.

I wholeheartedly support some of the liquor normalization issues taken by the City, such as increasing the number of liquor-serving establishments available in downtown blocks. I think this will support economic development and also make enforcement easier.

However, I think we should stop our changes to more urban areas and now allow any changes to the ability to serve liquor in neighborhood areas, especially areas zoned CN. I have no problem normalizing what occurs in the CG zone. One of Salt Lake's charms is the distinct character of its neighborhoods. While I don't have a problem with restaurants serving liquor, allowing taverns or bars into these areas is troubling to me. These types of establishments reduce the property values of the surrounding residences and have the potential to cause numerous safety problems.

I have been very impressed with the Mayor's willingness to reach compromises on many issues recently that have polarized our city. Hopefully the same willingness to try to come up with a workable solution for all will be reached on this topic as well. Normalizing liquor laws in more urban areas, such as the D-1, D-2, D-3, D-4 and CG zones seems entirely appropriate to me. However, I beg you not to make changes that could affect the great character of our neighborhoods.

Please call me at 801-232-9488 with any questions.

Sincerely,

Paul Christenson

## Traughber, Lex

---

**From:** cwaters6@mymail.slcc.edu  
**Sent:** Tuesday, January 19, 2010 10:18 AM  
**To:** Traughber, Lex  
**Subject:** Normalization of Alcohol Ordinance  
  
**Categories:** Other

I hope you will vote against the Normalization of Alcohol Ordinance. Extending the use of alcohol into neighborhoods like ours is bad for the neighborhood and the city.

## Traughber, Lex

---

**From:** DeLaMare-Schaefer, Mary  
**Sent:** Tuesday, January 19, 2010 1:13 PM  
**To:** Traughber, Lex  
**Subject:** Fw: Alcohol Ordinance

**Categories:** Other

FYI

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**From:** Stanczyk, Robyn  
**To:** DeLaMare-Schaefer, Mary; Carlile, Chase; Sommerkorn, Wilford  
**Sent:** Tue Jan 19 13:11:20 2010  
**Subject:** FW: Alcohol Ordinance

forwarded

---

**From:** Ellen Reddick [mailto:ellenred@comcast.net]  
**Sent:** Tuesday, January 19, 2010 12:42 PM  
**To:** Gray, Frank; Martin, JT; Council Comments  
**Subject:** Alcohol Ordinance

January 19, 2010

Dear Frank & JT,

The Vest Pocket Business Coalition is very much in favor of supporting the Alcohol Ordinance in discussion.  
We have a few questions:

What violations are on record for neighborhood establishments covered by this ordinance?  
What restrictions are placed on these businesses: hours, parking, use limitations?

We would like the general public to have a clear picture of the impact or lack thereof on neighborhoods of the businesses that this ordinance addresses.

Thank you for your time.

*Ellen Reddick*  
801.581.0369

## Traughber, Lex

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**From:** Council Comments  
**Sent:** Tuesday, January 19, 2010 9:51 AM  
**To:** City Council Members  
**Cc:** City Council Liaisons; ccFront Office; Weeks, Russell; Traughber, Lex  
**Subject:** FW: Mayor's Alcohol Amendments  
**Attachments:** No Residential Bars.docx

**Categories:** Other

Council Members,

Below is an e-mail from DeWitt Smith to Council Member Love regarding the proposed liquor zoning amendments, received through Council Comments. DeWitt has attached a flyer a lawyer has prepared in opposition as well, it outlines how to stop residential bars and gives an overview of the proposed changes.

Thanks,

**Mellisa Ridgeway**  
Staff Assistant  
City Council Office  
(801) 535-7615

---

**From:** DeWitt Smith [mailto:dewitt@darnfastnet.com]  
**Sent:** Sunday, January 17, 2010 8:14 PM  
**To:** Council Comments  
**Subject:** Mayor's Alcohol Amendments

Hi Jill,

I did attend the Planning Commission open house on Thursday (same day I dropped off the info packet for you...) and got updated on several items. I also gave the staff the list of items of concern and hoped they could look into it, perhaps incorporate some of the ideas as the report goes to the Planning Commission. Remains to be seen; since we won't even have the proposed amendments until 4-5 days before the commission meets.

Attached is a document prepared by a lawyer in Sugarhouse area; working independantly to anyone I know. This is "his group's take" on the proposed amendments.

Thanks, again, for your leadership!-DeWitt

*Stop Salt Lake City Mayor Ralph Becker from bringing bars and liquor stores into our residential neighborhoods!*

**Three Things You Should Know About Mayor Becker's Proposal to Allow Residential Bars:**

- Mayor Becker's alcohol proposal would allow bars next to single family dwellings and neighborhood businesses, such as child daycare centers and preschools
- Mayor Becker's alcohol proposal would affect all of Salt Lake City, and have especially dire consequences for the West Side and Liberty Park communities
- Public opinion does not support Mayor Becker's proposal for residential bars

**Four Ways to Stop Residential Bars:**

- Send an email expressing your opposition to the Salt Lake Planning Commission at [tami.hansen@slcgov.com](mailto:tami.hansen@slcgov.com)
- Sign a petition and ask your neighbors to sign – for a copy, email: [noresidentialbars@gmail.com](mailto:noresidentialbars@gmail.com)
- Attend the meeting of the Salt Lake Planning Commission on January 27, at 5:45 pm in the City Hall
- Contact your City Council representative

## Traughber, Lex

---

**From:** Michael Erickson [mkerickson@gmail.com]  
**Sent:** Tuesday, January 19, 2010 2:45 PM  
**To:** Traughber, Lex; Hansen, Tami  
**Subject:** public comment on alcohol normalization  
**Attachments:** Analysis of Planning Commission Staff Report.pdf  
  
**Categories:** Other

Dear Lex,

I am opposed to the alcohol normalization ordinance. I believe that bars -- including sports bars, bar & grills, and brewpubs -- are inappropriate in RB and CN zones. Some of these zones include daycare centers and preschools and other community businesses that are not compatible with any type of bar. In addition, all of these zones are nestled within residential neighborhoods, and bars are inappropriate neighbors for single-family dwellings.

I am also disappointed that this ordinance will have such a disproportionate effect on West side and Liberty Park communities.

Finally, I believe that the public does not support this ordinance. I canvassed my neighbors on my street block. Fourteen are opposed. Only four were in favor. Several others needed more time to study the issue. I have also spoken with local business owners and managers in 15th & 15th and the 11th East Corridor. A majority of those with whom I have spoken oppose the current alcohol proposals.

I have included a more detailed analysis. Please let me know if you have any difficulty reading the attached document. Please include it with this email in your report to the Planning Commission.

At a minimum, I believe that the CN and RB zones should not be changed and therefore should continue not to allow any alcohol-serving establishments other than local restaurants. But even the CB districts -- which I emphasize are "community" business districts -- are also inappropriate locations for bars. I support efforts to remove the alcohol map only if the current zoning remains largely unchanged. I believe that there are sufficient areas within the city currently to host bars. I do not believe that it is appropriate to rezone the city in a way that increases the areas that can host bars.

I would also like to ask for an opportunity to speak at the upcoming meeting of the Planning Commission. You indicated to me that the proper procedure for doing so would be to fill out a card upon arriving for the meeting. Please let me know if the procedure changes, so that I may reserve an opportunity to speak.

Thank you for your consideration.

Kindest regards,

Mike Erickson

## OVERVIEW

Do you want bars in your residential neighborhood? If not, you need to act now to prevent Mayor Ralph Becker from pushing through drastic changes to Salt Lake City's zoning laws.

Do you have local businesses in your neighborhood? A local daycare or preschool, grocery or convenience store, hair salon or barbershop, doctor/dentist office, floral shop, gas station, bookstore, clothing store, or small, local restaurant? Chances are that these areas are zoned "Residential Business (RB)" or "Commercial Neighborhood (CN)", and Mayor's Becker alcohol proposal would allow liquor stores and certain types of bars (such as sports bars and brewpubs) to occupy these residential business areas.

CN & RB areas include (at least): 15th S. & 15th E., 13th S. & 17th E., 13th S. & 11th E., South Temple & E Street, 11th E. b/w 13th S. & 21st S., 9th S. b/w 3rd & 4th E., Stratford Ave. b/w Glenmore & Hartford Streets, 13th S. & 9th W., Indiana Ave. b/w Pueblo & Navajo, 4th S. & Concord, 4th S. & 9th W., 5th N. & Oakley, 10th N. & 14th W., 13th N. & Redwood.

Or do you live near a small, commercial center, such as a Smith's Food & Drug, Big Lots, or so forth? Chances are that these areas are zoned "Commercial Business (CB)" and are not far from residential dwellings. Mayor Becker's alcohol proposal would allow multiple liquor stores and bars to occupy these commercial centers in your local neighborhood. Any type of bar, including hard-core taverns and social clubs, could be allowed.

CB areas include (at least): Smith's in the Avenues, 9th S. & 9th E., 21st S. & 21st E., Parleys Way b/w 23rd E. & Foothills Dr., 7th East Shopping Center (2nd S. & 7th E.), 17th S. & Foothills Dr., Foothill Clinic, Glendale Shopping Plaza, Rose Park Shopping Center, 10th N. & 9th W., and 7th N. & Redwood.

These proposals are part of Mayor Becker's alcohol "normalization." It is a drastic revision of current Salt Lake City zoning laws. It would allow bars to operate next to single-family residential homes and neighborhood businesses, such as daycare centers and preschools. It would affect every residential business in the city, which would have particularly dire consequences for the West side and Liberty Park communities, which have more neighborhood businesses. Much of the public is unaware of Mayor Becker's proposal, and early public comment appeared not to fully understand the reach of Mayor Becker's proposal into residential

neighborhoods. Only a minority of respondents expressed any support for the concept of neighborhood bars. During the public comment process, the Mayor's office has consistently over counted support for and under counted opposition against neighborhood bars. Recent comments demonstrate that the public is becoming more aware of the Mayor's proposals and that the majority of the public opposes bars in residential neighborhoods. Mayor Becker's response to public opposition to his proposals has not been adequate.

The most complete source of information regarding the Mayor's proposal can be located in the SLC Planning Commission Staff Report dated December 9, 2009 (hereinafter "Planning Commission Staff Report"): <http://www.slcgov.com/boards/plancom/2009/December/Alcohol%20Regulations.pdf>.

To understand the Mayor's proposal, it may be necessary to view the zoning map, located at (click on "Zoning" at the bottom of the page): <http://www.slcgov.com/publicservices/Engineering/imaps.htm>.

Below is an analysis of the Planning Commission Staff Report.

- I. BACKGROUND ON MAYOR BECKER'S PROPOSAL FOR ALCOHOL "NORMALIZATION"
- II. MAYOR BECKER'S ALCOHOL PROPOSAL WOULD ALLOW BARS NEXT TO SINGLE FAMILY DWELLINGS AND NEIGHBORHOOD BUSINESSES, SUCH AS DAYCARE CENTERS AND PRESCHOOLS
- III. MAYOR BECKER'S ALCOHOL PROPOSAL WOULD AFFECT ALL OF SALT LAKE, AND HAVE ESPECIALLY DIRE CONSEQUENCES FOR THE WEST SIDE AND LIBERTY PARK COMMUNITIES
  - a. East Bench
  - b. Avenues
  - c. Sugarhouse, Yalecrest, and Wasatch Hollows
  - d. Liberty Wells and Liberty East
  - e. West Salt Lake, Glendale, and Rose Park
- IV. PUBLIC OPINION DOES NOT SUPPORT MAYOR BECKER'S PROPOSAL FOR RESIDENTIAL BARS
  - a. Mayor Becker's proposal for residential bars has not been well publicized.
  - b. Only a Minority Support Neighborhood Bars.
  - c. The Mayor's Report Under Counts Opposition Against Neighborhood Bars.
  - d. Other Efforts To Inform the Public Were Inadequate.
  - e. The Majority of Recent Comments Oppose Neighborhood Bars.
  - f. Mayor Becker's Response to Public Opposition Is Inadequate.

## **I. BACKGROUND ON MAYOR BECKER'S PROPOSAL FOR ALCOHOL "NORMALIZATION"**

Mayor Becker's proposal amends the city zoning laws to allow bars and liquor stores to operate almost anywhere in the city, including residential neighborhoods. For example, the current proposal would allow sports bars and brewpubs to operate in "Residential Business" and "Commercial Neighborhood" zones. Currently, these zones are restricted to local, neighborhood businesses, such as child daycare centers, preschools, libraries, medical offices, convenience stores, bookstores, hair salons, art galleries, and small restaurants. Many of these zones are nestled within densely populated residential neighborhoods. Mayor Becker's proposal would also allow hard-core bars, such as taverns and social clubs, in areas zoned "Commercial Business," which currently cannot host bars and are often located next door to residential homes.

Mayor Becker's proposal to open up residential neighborhoods to bars and liquor stores is part of a broader proposal to overhaul the zoning laws for bars and liquor stores all over the city. The Mayor's initiative began last summer on the heels of the changes to the state law regulation of bars. Although the proposal includes across-the-board expansions for bars and liquor stores in both downtown and residential districts, the proposal has been referred to simply as "alcohol normalization."

In a letter last September to Salt Lake City residents, Mayor Becker asked for public comment on his proposal, describing the draft ordinance as an effort "to comply with new state laws." Presumably, the need for state law compliance is the reason for referring to the ordinance as "alcohol normalization." Accordingly, the Mayor's proposal revises, to conform with state law, the definitions of the various types of predominantly alcohol-serving establishments, such as taverns, social clubs, dining clubs (e.g., sports bars), brewpubs, and microbreweries. But the Mayor's proposal goes far beyond "alcohol normalization." In short, it is a top-to-bottom revision of the current zoning regulations for bars and liquor stores in residential, commercial, downtown, and manufacturing districts.

## **II. MAYOR BECKER'S ALCOHOL PROPOSAL WOULD ALLOW BARS NEXT TO SINGLE FAMILY DWELLINGS AND NEIGHBORHOOD BUSINESSES, SUCH AS DAYCARE CENTERS AND PRESCHOOLS**

Mayor Becker's proposal is a drastic departure from the city's current zoning laws. Under the mayor's proposal, business areas nestled within

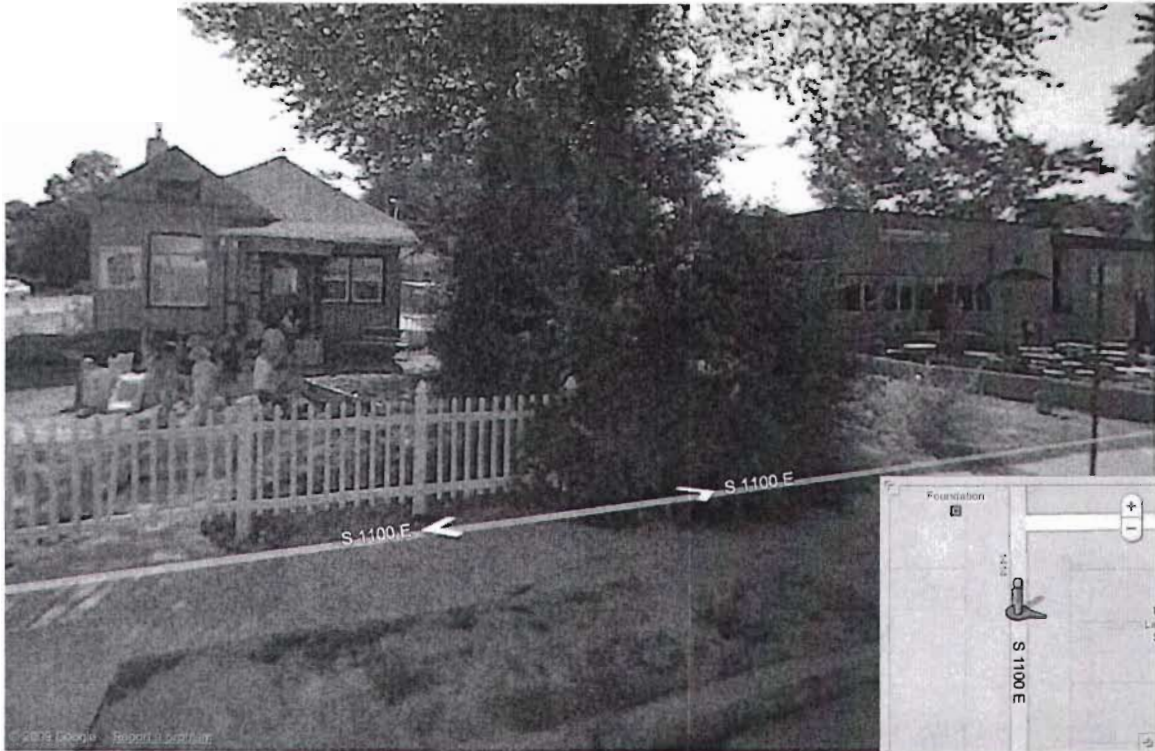
residential neighborhoods--such as "Commercial Neighborhood (CN)" and "Residential Business (RB)" districts--would be rezoned to allow liquor stores unconditionally and dining clubs (e.g., sports bars) and brewpubs that obtain a permit.

Currently, all types of bars and liquor stores are prohibited from operating in Commercial Neighborhood and Residential Business districts. Areas designated as "Residential Business" and "Commercial Neighborhood" are typically occupied by local, neighborhood businesses that are generally welcomed by the residential neighborhoods. For example, some of the businesses in these areas typically include local grocery and convenience stores, hair salons, dance studios, art galleries, and local restaurants. These businesses are not controversial, and can be used by most of the surrounding residential homes. Almost all CN and RB zones are surrounded by residential, single-family homes.

Mayor Becker's proposal would allow liquor stores and certain types of bars called "dining clubs" (e.g., Legends Sports Bar & Grill, 677 S. 200 W., and Fiddler's Elbow, 1063 East 2100 South) and "brewpubs" (e.g., Squatter's Pub Brewery, 147 W. Broadway) to operate in RB and CN zones. In addition to serving alcohol, these bars also sell significant amounts of food. In short, these types of bars are sports bars, bars & grills, and pubs.

Residential neighborhoods are not appropriate for any type of bar. In some neighborhoods, bars could open next door to single-family dwellings. Bars are not compatible with residential housing. Moreover, bars are not compatible with the local neighborhood businesses already established. For example, child daycare centers and preschools are often located in CN and RB zoned areas. Mayor Becker's proposal could possibly allow bars next to several currently operating preschools.

The McKee Language School on 11th East (intersection with Browning) is in a "Residential Business" zone. Currently, its next-door neighbor is a local coffee shop. (Please see attached picture.) Mayor Becker's proposal would allow a sports bar, bar & grill, or brewpub to move in next door. Mayor Becker's office believes that the market should decide where to locate bars. Because Westminster College is only a few blocks away, there may be a significant market for a bar in the neighborhood. But that does not mean that it is a good thing for the neighborhood. Currently, bars such as Fiddler's Elbow may operate in the Sugarhouse shopping area along 21st South. That is a more reasonable location because it is not nestled within a residential neighborhood.



Another example is the Salt Lake Cap Head Start located on 1307 South 900 West in West Salt Lake. Head Start is a large early child development center. The corner of 13th S. and 900 W. is zoned as "Commercial Neighborhood." Currently, a convenience store and a local auto repair shop are on opposite corners of this large child development center. Under Mayor Becker's proposal, a sports bar, bar & grill, or pub could occupy one of these nearby locations.

Yet another preschool in West Salt Lake is located on Indiana Ave. This area is also designated as "Commercial Neighborhood." There are several local restaurants and convenience stores in this neighborhood business area. These businesses are also surrounded by residential neighborhoods. There appears to be a preschool operating on the corner of Indiana Ave. & 14th W. It may be a fairly new preschool, as it cannot be located with a Google search; however, it does appear with Google Map's Street View. Under Mayor Becker's proposal, any of the businesses surrounding the preschool could be turned into a sports bar, bar & grill, or pub.

I asked city planners whether the Mayor's proposal would allow bars to operate next to daycare centers and preschools. They told me that they did not know because it was a matter of state law. I researched the issue. State law prohibits bars from operating near schools and churches, but daycare facilities and preschools are not considered "schools" for purposes

of state law. For the applicable section of Utah Code, see Title 32A, Chapter 1, Section 105, subsection 57. Utah Code 32-1-105(57). All three of the identified preschools are in the west and central regions of Salt Lake City. As the next section describes, Mayor Becker's proposal will have disproportionate consequences for these regions.

### **III. MAYOR BECKER'S ALCOHOL PROPOSAL WOULD AFFECT ALL OF SALT LAKE, AND HAVE ESPECIALLY DIRE CONSEQUENCES FOR THE WEST SIDE AND LIBERTY PARK COMMUNITIES**

As described above, one of the most drastic changes that Mayor Becker proposes is to allow dining clubs (e.g., sports bars), brewpubs, and liquor stores into "Commercial Neighborhood (CN)" and "Residential Business (RB)" districts. For the most part, these small residential and neighborhood businesses would be located in the West side and Liberty Park communities (including West Salt Lake, Glendale, Rose Park, Liberty Wells, and Liberty East). There are no affected CN or RB areas in the East Bench, only one in the Avenues, and only a handful combined in the Sugarhouse, Yalecrest, and Wasatch Hollows areas. In contrast, numerous affected CN and RB districts are present throughout the West side and Liberty Park communities.

**East Bench.** This is likely the least affected neighborhood in Salt Lake City. Except for businesses along Foothill Dr., there are currently no residential or neighborhood businesses. This is not to say that residents of the East Bench will not be affected by Mayor Becker's proposal. But they will not see the most drastic changes. In addition to allowing certain types of bars into CN and RB districts, Mayor Becker would also change the zoning for "Commercial Business" districts. Smaller than the larger "Commercial Shopping" districts (such as the Foothill Village and Sugarhouse shopping centers), CB districts are often along major roads, but are also often next door to residential housing. Mayor Becker's proposal would allow any type of bar into CB districts, including predominantly alcohol establishments such as taverns and social clubs. In the East Bench, these CB districts are clustered along Foothill Dr., including the Foothill Clinic and the small shopping area near the intersection of 17th South. The CB districts along Parley's Way would also be changed to allow any type of bar to operate there.

**Avenues.** Although there are a handful of residential CN districts, all of these but one would remain unaffected, primarily because of the Mayor's exception for parcels less than 1/2 acre (discussed in more detail below).

Surprisingly, Mayor Becker's exception only appears to apply significantly to the Avenues, as other regions of the city typically have larger parcels. Furthermore, the only affected CN district borders South Temple, which essentially leaves the Avenues untouched by the Mayor's proposal for CN and RB districts. Again, as in the East Bench, residents of the Avenues still have cause for concern. The Smith's Food and Drug, nestled among many residential houses, is a CB district, which means that Mayor Becker's proposal would allow any type of bar whatsoever into these neighborhoods.

**Sugarhouse, Yalecrest, and Wasatch Hollows.** These areas will be affected significantly, but not as much as the West side and Liberty Park communities. Both 15th & 15th and 13th S. & 17th E. are CN zones. Unlike the Avenues, the parcels are large enough to meet the 1/2 acre requirement, especially if combined. Thus, these areas would be ripe for sports bars, bars & grills, and brewpubs. In Sugarhouse, the stretch along 21st S. (just opposite Sugarhouse Park) and the businesses along Statford Ave. are also CN zones. Furthermore, there are larger CB districts along Parleys Way, on Highland Dr. between 27th S. and 33rd S., and at the intersection of 27th S. & 20th E. Unlike the CN districts, which would be limited to one alcohol establishment per 600 feet, these CB districts could have multiple bars of any variety, including hard-core taverns and social clubs.

But the greatest impact will be felt by the West Salt Lake, Rose Park, Glendale, and Liberty Wells, and Liberty East communities.

**Liberty Wells and Liberty East.** Both of these areas have long stretches of "Residential Business (RB)" districts. Almost the entire area along 11th E. from 13 S. to 21st S. is zoned as RB. Another long RB zone includes the stretch of 9th S. west of Liberty Park. Although many businesses are huddled together along these stretches, the businesses are focused on residential living, such as daycare facilities and local grocery stores. These areas are not well suited for any type of bar, and such establishments could drastically change the character of the surrounding neighborhoods. In addition, numerous CN districts are pocketed throughout intersections in the Liberty Wells and Liberty East regions. Similar to RB zones, these areas are not compatible with bar-like establishments of any kind. Finally, there are several CB areas including 17th S. & 9th E. and 21st S. west of the Sugarhouse shopping center that would be rezoned to allow for all types of bars in any amount of density. Both of these CB areas share borders with single-family home dwellings.

**West Salt Lake, Rose Park, and Glendale.** Similar to the Liberty Park communities, the West side communities will be significantly affected. Both the Glendale and Rose Park shopping centers are zoned CB. Unlike some CB zones that only border residential neighborhoods, the Glendale and Rose Park shopping centers are surrounded by residential dwellings on almost every side. There are also other CB areas at 10th N. & 9th W. and 7th N. & Redwood. Under the Mayor's proposal, all of these areas could become host to any type of bar, including taverns, social clubs, sports bars, and brewpubs. Additionally, unlike the smaller CN and RB areas, these CB areas may have multiple bars collected together. In addition to the CB areas, there are at least five CN areas in Rose Park alone that could host sports bars and brewpubs, including: 5th N. & Oakley, 5th N. & Redwood, 13th N. & Redwood, 10th N. & 14th W., 6th N. & 12th W. South of I-80, there are at least another five CN areas, including: 13th S. & 9th W., Indiana Ave. & 14th W., 1st S. & 9th W., 4th S. & Navajo, California & Emery. As with other CN areas, those in West Salt Lake are currently occupied by, for example, small grocery and convenience stores, hair salons, and local restaurants. Additionally, several of these CN areas host daycare centers and preschools. For example, Salt Lake CAP Head Start is located in a CN area at 13th S. & 9th W.

In summary, residents from the East Bench, Avenues, Yalecrest, Wasatch Hollows, and Sugarhouse areas will not be as affected by the Mayor's proposal as those from the West side and Liberty Park communities. City planners have given no explanation for the disproportionate effect. City planners have not made official notice of the disparity, nor taken any apparent steps to ameliorate it.

#### **IV. PUBLIC OPINION DOES NOT SUPPORT MAYOR BECKER'S PROPOSAL FOR RESIDENTIAL BARS**

**Mayor Becker's proposal for residential bars has not been well publicized.** On August 13, 2009, the Salt Lake Tribune published an article entitled "SLC quietly brews major liquor overhaul." According to the Tribune, Mayor Becker's inner circle deliberated how to overhaul Salt Lake City's liquor laws for "nearly a year." Although the article mentioned "neighborhood pubs," it described the locations for such businesses as "established commercial areas." The article did not describe that these areas would be nestled within dense residential areas.

As mentioned above, Mayor Becker's September letter to Salt Lake City residents described his proposal as "an effort "to comply with new state laws." *Mayor Becker's letter never mentioned changes to the zoning laws*

*or the possibility of residential bars and liquor stores.* It merely included a link to a memorandum dated August 28, 2009, regarding the draft regulations by city planner Lex Traughber. Mr. Traughber's memo similarly drew little attention to the prospect of residential bars, describing the proposed zoning changes as affecting only "less intense commercial, mixed-use areas." To understand that the zoning changes would affect residential neighborhoods, readers had to scroll through the dense list of "Draft Land Use Tables" at the end of the memo.

For a copy of the Mayor's letter, see:  
<http://www.slcgov.com/mayor/pages/publiccomment3.htm>.

For a copy of Mr. Traughber's memo, see:  
[http://www.slcgov.com/mayor/news/2009/alcohol\\_draft.pdf](http://www.slcgov.com/mayor/news/2009/alcohol_draft.pdf).

**Only a Minority Support Neighborhood Bars.** The Mayor's office reports that it received only 169 total comments regarding the "alcohol normalization" proposal during the official public comment period. Of these, only 57 expressed some support for neighborhood bars. Most of the respondents passed no opinion with respect to neighborhood bars, commenting instead on bars in the downtown area or state liquor laws in general. Of the 57 who supported neighborhood bars, a number of them were previously residents of Eastern cities--including Pittsburgh, New York, Chicago, Boston, and Washington D.C.--and desired similar access to neighborhood bars as they experienced in those cities.

Of the respondents that objected to the Mayor's alcohol proposal, most expressly objected to the idea of neighborhood bars. Many of the comments opposed to neighborhood bars expressed a desire to preserve Salt Lake City's "uniqueness" and family-friendly environment and expressly rejected changes that would make Salt Lake City more like other cities. For a record of the public comments, see Planning Commission Staff Report, Exhibit J (link above).

**The Mayor's Report Under Counts Opposition Against Neighborhood Bars.** The Planning Commission Staff Report includes a number of mistakes that consistently over count support for and under count opposition against neighborhood bars.

The Mayor's Office Report is included as Exhibit I in the Planning Commission Staff Report (see link above). The Mayor's Office Report indicates that only 38% of those opposed to the Mayor's proposal cited opposition to neighborhood bars as a reason. That is inaccurate. By my

independent count, approximately 60% of those opposed expressly objected to neighborhood bars. The remaining 40% may have been unaware of the proposal for neighborhood bars because the Mayor's request for comment failed to mention it.

Even more troubling, the Mayor's Office Report counts as "undeclared" comments that clearly oppose the Mayor's proposal. For example, the following comment from Julianne Smith is labeled "undeclared," rather than "opposed," even though it is clear that she opposes the Mayor's proposal: "I ask that the city not remove the current zoning restrictions for places that serve alcohol." This omission is particularly troubling because Ms. Smith is a Central City Community Council member. For a record of the public comments, see Planning Commission Staff Report, Exhibit J (link above).

Furthermore, many of the comments that the Mayor's office unequivocally label "support," only approve of the proposed changes to a limited degree. For example, although one comment generally supports the Mayor's proposal, it also cautions: "Let's not see bad neighborhoods have a bar on every corner to compound their social problems unfairly." Another qualifies approval on the condition that "not everyone wants to live next to a bar so the location would have to be very critical." Yet another comment appears to support bars near public transit stations, but not residential neighborhoods: "Also it might still be a good idea to keep drinking establishments away from residential areas, this seems that if there are these establishments in residential areas that will bring more drunk drivers into neighborhoods and in the middle of the day with children present could present a problem." Again, for a record of the public comments, see Planning Commission Staff Report (link above).

Indeed, of all 169 received, the most compelling comment against bars in residential neighborhoods is a comment characterized as "support." Bill Komlos, a former resident of downtown Chicago, clearly supports alcohol reform in Salt Lake City, but he cautions against bars in neighborhoods. Mr. Komlos describes himself as a "drinker" who comes "from a long line of alcohol consumer." In graphic detail, he describes his childhood experience of witnessing a patron of the local neighborhood bars hemorrhage and die in broad daylight. He counts these images as his "strongest memories" of his local neighborhood bars "after almost 50 years." Mr. Komlos describes this experience as "just life" and part of the "fabric of a big city." But he cautions against bringing these experiences into neighborhoods: "I'm not sure I like seeing brewpubs or what other euphemisms in the CN regions of my neighborhood." More to the point, he

writes: "Keep it out of the neighborhoods." Although the Mayor counts this comment as support, Mr. Komlos clearly opposes the Mayor's proposal to allow brewpubs in CN regions.

The following is Bill's complete description of his experience. Appropriate reader discretion is advised due to the graphic nature.

*I grew up in downtown Chicago. As a kid, I lived directly across from the Monte Carlo and less than 200 ft down the street from Flo's Tavern. . . . My strongest memories of these bars after almost 50 years ago, are of some poor old sot throwing up in the alleyway next door to the Monte Carlo and starting to hemorrhage. This was in the afternoon and the blood was everywhere. The drunk died and was swept away, but I'll never forget watching him trying to hold himself up against the brick wall, bent over heaving, and the blue of his face as blood poured out of his mouth and nose. And him falling down and over like a sack.*

**Other Efforts To Inform the Public Were Inadequate.** In addition to Mayor Becker's letter for public comment, the Mayor's office also conducted an Open House on August 20, 2009. Only three people attended. The Mayor's office also conducted nine focus group meetings from September 18, 2009 to November 24, 2009. However, the Mayor's office did not specify the number of attendees for the meetings, other than the two conducted in the downtown region. Finally, the Mayor's office promised to conduct polling, but no polling data was ever released to the public.

**The Majority of Recent Comments Oppose Neighborhood Bars.** Since the public comment period officially closed, city planners continue to receive comment regarding the Mayor's proposal. As of January 14, 2010, the city planners report having collected an additional 73 public comments. These comments have not yet been publicly reported. Initial reports suggest that the majority of public comment is opposed to neighborhood bars.

**Mayor Becker's Response to Public Opposition Is Inadequate.** After gathering public comment, the city planners made several changes based on public comment. The Planning Commission Staff Report (see link above) indicates that "[t]he original proposal called for taverns, social clubs, and brewpubs in [neighborhood commercial] zones, resulting in substantial opposition from the public." Unfortunately, the Mayor's office only made minor adjustments in response to public opposition. Presently, the Mayor's proposal still allows for the operation of dining clubs (e.g.,

sports bars) and brewpubs in Commercial Neighborhood (CN) and Residential Business (RB) zones. Many, if not all, of these areas are nestled within residential neighborhoods.

In response to public opposition, the Mayor's office also proposes requiring sports bars and brewpubs to occupy at least one half (1/2) acre and also prevents the clustering of two or more sports bars and brewpubs within 600 feet of each other. Although in theory a requirement to operate on at least 1/2 acre might limit sports bars from certain residential neighborhoods, in reality the Mayor's proposal only encourages larger sports bars and brewpubs in residential areas. On January 14th, city planners held an open house for public inquiries, during which detailed zoning maps were provided for inspection. Examination of these maps reveals that the 1/2 acre rule would affect primarily only the Avenues. Although many parcels in the remainder of the city are less than 1/2 acre, most parcels are adjacent to other parcels that could be conglomerated to circumvent the rule. Thus, the Mayor's rule is either a specific or incidental accommodation to the residents of the Avenues who would be spared neighborhood bars except for a few locations. Most of the rest of the city will be exposed to even larger bars in residential neighborhoods because of the Mayor's accommodation.

## Traughber, Lex

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**From:** Council Comments  
**Sent:** Tuesday, January 19, 2010 9:36 AM  
**To:** City Council (ALL)  
**Cc:** City Council Liaisons; ccFront Office; Traughber, Lex; Weeks, Russell  
**Subject:** FW: Tuesday, January 19, Meeting

**Categories:** Other

Council Members,

Below is a comment received from Council Comments from Flint Dickson supporting the Mayor's efforts on the upcoming census as well as opposing businesses providing alcohol. He believes that having alcohol available young men get into trouble.

Thanks,

**Mellisa Ridgeway**  
Staff Assistant  
City Council Office  
(801) 535-7615

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**From:** Flint Dickson [mailto:wflint@comcast.net]  
**Sent:** Monday, January 18, 2010 4:53 PM  
**To:** Council Comments  
**Subject:** Tuesday, January 19, Meeting

January 18,2010

I agree that Mayor is right and the City should do all it can to support the upcoming census.

I do not think that we need additional cafes, bars, restaurants to be be allowed to go into the alcohol business. I have lived in the Indian Hills since the mid sixties and have seen young men [my own] get into trouble when alcohol is made available to them. So I vote no more additional alcohol outlets.

I will try and attend the meeting but in case my health will not permit I am going on record to apposing any additional alcohol outlets in this District 6.

Thank you, William Flint Dickson, 1424 S. Indian Hills Circle, S.L.C., Ut. 84108

## Traughber, Lex

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**From:** Thomas Carter [tcarter@arch.utah.edu]  
**Sent:** Monday, January 18, 2010 5:47 PM  
**To:** Traughber, Lex  
**Cc:** Council Comments; Yalecrest CC Chair  
**Subject:** Alcohol Ordinance Changes

**Categories:** Other

Dear Mr. Traughber and Members of the City Council:

I will not be able to attend the public meeting next week concerning the proposed changes in the zoning for establishments serving alcohol.

I am a resident of the Yalecrest District, living at 1762 Michigan Avenue. With regard to the proposed changes, I want to vote in favor of them for the following reasons:

First, I have lived in various cities (Copenhagen, New York, Providence, RI, and Los Angeles) where bars are found within primarily residential (some mixed use) neighborhoods and feel that these establishments greatly contribute to the overall health of the community. Most of these cities have "corner bars" where people can obtain a beer or drink within walking distance of their homes. This kind of proximity cultivates/facilitates a sense of place (you identify yourself by the pub you go to) as well as a connection to your neighbors (in Rhode Island, many families would go down to the corner "taproom" after dinner to discuss the day's happenings and find out the local news). I don't have a TV, and it would be great to have a place to go later in the evening to catch the ball game or the nightly news programs. In most instances, the people who are going to abuse alcohol will do so anyway (in their homes). I don't think adding a few bars and brew pubs to the neighborhood mix is going to cause any more of a problem that we already have, and certainly what the children see on TV and on their ipods makes a few folks having a beer seem pretty tame. It's just no big deal.

Second, I think the city should do all that it can to create sustainable and walkable neighborhoods. Having a corner bar or pub will cut down on driving, and foster a culture of pedestrian (and bicycle) movement through the city. This is just another kind of "buy local" situation, where you keep folks in their neighborhoods and make it easier for them to find the various kinds of things that nee, close at hand, rather than having to drive to Costco or Squatters. If we're going to start a new tradition of staying close to home, you have to have the services people want. I think many in the Yalecrest area would appreciate being able to walk down to the corner and have a beer, watch some TV, and then amble on home without driving. I think it would be a wonderful addition to our part of the city. Let's do everything we can to bring goods and services to people rather than make them drive miles and miles to get them.

Finally, it's good that the city is looking to streamline its regulations and make zoning laws consistent with state laws and so forth. The big issue should be making the city government and the city itself work better, not whether people should have or not have bars down the street. Again, let the marketplace dictate these things. Some diversity is good, and I would welcome it.

Thanks.

Thomas Carter, PhD

## Traughber, Lex

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**From:** Nikee Miller [nikeemiller@gmail.com]  
**Sent:** Monday, January 18, 2010 4:07 PM  
**To:** Hansen, Tami  
**Cc:** Traughber, Lex  
**Subject:** Alcohol Normalization Ordinance

**Categories:** Other

I live in Sugarhouse and strongly oppose the proposed ordinance called the "normalization of alcohol." I'm shocked that anyone would think having bars in a residential area is a good idea.

I appreciate the time you put into gathering information from concerned residents. It does make a difference in the quality of our lives, and in turn, makes a difference in the quality of our community.

Best - Nicole Miller

## Traughber, Lex

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**From:** Luke Behrmann [lukebehrmann@gmail.com]  
**Sent:** Monday, January 18, 2010 10:43 AM  
**To:** Hansen, Tami; Traughber, Lex  
**Subject:** "normalization of alcohol"

**Categories:** Other

To whom it may concern,

I am just adding my voice to what I hope is a significant amount of opposition for any laws that allow for taverns, social clubs, and bars in residential neighborhoods. I am a Sugarhouse resident who lives close to a number of social clubs and bars and would not want to see these centers expanded into more residential living areas.

I do not see the purpose or social benefit of expanding anything that makes alcohol more accessible than it already is. I do not support you or any other members of the planning commission pushing through or voting for such legislation on the 27th of January.

Sincerely,

Luke Behrmann

## Traughber, Lex

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**From:** Sheila O'Driscoll [skb195@hotmail.com]  
**Sent:** Monday, January 18, 2010 7:11 AM  
**To:** Traughber, Lex  
**Subject:** FW: petition#PLCM2009-00495

**Categories:** Other

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From: skb195@hotmail.com  
To: lex.traughber@slcgov.com  
Subject: petition#PLCM2009-00495  
Date: Mon, 18 Jan 2010 07:09:03 -0700

Mr. Traughber,

I have been led to understand that you have been assigned as a city planner to oversee the revision of the SLC alcohol ordinance, regarding bars and taverns, etc. located in the neighborhoods of SLC. I also understand that at the January 27th Planning Commission meeting, the public will have an opportunity to speak regarding this issue. I will not be in SLC and therefore, unable to make public comment to the commission at that time.

I would like to express my serious concerns regarding this issue. Several months ago I was invited to attend a meeting with a small number of others who live, work, and/or own businesses in the Sugar House area. We discussed this issue. I still have concerns that this ordinance change will be rubber stamped through the Planning Commission and City Council without any real serious consideration for the potential negative impact to well established neighborhoods and residential property owners. We listed a number of concerns that could compromise the quality of life for people who live next to possible locations for bars and taverns. Those include: noise pollution, hours of operation, trash, parking bleed over into the neighborhood, crime, light pollution, smoking in front of or next to residential property, public notice before permits are given, etc.

My family has lived on the same corner in Sugar House for over 23 years. I like a residential neighborhood. I don't want the quality of life we expected and have enjoyed for that time to be ruined because of some short sighted "good idea" the mayor, planning commission, and city council think they have.

I have contacted my City Council Rep., JT Martin, and intend to alert and notify any neighbors and others who may also want to have some concerns and/ or questions addressed to our elected and appointed city officials before this overly broad and non specific ordinance is changed. Councilman Martin, was prompt in his reply to my concerns and indicated that there would be many opportunities for the public to give input, ask questions and address concerns to city officials before any action would be taken on this ordinance revision.

I sincerely hope that is the case. The public is watching.

Sincerely,  
Sheila O'Driscoll  
Dilworth District Trustee  
Sugar House Community Council

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## Traughber, Lex

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**From:** Heidi Morgan [heidimo24@yahoo.com]  
**Sent:** Sunday, January 17, 2010 1:59 PM  
**To:** Hansen, Tami; Traughber, Lex  
**Subject:** Proposed "Normalization of Alcohol" Ordinance

**Categories:** Other

To Whom It May Concern:

We would urge the planning commission and the city council to vote against the proposed "Normalization of Alcohol" Ordinance.

John and Nancy Poulton  
1469 Yuma Street  
Salt Lake City, Utah 84108

Ryan and Heidi Wall  
1469 Yuma Street  
Salt Lake City, Utah 84108

## Traughber, Lex

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**From:** Kerstin Bean [kerstin\_bean@yahoo.com]  
**Sent:** Saturday, January 16, 2010 1:10 PM  
**To:** Traughber, Lex  
**Subject:** OPPOSE normalization of alcohol ordinance

**Categories:** Other

Lex-  
I understand a vote will take place on January 27th on the normalization of alcohol ordinance. I want to express my strong opposition of this ordinance. My family lives close to many businesses, and I feel introducing bars or social taverns to our neighborhood is a huge safety concern. I know many of my neighbors share this same concern and hopefully you will hear from them as well.

Kerstin Bean  
Salt Lake City resident

## Traughber, Lex

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**From:** Karen B Maxwell [kbmaxwell@comcast.net]  
**Sent:** Saturday, January 16, 2010 12:37 PM  
**To:** Traughber, Lex  
**Subject:** Concerned

**Categories:** Other

Hello--you are the contact listed on the Planning Commission's agenda for the zoning amendment related to alcohol. I hope it is all right for me to contact you with questions. If not, could you please direct me to an email address that would reach the right person or persons?

The idea of having bars in residential neighborhoods is quite alarming to me and I would like to know how this amendment provides for decisions related to placement of such establishments.

What is the real purpose behind this new language or amendment? Is it commercial? Is it to supplement city coffers? Is it to make our city "like" another city? Is it for the convenience of all or only for some?

Who decides what is a proper placement?

Do the citizens in an area have more say than others from outside an area who want to place an alcohol-serving establishment or a bar some place?

What recourse would we have as a neighborhood if as citizens we disagreed with whoever made the decision?

How likely is this to affect family neighborhoods?

Does this mean that a place like Pinon, which is right around the corner from me can serve alcohol?

I know that you are not necessarily responsible for what the Planning Commission decides, but why should they be able to decide that alcohol will be more available outside the inner city than it now is?

More than any other drug, alcohol and easy access to it causes misery in our society, and is this amendment to the ordinance effectually curbing that, or increasing it?

These are my questions, and of course you can tell which way I lean--I want my family and the character of my neighborhood protected. I do not want to cater to drinkers, any more than we already have by allowing liquor to be sold at tables in restaurants. I want health and safety to be major issues considered. I want the old axiom remembered--before you tear down a fence, best to find out why it's there, and to consider the bull standing in the field. I want us to be wise more than I want us to be easy.

Thanks for any answers you have or help you can give.

A concerned citizen, voter, homeowner:  
Karen Maxwell  
2024 Laird Drive

## Traughber, Lex

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**From:** Mary Jane Dibble [mjdibbs@yahoo.com]  
**Sent:** Saturday, January 16, 2010 10:46 AM  
**To:** Hansen, Tami; Traughber, Lex  
**Subject:** Proposed "Normalization of Alcohol" Ordinance  
  
**Categories:** Other

To Ms. Hansen, Mr. Traughber, and whom it may concern,

I am emailing to urge the City Council, the Planning Commission and all involved to vote against the proposed "normalization" of alcohol ordinance. If it were to pass it would lessen property values and cause many safety hazards in our neighborhoods.

Furthermore, I find it extremely poor politics, bad taste, and offensive that the ordinance is titled in a way that tries to make it sound like the many who oppose this one single view point are all abnormal.

Thank you,

Mary Jane Dibble

## Traughber, Lex

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**From:** J SUZANNE GILBERG [jsangelwings@msn.com]  
**Sent:** Friday, January 15, 2010 12:43 PM  
**To:** Hansen, Tami; Traughber, Lex  
**Subject:** Bars in residential neighborhoods

**Categories:** Other

Dear gov. members,

Let it be known that I , living in a residential ares am totally against having bars, taverns, and social clubs in residential areas or neighborhoods. We have enough of these kinds of establishments in our communities already. Having more of these places would increase the number of risks to your children, accidents, and impaired people in the adjacent areas. We want our neighborhoods to be a safe place for all. Please do not allow this ordinance to be passed. Thank you for your time and patience in relaying this e-mail to City Hall that is to be held on January 27, 2010 in room 126 of the Planning Commission.  
Sincerely Judith Gilberg

## Traughber, Lex

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**From:** darinbrush@msn.com  
**Sent:** Friday, January 15, 2010 12:39 PM  
**To:** Hansen, Tami; Traughber, Lex  
**Cc:** natbrush@msn.com  
**Subject:** Opposition of Proposed Ordinance

**Categories:** Other

Dear Ms. Hansen and Mr. Traughber,

My name is Darin Brush and I am a resident of Salt Lake City. I and my family live at 1730 E. Ramona Avenue.

I am aware of the Planning Commissions consideration of the proposed ordinance that would allow bars in residential neighborhoods and wish to **express my deepest opposition**. In my opinion as a property owner and someone who works every day in Salt Lake City, the potential adverse effects of this proposal on safety and residential property values greatly outweigh any "benefits." Please officially record my opposition as I will be unable to attend the meeting on 27 January.

Regards,

Darin Brush  
1730 E. Ramona Avenue  
Salt Lake City

## Traughber, Lex

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**From:** David Bauman [dbauman@nai-cres.com]  
**Sent:** Friday, January 15, 2010 11:16 AM  
**To:** Hansen, Tami; Traughber, Lex  
**Subject:** Alcohol Ordinance

**Categories:** Other

To Whom It May Concern:

Please accept this email as my voice against the proposed ordinance Petition PLNPCM2009-00495. I admit that I have not read and analyzed the entire proposal, and so I cannot speak to the entire proposal as a whole. However, I simply want to request that the City Council carefully consider the importance of protecting the Salt Lake City residential neighborhoods. I strongly oppose allowing any type of alcohol sales in residential neighborhoods.

In my opinion, Salt Lake City's prominence as a favored place to live in this country is due to its safe, friendly, and peaceful residential neighborhoods. I believe that its collection of retailers and restaurants has much less to do with the quality of life here than the safe atmosphere present in its clean neighborhoods. One reason for this is because of its largely commercial-free (alcohol included) residential neighborhoods. There are certain places people who would like to consume alcohol may visit, and that it appropriate. I do not feel that making these types of businesses more proximate to homes is appropriate. It has the potential of leading to unfavorable circumstances such as noise, negligent driving through neighborhoods while under the influence, bright lights at night, security, and enforcement. Parking is also another consideration. As an example, there has already been a negative externality created by the businesses at the corner of 1300 S. and 1700 E. When Eggs In the City opened doors, parking became an immediate issue for the surrounding home owners. Cars that were not there previously began taking up space in front of their houses, and in some occasions, albeit rare, some cars ended up in drive-ways of homes due to a lack of sufficient on-site parking. The new building being built on that corner will only increase the number of cars, and will make the problem worse. This neighborhood, traditionally a very quiet, peaceful neighborhood, has the potential of becoming more commercialized and noisy.

I appreciate the City Council for taking in both sides of the argument and proceeding responsibly. I personally believe there are plenty of commercial strip centers, malls, free-standing retail, neighborhood commercial centers, etc. for the sale of alcohol. It doesn't make any sense to me to begin allowing them to be located in residential neighborhoods.

Thank you,  
David Bauman

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## Traughber, Lex

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**From:** Alan Jorgensen [alan@beehivecredit.com]  
**Sent:** Friday, January 15, 2010 9:26 AM  
**To:** Traughber, Lex  
**Subject:** Normalization of Alcohol Ordinance

**Categories:** Other

Mr. Traughber,

I'm writing you to express my opposition to the normalization of alcohol ordinance proposed to the Planning Commission.

I enjoy the diversity of my Sugarhouse neighborhood but do not equate taverns and social clubs in a neighborhood setting with diversity.

This is a safety issue for my neighborhood and could be very detrimental to property values in any neighborhood.

Thank you for your consideration.

Regards,

Alan Jorgensen  
1832 Garfield Ave

Alan Jorgensen  
Business Development Officer  
Beehive Credit Union  
P 801-484-8811  
F 801-464-8849

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## Traugher, Lex

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**From:** Ken Sanders [ken@dreamgarden.com]  
**Sent:** Thursday, January 14, 2010 5:50 PM  
**To:** Traugher, Lex; Ken Sanders  
**Subject:** SLC Alcohol Zoning Proposal

**Categories:** Other

--January 14, 2010

TO WHOM IT MAY CONCERN,

As a small business owner operating in downtown Salt Lake City since 1997, I'd like to say a few words of encouragement regarding Mayor Becker and Salt Lake City's new proposals on relaxing the restrictions

governing the number and frequency and proximity of outlets in the downtown area that may serve various forms of alcohol.

It's about time! What makes other western cities viable (Denver, Portland, Seattle, San Francisco, etc) is the vibrancy of small intimate independent retail establishments in the core of their cities. Cities that have a good mix of retail, entertainment, restaurants, clubs and bars have a vibrant and viable nightlife. Cities that do not, do not (Salt Lake City). Downtown SLC has been moribund for a goodly number of years now and I'm old enough to remember when Main Street and Broadway and all of downtown were alive and vibrant.

One way we can bring some of that vibrancy back to downtown Salt Lake is to allow restaurants and eateries, bars and nightclubs to be able to serve alcohol to their patrons. It is vital to the growth and survival of these types of establishments. A vibrant city needs an active nightlife concentrated in its downtown corridor and in order to achieve the kind of density required that will benefit all of us, including retail establishments like mine, is to allow a concentration of businesses that are permitted to serve alcohol in their establishments. The current draconian law of only two liquor serving businesses per block is killing the very kind of vibrancy I'm speaking about. This can do nothing but benefit all of us in the downtown corridor and the central business district. Including those of us not involved in the sale of alcohol.

The beehive state has already a preponderance of laws designed to punish those that should happen to over imbibe and break those laws. There also needs to be more latitude and flexibility in regards to citing alcohol serving establishments within so many feet of schools, churches and libraries. There needs to be some digression here and churches at least ought to be allowed to allow a variance if they so choose.

For schools perhaps a shortening of the distance allowed, and for libraries and other types of public entities such as Washington Square and Pioneer Park, it's absurd that this type of real estate should even currently be on the books as not being able to allow alcohol to be served in their proximities.

I would encourage the powers that be in Salt Lake City to vote in favor of liberating the current restrictive geography of where alcohol can and can't be served.

Sincerely,

Ken Sanders  
Ken Sanders Rare Books, ABAA  
268 South 200 East  
Salt Lake City UT 84111  
(801) 521-3819  
Fax: (801) 521-2606  
<http://www.kensandersbooks.com>  
[ken@dreamgarden.com](mailto:ken@dreamgarden.com)

## Traugher, Lex

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**From:** Traugher, Lex  
**Sent:** Thursday, January 14, 2010 2:33 PM  
**To:** 'Dick Steele'  
**Cc:** Carlile, Chase  
**Subject:** RE: Alcohol changes

**Categories:** Other

Mr. Steele,

The property on the northwest corner of 2700 South and Highland Drive is zoned CN (Neighborhood Commercial District). The alcohol related uses that are proposed for the CN zoning district are brewpubs and dining clubs of less than 2,500 square feet in floor area. The establishment of one of these uses would be through the City's conditional use process; a public hearing process. Definitions for brewpub and dining club are as follows:

**Dining Club** – A business establishment that maintains at least 50% of its total sales from food, but also serves alcoholic beverages (including but not limited to beer, heavy beer, wine, or liquor as defined in Utah State Code) for on-premise consumption. The purchase or consumption of food is not required for the purchase or consumption of alcohol. Examples include Fat's Grill (2182 S Highland Drive), Legends Sports Bar & Grill (677 South 200 West), Market Street Oyster Bar (54 W. Market Street), and the Fiddler's Elbow (1063 East 2100 South).

**Brewpub** – A restaurant type establishment that also has a beer brewery, producing beer in batch sizes not less than seven (7) U.S. barrels (31 gallons), on the same property which produces only enough beer for sale and consumption on site or for retail carryout sale in containers holding less than two liters (2 l) or for wholesale as outlined in subsections D and E of this definition. Automated bottle or canning production is prohibited. At least fifty percent (50%) of the beer sold shall be brewed on the premises. Revenue from food sales shall constitute at least fifty percent (50%) of the total business revenues, excluding retail carryout sales of beer. Brewpubs are limited to a total brewing capacity of two thousand five hundred (2,500) barrels per year or one hundred twenty (120) barrels of fermentation at any one time, whichever is less. Brewpubs may sell beer in keg (larger than 2 liters) containers for the following purposes and in the following amounts:

- A. An unlimited number of kegs (not to exceed 2,500 barrel capacity) for "brew fests" which, for the purpose of this definition, means events, the primary purpose of which is the exposition of beers brewed by brewpubs and microbreweries, which include the participation of at least three (3) such brewers;
- B. No more than one hundred (100) kegs per year (not to exceed 2,500 barrel capacity) to events sponsored by charitable organizations exempt from federal income tax pursuant to 26 USC, section 501(c)(3) or its successor; and
- C. No more than one hundred (100) kegs per year (not to exceed 2,500 barrel capacity) to events operating under a single event license from the state and the city where the purpose of the event is not for commercial profit and where the beer is not wholesaled to the event sponsor but is, instead, dispensed by employees of the brewpub;
- D. Unlimited distribution to other restaurants of same ownership or control (not to exceed 2,500 barrel capacity). "Ownership or control" means more than fifty percent (50%) ownership in the actual business or controlling interest in any management partnership; and
- E. No more than five hundred (500) barrels for wholesale distribution (not to exceed 2,500 barrel capacity).

Examples include Squatter's Pub Brewery (147 W. Broadway), Red Rock Brewing Company (254 South 200 West), and Desert Edge Brewery (602 South 500 East).

For further information please refer to the Staff report that was reviewed by the Salt Lake City Planning Commission on December 9, 2009, at the following link:

<http://www.slcgov.com/boards/plancom/2009/December/Alcohol%20Regulations.pdf>

Sincerely,

Lex Traugher

Principal Planner  
Salt Lake City Planning Division

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**From:** Dick Steele [mailto:steele1948@comcast.net]  
**Sent:** Thursday, January 14, 2010 2:11 PM  
**To:** Traugher, Lex  
**Subject:** Alcohol changes

I want to give you a special location. We live at 2700 South and Highland Drive. There is a small retail grouping at the northwest corner of that intersection. Would these proposed changes allow for alcohol at this location?

Thank you,

Richard Steele, Graystone HOA

## Traughber, Lex

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**From:** Dick Steele [rsteele99@comcast.net]  
**Sent:** Thursday, January 14, 2010 7:42 PM  
**To:** Traughber, Lex  
**Subject:** Thank you for forwarding the alcholol changes to me

**Categories:** Other

Lex,

I think I understand the proposed changes you are making and the reasoning for that to occur. I do think however, that you have in somewhat overlooked the issue of a "blanket" change to the CN particularly in making the minimum commercial area to be 1/2 acre. I suspect this is intended for the actual use itself, but it looks like you are suggesting that CN areas in residential neighborhoods could have a place where the CN zoning is only 1/2 acre. If I am correct, I would suggest that this is an inappropriate standard and should be more like 5 acres of adjacent commercial must exist in an area before consideration. This would allow for the 9th and 9th type areas in the city to have this available. This could be reviewed over time for appropriateness should the issue further suggest smaller areas are actually needed to meet the city's goals, but would put limits that could adversely the character of the very small neighborhood commercial uses now in place. Particularly, as in most cases these uses are normal business hours type businesses and close minimizing the "evening" conflicts that might arise with even 10 pm closing times. I do think the 27th South and Highland Drive CN is one of those more intimate areas that would have potential for more conflict and does little to enhance the availability to the general public or the "normal visitor" to SLC.

I would suggest that this could be done with a zoning overlay that modify's the base CN zone, but does not allow for "variance" permits as would be the case if only stated as CN standard for Use Permit consideration. This would require a more detail analyze on very minor number of properties: properties that are scattered more so than the social commercial uses found in many neighborhood like a 9th and 21st South, 21st and 21st, 9th and 9th, 15th and 15th and so forth.

It is not clear from your public notice the actual "time of day" of the public hearing and since there is a road trip before hand I might be appropriate to include the actual time in you noticing... perhaps I am just overlooking that on your notice. Would you forward these comments to Councilman Simonsen... I seem to have misplaced his email address.

Thank you,

Richard Steele

## Traughber, Lex

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**From:** Dr Terry Berner [bernereyeclinic@yahoo.com]  
**Sent:** Thursday, January 14, 2010 2:22 PM  
**To:** Traughber, Lex  
**Subject:** New alcohol zoning changes  
  
**Categories:** Other

I am all for the proposed changes. It will be a nice addition to the proposed neighborhoods. We do however need to insure the establishments follow all city ordinances.

Dr. Terry H. Berner  
250 East 300 South  
SLC, 84111

## Traughber, Lex

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**From:** DeLaMare-Schaefer, Mary  
**Sent:** Tuesday, January 05, 2010 11:24 AM  
**To:** Sommerkorn, Wilford; Gray, Frank; Traughber, Lex  
**Subject:** Fw: Emailing: alcohol 001.jpg  
**Attachments:** alcohol 001.JPG

**Categories:** Other

FYI

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**From:** Hale, Karen  
**To:** DeLaMare-Schaefer, Mary; Carlile, Chase  
**Sent:** Tue Jan 05 11:08:16 2010  
**Subject:** FW: Emailing: alcohol 001.jpg  
Just in case you had not seen this.  
Karen

---

**From:** Valdez, Joyce  
**Sent:** Tuesday, January 05, 2010 9:11 AM  
**To:** Everitt, David; Hale, Karen  
**Subject:** Fw: Emailing: alcohol 001.jpg

Fyi

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**From:** Pete Taylor <pete@mrslc.com>  
**To:** Sunnyside East CC Chair; Alan Fletcher <ally930@comcast.net>; Alder Steve <redlafs@yahoo.com>; Byian Jensen <bryan@southwestriches.com>; Cerami Mike <trimike950@gmail.com>; Diane Barlow <hjbdcdb@comcast.net>; homecraftproperties@yahoo.com <homecraftproperties@yahoo.com>; Jeff Mullins <jeffmullins1@comcast.net>; John Thomas <jthomas@allstate.com>; Jon Lear <rubymt@aol.com>; Kip Lorill Solomon <dksolomon@comcast.net>; Mike Ely <michaelely@hsc.utah.edu>; Ralph Gochmour <ralphgoch@aol.com>; rondabrennan@aol.com <rondabrennan@aol.com>; schulze patrice <patrice.schulze@gmail.com>; Shari-Lee Sowards <sharilee.sowards@slcc.edu>; Steve Smoot <utahinternational@gmail.com>; Susan Poulin <susan.poulin@sothebysrealty.com>; Valdez, Joyce; Worlock John <jjworlock@msn.com>  
**Sent:** Tue Jan 05 08:47:07 2010  
**Subject:** RE: Emailing: alcohol 001.jpg  
Here is the attachment.

Pete Taylor, EVP  
MRI Network  
801-264-9800 x 327  
800-622-2085 x 327

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**From:** Pete Taylor [mailto:pete@mrslc.com]  
**Sent:** Tuesday, January 05, 2010 7:47 AM  
**To:** Alan Fletcher (ally930@comcast.net); Alder Steve; Byian Jensen; Cerami Mike; Diane Barlow (hjbdcdb@comcast.net); homecraftproperties@yahoo.com; Jeff Mullins (jeffmullins1@comcast.net); John Thomas (jthomas@allstate.com); Jon Lear; Kip Lorill Solomon; Mike Ely (michaelely@hsc.utah.edu); Pete Taylor (pete@mrslc.com); Ralph Gochmour; rondabrennan@aol.com; schulze patrice; Shari-Lee Sowards; Steve Smoot (utahinternational@gmail.com); Susan Poulin; Valdez, Joyce; Worlock John  
**Subject:** FW: Emailing: alcohol 001.jpg

Sunnyside East Association Trustees,

This is a reminder of the SEA Membership meeting next Thursday, January 14<sup>th</sup> at 7:30pm. Following is the proposed agenda that was mailed out by the city last week.

There is an additional item that has been brought up and asked for discussion. The Mayor has proposed a new alcohol ordinance for the city. A group of neighborhood associations and concerned citizens are asking for some consideration. Attached is a copy of what this group is asking. Please review the attachment – Steve Alder will be asking for some input.

Thanks and see you on the 14<sup>th</sup>,

Pete Taylor, Chair  
Sunnyside East Association

**Sunnyside East Association  
Membership Meeting January 14, 2010, 7:30pm  
At “This is the Place”**

- |    |  |                                  |
|----|--|----------------------------------|
| 1> | State Legislative Update                 | Brian King, State Representative |
| 2> | Bonneville Golf Course                   | Steve Elliot, Pro                |
| 3> | Emergency Preparedness                   | Susan Lowe                       |
| 4> | Scenic Motel proposed development update |                                  |
| 5> | Salt Lake City – Master Plan discussion  | Joyce P. Valdez                  |
| 6> | University of Utah update                | Steve Alder                      |
| 7> | New Business                             |                                  |

Pete Taylor, EVP  
MRI Network  
801-264-9800 x 327  
800-622-2085 x 327

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The city has written a new alcohol ordinance which puts a very broad “paint brush” approach to all of the neighborhoods. While some changes will be made to the availability of alcohol throughout the city, we think it should be tailored so that it will fit appropriately within each specific neighborhood. This is a city with great diversity within neighborhoods which should be recognized and the placement of alcohol establishments sensitive to each neighborhood. One size does not fit all. In order to make this proposed ordinance the best possible where it is sensitive to the needs of each neighborhood, considerable study and revision needs to be made to the proposed ordinance.

We are asking if, as a community council, you would support further study so that the ordinance can be improved.

**The city, in the staff report has stated that further study is needed in the following areas:**

- parking--the city states”the discussion groups revealed a need on behalf of the city to reassess its parking ordinances, regulations, and enforcement mechanism”
- smoke--the ordinance requires a buffer zone, but this is not defined--specific perimeters need to be in the ordinance
- noise--the City “has committed to reassess its noise ordinance, regulations, and enforcement mechanisms”
- buffer zone--this should be studied and defined in the ordinance
  - what the distance should be to protect residences and other businesses
- community council involvement--whether they should be given voice to accept or deny applications in their community
- enforcement--penalties, i.e. forfeiture of license, fines, for frequent verified cop calls
- conditional use--is this appropriate and if so specific criteria should be stated
- signage--the city will study this
- building design--whether it should fit into the character of the neighborhood
- lighting “additional restrictive requirements can be put in place”

These items should be addressed before the proposed ordinance is voted upon.

Public comment prior to writing the ordinance was limited. Many groups were formed, but they were selective as to who this was presented to--it should be open to all the public.

Also, the comments from the public in the staff report were selected and limited. Not all the public comment was included and it was represented as being inclusive.

## Traughber, Lex

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**From:** Marci Rasmussen [espforyou@gmail.com]  
**Sent:** Thursday, January 14, 2010 1:38 PM  
**To:** Traughber, Lex  
**Subject:** alcohol zoning

**Categories:** Other

Good Morning, I really didn't have super negative or super positive things to say about changing the law.

A few things; I feel bar owners, and restaurant owners need to do a better job of cleaning up after their patrons, ie throw up, (from over serving), supplinmg cigarette ashtrays for all to use and also garbage cans for those who go outside and drink in there cars and in the parking lots. I feel there is really no way to stop it. So, I have found in our area, if we supply ashtrays, garbage cans, people use them, usually even if they are intoxicated. But, they have to be present and available. Also, the bar owners and restaurants should make signage for their customers to use them and ask their patrons to do so. We have the Tabernacle next to us and they are pretty good, just need a little nudging every now and then. As far as smoking goes and the concerns for the neighbors, there are more negative consequences from drinking than smoking. Its a sad commentary that most people do not understand the alcohol causes more deaths, more community issues than any other drug that is out there, and hey, its legal. So at least they are drinking inside, behind doors.

I'll send this to our broadway merchants, and I guess if they don't respond, they have no reason to complain about the laws.

Best Regards,  
Marci Rasmussen  
ESPECIALLY FOR YOU  
801-531-7557

Have a great day, and don't forget to stop in and smell the "flowers". Marci

## Traughber, Lex

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**From:** Alonzo Cook [alonzocook@gmail.com]  
**Sent:** Thursday, January 14, 2010 1:28 PM  
**To:** Hansen, Tami; Traughber, Lex  
**Subject:** "normalization of alcohol"

**Categories:** Other

I was told by a friend that there will be a vote on this measure on January 27, 2010. If the measure means allowing establishments to serve alcohol in our residential areas, my feeling is this is not a good trend for our neighborhoods. Let's keep where our children "mostly are" free of these influences, and those who "need" alcohol seek it where we usually expect it to be, that is in "commercial" areas--restaurants, hotels, etc.

Our kids don't need to pass by a bar while going home from school every day.

--

Alonzo  
801-599-4694

## Traughber, Lex

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**From:** Bev Greenhalgh [greenhalghb@msn.com]  
**Sent:** Thursday, January 14, 2010 1:02 PM  
**To:** Hansen, Tami  
**Cc:** Traughber, Lex; jdibble@rqn.com  
**Subject:** "Normalization of Alcohol" ordinance

**Categories:** Other

Please be aware of my opposition to the proposed ordinance re: the normalization of alcohol. I'm opposed because of safety factors and property values. Thank you for your work and your consideration in this matter.

Bev. Greenhalgh  
(801) 583-2336

## Traughber, Lex

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**From:** riki eastmond [eastmondr@yahoo.com]  
**Sent:** Thursday, January 14, 2010 11:30 AM  
**To:** Traughber, Lex  
**Subject:** Liquor Law Reform

**Categories:** Other

To Whom It May Concern:

I think it is of vital importance we liberalize our archaic liquor laws, simplify the language in the zoning sector and allow more than two liquor outlets per block. The conservative thinking of our legislature around this issue has been an embarrassment to the state of Utah. Other states operate on a more sophisticated notion that the consumption of alcohol is not a sign of moral weakness, but rather an attempt to create a shared feeling of warmth, friendship and improved dining.

Sincerely,  
Bill Bennion  
Bennion Jewelers  
107 South Main Street  
Salt Lake City, UT 84111

Date: January 13, 2010

To: The Members of the Salt Lake Planning Commission  
City Hall  
Salt Lake City, Utah

Re: Proposed "Normalization of Alcohol" Ordinance

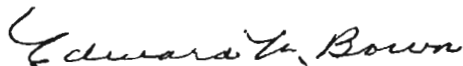
I have resided at 1977 E. Claremont Way, Salt Lake City, Utah 84108, since February of 1958, and am concerned regarding the preservation of the environment we have in our residential areas.

I am opposed to the establishing of any "taverns", "social clubs" "bars" and the like pursuant to the proposed "normalization of alcohol" ordinance in residential neighborhoods.

This entire proposal is not well taken; will increase the number of impaired drivers on residential or other streets; neighborhood intersections, or elsewhere; and not to even mention other adverse impacts which will invade the areas located by such taverns, social clubs and bars. I strongly urge you to vote against the proposed ordinance in its entirety.

Thanking you for your consideration, I remain

Sincerely,

A handwritten signature in cursive script that reads "Edward M. Bown".

Edward M. Bown  
1977 E. Claremont Way  
Salt Lake City, Utah 84108

**Traughber, Lex**

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**From:** black1616@comcast.net  
**Sent:** Wednesday, January 13, 2010 8:52 PM  
**To:** Traughber, Lex  
**Subject:** Rezoning SL neighborhoods

**Categories:** Other

*Hello Mr, Traughber*

*I hope that you are a person that can put this notice out. I live on the Avenues and I am concerned about the proposal of re-zoning our Salt Lake neighborhoods to introduce bars, or clubs or restaurants that sell and distribute alcoholic beverages into our neighborhoods. I DO NOT WANT Mayor Becker or the Salt Lake City Zoning Committee to change the zoning ordinance for alcoholic businesses in the neighborhoods. Please pass this on. Thank you, Susan Black*

## Traughber, Lex

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**From:** Kristen Oaks [leoshod345@gmail.com]  
**Sent:** Wednesday, January 13, 2010 10:17 AM  
**To:** Traughber, Lex  
**Subject:** Proposed "Normalization of Alcohol" Ordinance

**Categories:** Other

We urge the Planning Commission and the City Council to vote against the proposed ordinance. Extending the permission for establishments that serve alcohol into residential neighborhoods would degrade the health, safety, and welfare of our citizens in ways we strongly oppose.

K. M. Oaks

D.H. Oaks

## Traughber, Lex

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**From:** Hansen, Tami  
**Sent:** Wednesday, January 13, 2010 10:11 AM  
**To:** Traughber, Lex  
**Subject:** FW: Proposed " Normalization of Alcohol" Ordinance

**Categories:** Other

Tami Hansen  
Salt Lake City Planning Division  
451 S. State Street, Room 406  
PO Box 145480  
Salt Lake City, UT 84114  
801.535.6171

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**From:** Kristen Oaks [mailto:leoshod345@gmail.com]  
**Sent:** Wednesday, January 13, 2010 10:09 AM  
**To:** Hansen, Tami  
**Subject:** Proposed " Normalization of Alcohol" Ordinance

To whom it may concern:

We urge the Planning Commission and the City Council to vote against the proposed ordinance. Extending the permission for establishments that serve alcohol into residential neighborhoods would degrade the health, safety, and welfare of our citizens in ways we strongly oppose.

K.M. Oaks  
D.H. Oaks

5 Jan 2010

Dear Commission,

I am writing against having  
bars in neighborhoods. I can see  
no advantages in having more  
alcohol available in residential  
areas.

Sincerely

Sally Floyd

327 3rd Ave - SLC 84103

PS. This also represents six other members  
of my family who want me to include them.

## Traughber, Lex

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**From:** Melissa R. Mecham [mmecham4@comcast.net]  
**Sent:** Tuesday, January 12, 2010 4:28 PM  
**To:** Traughber, Lex  
**Subject:** FW: Normalization of Alcohol Ordinance

**Categories:** Other

**Please relay this email to members of the Planning Commission.**

To Salt Lake City Planning Commission:

As a resident of a Salt Lake City neighborhood and as PTA President-Elect for East High School, I want to voice my **opposition** to the proposed ordinance which would allow taverns and social clubs in residential neighborhoods.

Salt Lake City is fast losing residential neighborhoods. What is wrong with keeping the residential areas, residential? In an effort to make every available area a "Mixed use" development" (Gateway, City Creek, even the NEcorner of 1300 S. and 1700 E.), we are losing our neighborhood and becoming another city street. For the safety of our children and the sanity of the adults who need to escape the city life (but still live in the city), please keep our neighborhoods quiet. Clubs belong downtown, not in our backyards.

I live in the Harvard/Yale neighborhood and want to keep the charm and heritage in which it was built. It was designed to be a residential area, allowing Salt Lake residents to have a quiet neighborhood apart from city life, but with quick access to downtown commerce. Moving all the amenities from Downtown to the neighborhood is not in this historic neighborhood's best interest. Keep the "mixed use" development downtown for those who choose to live downtown. Our neighborhood, known for it's quaint tree lined narrow streets is NOT conducive to anymore traffic, especially with potential drunk driving. There are 4 public schools (which all require children walking to/from school) and 1 private school within a one mile radius. The additional traffic this ordinance would create is not in the best interest of our children's safety and well being. The Harvard/Yale neighborhood is a gem in our city and our nation. Please keep it that way.

Melissa Mecham  
1926 Princeton Ave  
801-583-6950

## Traughber, Lex

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**From:** Hansen, Tami  
**Sent:** Tuesday, January 12, 2010 11:14 AM  
**To:** Traughber, Lex  
**Subject:** FW: Normalized Alcohol Ordinance

**Categories:** Other

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**From:** Steven Sondrup [mailto:steven.sondrup@gmail.com]  
**Sent:** Tuesday, January 12, 2010 11:13 AM  
**To:** Hansen, Tami  
**Subject:** Normalized Alcohol Ordinance

Dear Ms. Hansen,

As long-time resident of Salt Lake City, I wish to express my opposition to the normalized alcohol ordinance that would allow social clubs and taverns to open their doors to the public in residential neighborhoods, which is a proposal that a committee I understand you chair is considering. I must confess that I find the name of the ordinance that suggests that the establishment of these clubs and taverns is a normalization over and against some current and aberrant practice a curious and tendentious name that needlessly skews the discussion in one particular direction. While I have no objections to all of an appropriate age who wish to partake of alcohol in whatever form having reasonably ready access to it, the establishment of clubs and taverns in traditionally residential areas will, I think, disrupt the long established sense of neighborhoods, change the character of some of the most desirable areas for raising families at every socio-economic level, and may well have a deleterious impact on property values at a time when such a turn of events would be particularly painful to many. I would respectfully but strongly urge you and your committee to turn down the proposal and retain traditional character of our residential neighborhoods throughout the city.

Sincerely,

Steven P. Sondrup  
1346 South 1800 East  
Salt Lake City, UT 84108  
801-581-0806

## Traughber, Lex

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**From:** M MC KNIGHT [mcknightm@q.com]  
**Sent:** Tuesday, January 12, 2010 9:37 AM  
**To:** Hansen, Tami; Traughber, Lex  
**Subject:** Proposed Ordinance that would allow Bars in Residential Neighborhoods

**Categories:** Other

I write to voice my **strong** opposition to the proposed ordinance that would allow "taverns," "social clubs" and bars in residential neighborhoods. Allowing such an ordinance in neighborhoods would degrade the safety and welfare of the residents in ways that I **strongly oppose**.

M. McKnight

## Traughber, Lex

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**From:** Hansen, Tami  
**Sent:** Tuesday, January 12, 2010 9:20 AM  
**To:** Traughber, Lex  
**Subject:** FW: Bars in neighborhoods

**Categories:** Other

Tami Hansen  
Salt Lake City Planning Division  
451 S. State Street, Room 406  
PO Box 145480  
Salt Lake City, UT 84114  
801.535.6171

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**From:** Rebecca Gardiner [mailto:rsgardiner@hotmail.com]  
**Sent:** Tuesday, January 12, 2010 8:37 AM  
**To:** Hansen, Tami  
**Subject:** Bars in neighborhoods

Dear Tami, I am sending this e-mail with my opposition to bars in our neighborhoods. I lived back east in Philadelphia where this was a common occurrence. The traffic increased, loitering, and increased noise levels were obnoxious. Bars DO NOT belong in our neighborhoods. I will attend the meeting in January and publicly voice my opposition to this proposal. Thank you Rebecca Gardiner

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Hotmail: Free, trusted and rich email service. [Get it now.](#)

## Traughber, Lex

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**From:** Martin Cuma [u0101881@umail.utah.edu]  
**Sent:** Tuesday, January 12, 2010 8:15 AM  
**To:** Traughber, Lex  
**Subject:** [ycccslc] Digest Number 159 (fwd)

**Categories:** Other

Hello,

I am not sure if I'll be able to make it to this meeting but regardless of this "vote" result at the meeting I would like to express my support for this ordinance discussed below. I think it is important to improve walkability in residential areas and having zoning rules that allow everyday life businesses (not just bars, but small grocery stores, restaurants, coffee shops, etc) dispersed through residential neighborhoods is an important step towards decreasing our dependence on polluting (like today, yuck) automobile traffic.

Thanks,  
MC

--  
m.cuma@utah.edu  
Martin Cuma  
Center for High Performance Computing  
University of Utah

----- Forwarded message -----  
Date: Tue, 12 Jan 2010 09:35:15 +0000  
From: ycccslc@yahoogroups.com  
Reply-To: No Reply <notify-dg-ycccslc@yahoogroups.com>  
To: ycccslc@yahoogroups.com  
Subject: [ycccslc] Digest Number 159

There is 1 message in this issue.

Topics in this digest:

1. Yalecrest Special Meeting, Jan 21 & SLC Open House Jan 14  
From: dmgib@xmission.com

### Message

- 
1. Yalecrest Special Meeting, Jan 21 & SLC Open House Jan 14  
Posted by: "dmgib@xmission.com" dmgib@xmission.com gibsonslc  
Date: Mon Jan 11, 2010 4:41 pm ((PST))

Yalecrest Neighborhood Council & Wasatch Hollow Community Council

\* SPECIAL MEETING & VOTE \*

Thursday, January 21, 2010 (Note DIFFERENT TIME & DATE)

Carmen B. Pingree School for Children with Autism (NW Corner of Sunnyside Ave and Guardsman Way in the GYM)

6:30 pm to 7:30 pm

- DISCUSS Salt Lake City's proposed Alcohol Zoning Proposal and gather community input.
- VOTE on whether our community wants the city to allow new types of alcohol-serving businesses (Brewpubs or Dining Clubs) in our neighborhood; and
- VOTE on whether our community wants more details on the city's proposal before it is adopted.

This has a direct effect on our neighborhood (as well as the rest of the city). We will report the results of the votes to the city.

7:50 pm Adjourn (Schools locks up at 8:00 pm)

Get more information this Thursday at the Salt Lake City's Planning Division's OPEN HOUSE. You can review the zoning text amendment and provide comments. Thursday, Jan. 14, 2010, 4:30 ? 6:00 pm City and County Building, 451 S. State St; First Floor

The Salt Lake City PLANNING COMMISSION will consider this ordinance again at their January 27 meeting, in room 326 of the City and County Building at 5:45 pm. City staff contacts for this are: Mary DeLaMare-Schaefer, Deputy Director, Community and Economic Development, 801-535-6185, and Lex Traugbner, the planner assigned to this project, 801-535-6184, [lex.traugbner@slcgov.com](mailto:lex.traugbner@slcgov.com)

NEXT YALECREST MEETING FEBRUARY 3, 2010 (WEDNESDAY)

Updates to Yalecrest Agendas can be found on the web site, [www.ycccslc.com](http://www.ycccslc.com) or by subscribing to the Agenda/Notices Email Distribution List. Sign up with Lisette at [DMGIB@XMISSION.COM](mailto:DMGIB@XMISSION.COM)

#### YALECREST AND SLC CONTACT INFORMATION

Chair: Lisette Gibson, 801-583-9316, [dmgib@xmission.com](mailto:dmgib@xmission.com) Vice Chair: Virginia Hylton, 801-581-0710, [virginiahylton@gmail.com](mailto:virginiahylton@gmail.com) Vice Chair: George Kelner, 801-581-9157, [kelnergeo@msn.com](mailto:kelnergeo@msn.com)  
Sec/Treas: Sally Patrick, 801-583-4120, [sally.patrick@utah.edu](mailto:sally.patrick@utah.edu) Ex officio: Jon Dewey, 582-7836, [jondewey@msn.com](mailto:jondewey@msn.com) Sustainability and Land Use: Robin Carbaugh, 801-870-1428, [r2carbaugh@aol.com](mailto:r2carbaugh@aol.com) Yalecrest Compatible Infill 2 (YCI2), Lisette Gibson 583-9316, [dmgib@xmission.com](mailto:dmgib@xmission.com):  
Police representative: Detective Don Ouimette, 801-799-3336, 801-330-4256  
Council Members Martin and Love, 801-535-7600 Urban Forestry (tree questions/concerns), 801-972-7818 Housing Zoning Enforcement (weed control), 801-535-7225 Graffiti Hotline, 801-972-7885

#### ADDITIONAL INFORMATION ON THE ALCOHOL ORDINANCE.

See the Yalecrest web site for current documents related to this Ordinance. [www.ycccslc.com](http://www.ycccslc.com).

Salt Lake City Mayor Ralph Becker and the city Planning Division have proposed changing many of the rules for businesses serving alcohol in the city. The City Council has already approved the changes affecting downtown, mixed use, and residential mixed use zones.

A separate proposal would newly open many areas of the city to alcohol-serving businesses, based on zoning. The city Planning Commission considered this proposal on Dec. 9, and will vote on it on Jan. 27 (details below). The Planning Commission's recommendation will go to the City Council for final decision. A PDF copy of the staff report (189 pages) is available at <http://www.slcgov.com/boards/plancom/2009/December/Alcohol%20Regulations.pdf>

The city wants to develop a clear and direct policy that is easily understandable by the public and business community. The city invited residents to comment on an early draft of the proposal. Some issues that were raised have been addressed by the city, but several important issues have not. Do you want the following issues to be addressed before this proposal is approved?

Specify what buffering is required, and over what distance, where a tavern, social club, brewpub, or microbrewery abuts a residentially zoned parcel.

- Require the same buffering for dining clubs, too.
- Prohibit outdoor smoking within a certain distance of residential property (and businesses?)
- Require enough off-street parking in residential neighborhoods (e.g., so that no more than x vehicles of patrons would be expected to park in the residential neighborhood).
- Specify hours of operation in residential neighborhoods.
- Enable the city to enforce the business's security and operations plan.
- Address consequences of violations and re-licensing of violators.
- Establish standards for alcohol-related signs visible from the sidewalk.
- Determine allowable noise and lighting.
- Allow communities some control over applications in their community.

The alcohol-serving businesses at issue (in the 13th South and 17th East area) are Dining Clubs and Brewpubs. This area is zoned CN (Neighborhood Commercial District).

The proposal does not affect restaurants licensed to serve alcohol. Restaurants can only serve alcohol to patrons who also order food.

Dining clubs, social clubs, brewpubs, and taverns can serve alcohol to patrons who do not order food. Examples of dining clubs include Fat's Grill and Fiddler's Elbow in Sugarhouse, and Market Street Oyster Bar downtown. Examples of brewpubs include Squatters Pub downtown and Desert Edge Brewery near Trolley Square. Examples of social clubs include Green Pig and Urban Lounge downtown and Piper Down (1492 S. State).

Some additional restrictions apply. State laws prohibit alcohol-serving establishments within 600-foot walking distance or a 200-foot straight line of schools, parks, libraries, and churches. The city's proposal requires that, to be eligible, CN, RB, or RO zones must comprise at least a half acre (counting adjacent parcels with the same zoning), and an alcohol-serving business can be no closer than 600 feet to another such business in these zones.

Examples of CN zones include 15th & 15th and 13th So. & 17th East areas. An RB zone runs along 11th East from 13th So. to about 1800 So. RO zones lie just north of 21st So. on 13th East and the east side of Foothill from Thunderbird Dr. to I-80.

The city would allow taverns, social clubs, dining clubs, and brewpubs as conditional uses in CB zones, among others. CB zones include 9th & 9th, the 200 So. block of 13th East, and 13th So. & 21st East.

The zoning districts' purpose statements from the Salt Lake City Code explain the nature of the zones:

The CN neighborhood commercial district is intended to provide for small scale commercial uses that can be located within residential neighborhoods without having significant impact upon residential uses. The design guidelines are intended to reinforce the historical scale and ambiance of traditional neighborhood retail that is designed with the pedestrian as the primary user while ensuring adequate transit and automobile access.

Want more information?

See the Valecrest web site for current documents related to this Ordinance. [www.ycccslc.com](http://www.ycccslc.com)  
or attend the City Open House on January  
14 (details above).

Messages in this topic (1)

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Yahoo! Groups Links

- <\*> To visit your group on the web, go to:  
<http://groups.yahoo.com/group/ycccslc/>
  - <\*> Your email settings:  
Digest Email | Traditional
  - <\*> To change settings online go to:  
<http://groups.yahoo.com/group/ycccslc/join>  
(Yahoo! ID required)
  - <\*> To change settings via email:  
[ycccslc-normal@yahoogroups.com](mailto:ycccslc-normal@yahoogroups.com)  
[ycccslc-fullfeatured@yahoogroups.com](mailto:ycccslc-fullfeatured@yahoogroups.com)
  - <\*> To unsubscribe from this group, send an email to:  
[ycccslc-unsubscribe@yahoogroups.com](mailto:ycccslc-unsubscribe@yahoogroups.com)
  - <\*> Your use of Yahoo! Groups is subject to:  
<http://docs.yahoo.com/info/terms/>
-

## Traughber, Lex

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**From:** Courtney Sargent [courtneysargent@gmail.com]  
**Sent:** Monday, January 11, 2010 12:03 PM  
**To:** Hansen, Tami; Traughber, Lex  
**Subject:** Opposition to Proposed Ordinance to Allow Bars in Residential Neighborhoods  
  
**Categories:** Other

Dear Ms. Hansen and Mr. Traughber,

I would like you to know how fiercely my husband and I oppose the idea that bars be allowed in residential neighborhoods. HOW ABSURD! We have been informed that one of the proposed sights for a bar is on our very street corner. The negative impact of such a thing is preposterous. An Elementary school is just a block down the street!

The increase for potential danger is far too significant. This ordinance proposal should be chucked in the garbage where it belongs and those responsible for such a ridiculous idea should have their heads examined!

Sincerely,

Cory and Courtney Sargent

## Traughber, Lex

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**From:** Hansen, Tami  
**Sent:** Monday, January 11, 2010 11:29 AM  
**To:** Traughber, Lex  
**Subject:** FW: Opposing Bars in our Residential neighborhoods  
  
**Categories:** Other

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**From:** Lisa Lloyd [mailto:marlifam@gmail.com]  
**Sent:** Sunday, January 10, 2010 2:41 PM  
**To:** Hansen, Tami  
**Subject:** Opposing Bars in our Residential neighborhoods

Dear Ms. Hansen and Mr. Traughber,

I feel so strongly that bars should stay far away from our precious children and teenagers. I live on 13th South and 20th East and just with in the last couple of months my Sister-in-law got her car stolen out of her garage during the night and my brother-in-law who lives across the street got his car broken into. I fear for the future of these neighborhoods. If bars and taverns are allowed there will be drunk drivers and people not thinking correctly and it just spells **BAD** all over it. If people need to drink there are enough places for them to go. Why do they have to put our lives in jeopardy. Please know that there are hundreds and hundreds of people that feel the same way. Definite **NO** on sloppy bars and taverns. This is a family area and children should feel safe and happy.

Thank you for your time.  
Lisa Lloyd

## Traughber, Lex

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**From:** Elen Wallace [elen.wallace@gmail.com]  
**Sent:** Sunday, January 10, 2010 9:16 PM  
**To:** Traughber, Lex  
**Subject:** Against petition PLNPCM2009-00495

**Categories:** Other

Petition PLNPCM2009-00495; Zoning Text Amendment Relating to Salt Lake City Alcohol Regulations

I am strongly against this petition. I believe residential areas should be kept residential and free from decreased property values, traffic, and noise that such changes would cause.

Elen Wallace

## Traughber, Lex

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**From:** Jen Wallace [jwroadtrip@gmail.com]  
**Sent:** Saturday, January 09, 2010 9:32 PM  
**To:** Hansen, Tami; Traughber, Lex; jv.martin@slcgov.com  
**Subject:** Against petition PLNPCM2009-00495

**Categories:** Other

Petition PLNPCM2009-00495; Zoning Text Amendment Relating to Salt Lake City Alcohol Regulations

I would like to say that I am not in favor of changing the zoning ordinances to allow alcoholic establishments to operate within neighborhoods. I am not in favor of increasing commercial activity within established neighborhoods; especially social clubs or the like. I think it would lower the property values of the homes nearby and also disrupt the sense of community, in being families together. There would be increased traffic, delivery trucks, garbage trucks, social noise, lights?, parking issues.... It sounds awful for a neighborhood.

Jennifer Wallace  
SLC resident

## Traughber, Lex

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**From:** Marc Fuller [mfuller@leucadia-slc.com]  
**Sent:** Saturday, January 09, 2010 2:57 PM  
**To:** Traughber, Lex  
**Subject:** bars in residential neighborhoods

**Categories:** Other

Dear Ms. Hansen,

I am writing this e-mail as a concerned citizen of Salt Lake City. I have come to learn that the city of Salt Lake is considering putting "taverns", "social clubs" and other types of bars in residential neighborhoods. While I am a strong component of normalizing alcohol, I strongly feel this is going too far. Many citizens living in Salt Lake don't realize that, yes in fact, there are actual laws and ordinances that restrict location and consumption of alcohol outside the state of Utah. I have lived in major cities (New York, Boston, San Francisco) and prominent communities (Palo Alto, New Canaan) throughout the United States and, believe it or not, there are plenty of restrictions on alcohol.

Commercial alcohol consumption in residential communities is a bad idea. This would never fly in other parts of the United States, nor should it here. In our effort to be "normal", let's not swing to the extreme.

Regards,

Marc Fuller

Home:  
1968 Sheridan Road  
Salt Lake City, UT 84108  
801-583-2233

Work:  
Leucadia National Corporation  
25 G Street  
Salt Lake City, UT 84103  
801-524-8530

## Traughber, Lex

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**From:** KENNETH E HEINHOLD [kennetheheinhold@msn.com]  
**Sent:** Saturday, January 09, 2010 12:23 PM  
**To:** Hansen, Tami; Traughber, Lex  
**Subject:** Ordinance to normalize alcohol

**Categories:** Other

To: Salt Lake City Planning Commission

As lifelong residents of Salt Lake City, we are greatly disturbed by the possible ramifications, if approved, of a proposed ordinance called the "normalization of alcohol" ordinance. We hereby voice strong opposition to the passing of such an ordinance in Salt Lake City.

Allowing taverns, social clubs and bars in residential neighborhoods would severely denigrate the lifestyle and property values of those affected neighborhoods. The negative social impact of alcohol is so widely known it is difficult to understand why anyone in their right mind would support such a proposal.

Much noise is made about protecting our environment, yet the allowance of businesses promoting the use of alcohol into our neighborhoods would truly create a tragic environmental impact on our children, the safety and sanity of our neighborhoods and the reputation of our great city.

Again, we urge you to reject this ill advised ordinance.

Sincerely,

Kenneth and Lynne Heinhold  
3015 Chaucer Place  
Salt Lake City, Utah 84108

## Traughber, Lex

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**From:** Elisabeth Dibble [edibble2@yahoo.com]  
**Sent:** Saturday, January 09, 2010 11:35 AM  
**To:** Hansen, Tami; Traughber, Lex  
**Subject:** opposition to the proposed ordinance that would allow bars in residential neighborhoods  
**Categories:** Other

Dear Ms. Hansen and Mr. Traughber,

I am writing this e-mail in opposition to the proposed ordinance that would allow bars in residential neighborhoods. I believe that this is turning into a Mormon/ Non-Mormon issue, which it should not become.

I had a unique living situation while going to graduate school in Boston. I lived between 2 very different neighborhoods. On one side was a neighborhood which was dirty, run-down and where property values were cheap. There were bars on several blocks of this neighborhood. I passed them every day on my walk to school. This neighborhood felt very unsafe. This is not a place where I would want to live permanently, nor is it a place where I would want to raise a family. This has nothing to do with being Mormon, but rather wanting to live in a safe, clean environment.

In the opposite direction was a very nice neighborhood where the homes and yards were well kept. The property values were higher. This neighborhood felt clean and safe. It was a neighborhood where I would love to live permanently. There were no bars in this neighborhood.

I drove through many neighborhoods in the suburbs and surrounding areas of Boston which were clean and safe. These neighborhoods did not have bars in them. The majority of the people living in these neighborhoods are not Mormons, but they are people who want to live in safe, clean neighborhoods. I think you could go to many neighborhoods across the country and find the same thing, Mormons and non-Mormons alike who want to live in a safe environment.

For those who want to consume alcohol there are "taverns" and liquor stores enough in downtown SLC and other areas. There are many restaurants in my neighborhood alone which serve alcohol. I can walk to several of them in minutes.

I have seen the effect of bars on neighborhoods outside of Utah. I believe that the presence of bars will lead to a decrease in property values, and make neighborhoods unsafe. I feel that if bars are allowed in residential neighborhoods here in Salt Lake, it would have the same effect. I am strongly opposed to allowing bars in residential neighborhoods and I would encourage you to oppose it as well.

Thank you for your time.

Sincerely,  
Elisabeth Dibble  
[edibble2@yahoo.com](mailto:edibble2@yahoo.com)

## Traughber, Lex

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**From:** Whitney Wallace [wallace.whitney@gmail.com]  
**Sent:** Friday, January 08, 2010 11:15 AM  
**To:** Traughber, Lex  
**Subject:** Normalization of Alcohol: Letter of Opposition  
**Categories:** Other

January 8, 2010

Tami Hansen, Lex Traughber, and the members of the Salt Lake Planning Commission,

I oppose the ordinance for the “normalization of alcohol” in neighborhoods. I oppose increased commercialization of our neighborhoods and I am particularly against the allowance of “taverns,” “social clubs,” and bars in neighborhoods. Not only will this ordinance decrease property values, it will also increase the risk of impaired drivers (and DUIs) in neighborhoods. The last things our neighborhoods need are drunk drivers and booming “social club” music at all hours of the night. I urge the Planning Commission to oppose this movement and request that this letter be forwarded to them. Keep our neighborhoods as neighborhoods.

Thank you,

Whitney Wallace

## Traughber, Lex

**From:** e [estherehunter@hotmail.com]  
**Sent:** Thursday, January 07, 2010 12:11 AM  
**To:** Traughber, Lex  
**Cc:** SLComNet  
**Subject:** Alcohol Normalization

**Categories:** Other

*Lex, Happy New Year.*

*Community Councils across the city are working diligently review the current alcohol normalization proposal before the PC.*

*Rather than send the staff report to all constituents many have written their own one or two page summary documents with a link to the staff report and have asked me to take a look at the summaries.*

*I would like to check point a couple of the statements that did not completely ring correct to me from the summaries that I am reviewing to make sure that the facts are being presented correctly. Could you please look over the following two items and let me know?*

*Thank you for your assistance. Esther*

1. "A separate proposal would now repeal the current alcohol overlay map (which shows where alcohol-serving businesses can presently go) and would newly open many areas of the city to alcohol-serving businesses, based on zoning."

( Is this still a true statement? I thought this had already been repealed along with the two per block face rule.)

2. *Is this chart correct in what is left to do and in the proposal?*

State Law			Mayor's Proposal Will Allow these Businesses in these Commercial and Residential Zones
Type of Liquor License	Can serve	Minimum Revenue from Food	
Restaurants	Any Alcoholic Beverages	70%	No change
Dining Clubs		50%	CN, RB, & RO, plus CB, CS, CC, CSHBD, CG, & TC-75 zones
Brewpubs			
Social Clubs	Only 3.2 Beer	None	CB, CS, CC, CSHBD, CG, & TC-75 zones
Taverns			

## Traughber, Lex

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**From:** Michael Garff [mag@freshmedx.com]  
**Sent:** Wednesday, January 06, 2010 5:16 PM  
**To:** Hansen, Tami; Traughber, Lex  
**Subject:** RE: Opposed to the Ordinance to allow Bars in Residential Neighborhoods  
  
**Categories:** Other

michael garff, COO | freshmed<sub>x</sub>  
t: 801.736-0729 - m: 801.573-0063  
f: 801.906-0333 - e: [mag@freshmedx.com](mailto:mag@freshmedx.com)

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**From:** Michael Garff [mailto:mag@freshmedx.com]  
**Sent:** Wednesday, January 06, 2010 5:13 PM  
**To:** 'tami.hansen@slc.gov'; 'lex.traughber@slc.gov'  
**Subject:** Opposed to the Ordinance to allow Bars in Residential Neighborhoods

Ms. Hansen and Mr. Traughber,

I am opposed to the proposed ordinance that would allow bars in residential neighborhoods. Please forward this concern to the Commision. This proposal creates a safety hazard for my family and friends living in SLC.

Thanks,

michael garff, COO | freshmed<sub>x</sub>  
t: 801.736-0729 - m: 801.573-0063  
f: 801.906-0333 - e: [mag@freshmedx.com](mailto:mag@freshmedx.com)

\_\_\_\_\_ Information from ESET Smart Security, version of virus signature database 4749 (20100106)  
\_\_\_\_\_

The message was checked by ESET Smart Security.

<http://www.eset.com>

\_\_\_\_\_ Information from ESET Smart Security, version of virus signature database 4749 (20100106)  
\_\_\_\_\_

The message was checked by ESET Smart Security.

<http://www.eset.com>

## Traughber, Lex

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**From:** Darren Mitchell [darrenmitchellx@yahoo.com]  
**Sent:** Wednesday, January 06, 2010 7:20 AM  
**To:** Hansen, Tami; Traughber, Lex  
**Subject:** Opposition to ordinance

**Categories:** Other

I would like to convey to the Salt Lake Planning Commission my opposition to any ordinance that would allow bars in residential neighborhoods. Thank-you for passing this along to the Commission.

Regards,

Darren Mitchell  
2069E Harvard Oaks Cir.

## Traughber, Lex

---

**From:** Milton Shipp [miltshipp@earthlink.net]  
**Sent:** Tuesday, January 05, 2010 4:39 PM  
**To:** Hansen, Tami; Traughber, Lex  
**Subject:** Neighborhood bars

**Categories:** Other

Dear Council People:

This note is to encourage you to vote AGAINST the proposition of allowing bars/taverns in our City neighborhoods.

With the increased crime that accompanies these establishments, why would anyone who values the stability and integrity of our Families even consider such an invasion? What are they thinking?

Our cities are only as strong as our Families. Please protect them

Thanks,

Milt Shipp

2711 St. Mary's Way, Salt Lake City, Utah 84108

## Traughber, Lex

---

**From:** Hansen, Tami  
**Sent:** Tuesday, January 05, 2010 11:25 AM  
**To:** Traughber, Lex  
**Subject:** FW: Proposal by Planning Commission allowing bars in residential neighborhoods  
  
**Categories:** Other

Tami Hansen  
Salt Lake City Planning Division  
451 S. State Street, Room 406  
PO Box 145480  
Salt Lake City, UT 84114  
801.535.6171

---

**From:** Karren Hammer [mailto:karrenhammer@msn.com]  
**Sent:** Tuesday, January 05, 2010 11:23 AM  
**To:** Hansen, Tami  
**Subject:** Proposal by Planning Commission allowing bars in residential neighborhoods

To Whom It May Concern on the Salt Lake Planning Commission:

I am against allowing bars in residential neighborhoods. I grew up with liquor in the home. My parents were responsible drinkers. Every now and again, though, my father would drink too much and be high. He would have absolutely not been able to forgive himself (as would I due to negligent driving), if he had hurt someone in that condition. It's hard enough to be alert, aware, cognizant of pedestrians and surroundings without stimulants or cell phones and texting (which should be banned while driving, by the way!) There are a lot of children in our neighborhood, thank goodness, as well as cats and dogs. Don't add bars to the mix! If something happened to my grandchildren or my precious young neighbors in my neighborhood by a drunken driver from a bar you introduced to our neighborhood, how would you live with yourselves?!

There are studies which have been done which show the addition of bars to residential neighborhoods cause safety problems. Have you read them? I will get them and report the findings to you.  
Karren Hammer

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## Traughber, Lex

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**From:** DeLaMare-Schaefer, Mary  
**Sent:** Tuesday, January 05, 2010 11:24 AM  
**To:** Sommerkorn, Wilford; Gray, Frank; Traughber, Lex  
**Subject:** Fw: Emailing: alcohol 001.jpg  
**Attachments:** alcohol 001.JPG

**Categories:** Other

FYI

---

**From:** Hale, Karen  
**To:** DeLaMare-Schaefer, Mary; Carlile, Chase  
**Sent:** Tue Jan 05 11:08:16 2010  
**Subject:** FW: Emailing: alcohol 001.jpg  
Just in case you had not seen this.  
Karen

---

**From:** Valdez, Joyce  
**Sent:** Tuesday, January 05, 2010 9:11 AM  
**To:** Everitt, David; Hale, Karen  
**Subject:** Fw: Emailing: alcohol 001.jpg

Fyi

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**From:** Pete Taylor <pete@mrisc.com>  
**To:** Sunnyside East CC Chair; Alan Fletcher <ally930@comcast.net>; Alder Steve <redlafs@yahoo.com>; Byian Jensen <bryan@southwestriches.com>; Cerami Mike <trimike950@gmail.com>; Diane Barlow <hjbdcdb@comcast.net>; homecraftproperties@yahoo.com <homecraftproperties@yahoo.com>; Jeff Mullins <jeffmullins1@comcast.net>; John Thomas <jthomas@allstate.com>; Jon Lear <rubymt@aol.com>; Kip Lorill Solomon <dksolomon@comcast.net>; Mike Ely <michaelely@hsc.utah.edu>; Ralph Gochnour <ralphgoch@aol.com>; rondabrennan@aol.com <rondabrennan@aol.com>; schulze patrice <patrice.schulze@gmail.com>; Shari-Lee Sowards <sharilee.sowards@slcc.edu>; Steve Smoot <utahinternational@gmail.com>; Susan Poulin <susan.poulin@sothebysrealty.com>; Valdez, Joyce; Worlock John <jjworlock@msn.com>  
**Sent:** Tue Jan 05 08:47:07 2010  
**Subject:** RE: Emailing: alcohol 001.jpg  
Here is the attachment.

Pete Taylor, EVP  
MRI Network  
801-264-9800 x 327  
800-622-2085 x 327

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**From:** Pete Taylor [mailto:pete@mrisc.com]  
**Sent:** Tuesday, January 05, 2010 7:47 AM  
**To:** Alan Fletcher (ally930@comcast.net); Alder Steve; Byian Jensen; Cerami Mike; Diane Barlow (hjbdcdb@comcast.net); homecraftproperties@yahoo.com; Jeff Mullins (jeffmullins1@comcast.net); John Thomas (jthomas@allstate.com); Jon Lear; Kip Lorill Solomon; Mike Ely (michaelely@hsc.utah.edu); Pete Taylor (pete@mrisc.com); Ralph Gochnour; rondabrennan@aol.com; schulze patrice; Shari-Lee Sowards; Steve Smoot (utahinternational@gmail.com); Susan Poulin; Valdez, Joyce; Worlock John  
**Subject:** FW: Emailing: alcohol 001.jpg

Sunnyside East Association Trustees,

This is a reminder of the SEA Membership meeting next Thursday, January 14<sup>th</sup> at 7:30pm. Following is the proposed agenda that was mailed out by the city last week.

There is an additional item that has been brought up and asked for discussion. The Mayor has proposed a new alcohol ordinance for the city. A group of neighborhood associations and concerned citizens are asking for some consideration. Attached is a copy of what this group is asking. Please review the attachment – Steve Alder will be asking for some input.

Thanks and see you on the 14<sup>th</sup>,

Pete Taylor, Chair  
Sunnyside East Association

**Sunnyside East Association  
Membership Meeting January 14, 2010, 7:30pm  
At “This is the Place”**

- |    |  |                                  |
|----|--|----------------------------------|
| 1> | State Legislative Update                 | Brian King, State Representative |
| 2> | Bonneville Golf Course                   | Steve Elliot, Pro                |
| 3> | Emergency Preparedness                   | Susan Lowe                       |
| 4> | Scenic Motel proposed development update |                                  |
| 5> | Salt Lake City – Master Plan discussion  | Joyce P. Valdez                  |
| 6> | University of Utah update                | Steve Alder                      |
| 7> | New Business                             |                                  |

Pete Taylor, EVP  
MRI Network  
801-264-9800 x 327  
800-622-2085 x 327

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The city has written a new alcohol ordinance which puts a very broad “paint brush” approach to all of the neighborhoods. While some changes will be made to the availability of alcohol throughout the city, we think it should be tailored so that it will fit appropriately within each specific neighborhood. This is a city with great diversity within neighborhoods which should be recognized and the placement of alcohol establishments sensitive to each neighborhood. One size does not fit all. In order to make this proposed ordinance the best possible where it is sensitive to the needs of each neighborhood, considerable study and revision needs to be made to the proposed ordinance.

We are asking if, as a community council, you would support further study so that the ordinance can be improved.

**The city, in the staff report has stated that further study is needed in the following areas:**

- parking--the city states “the discussion groups revealed a need on behalf of the city to reassess its parking ordinances, regulations, and enforcement mechanism”
- smoke--the ordinance requires a buffer zone, but this is not defined--specific perimeters need to be in the ordinance
- noise--the City “has committed to reassess its noise ordinance, regulations, and enforcement mechanisms”
- buffer zone--this should be studied and defined in the ordinance
  - what the distance should be to protect residences and other businesses
- community council involvement--whether they should be given voice to accept or deny applications in their community
- enforcement--penalties, i.e. forfeiture of license, fines, for frequent verified cop calls
- conditional use--is this appropriate and if so specific criteria should be stated
- signage--the city will study this
- building design--whether it should fit into the character of the neighborhood
- lighting--“additional restrictive requirements can be put in place”

These items should be addressed before the proposed ordinance is voted upon.

Public comment prior to writing the ordinance was limited. Many groups were formed, but they were selective as to who this was presented to--it should be open to all the public.

Also, the comments from the public in the staff report were selected and limited. Not all the public comment was included and it was represented as being inclusive.

## Traughber, Lex

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**From:** colleen dibble [cwaldibble1@yahoo.com]  
**Sent:** Tuesday, January 05, 2010 10:50 AM  
**To:** Traughber, Lex  
**Subject:** opposition to the proposition for the normalization of alcohol  
  
**Categories:** Other

Lex,  
I am writing to express my oposition to the proposal for the normalization of alcohol. I do not want "social clubs" in the neighbor hoods where we live. Crime would increase, property values would drop. Our lifestyle which we moved here for would change. There are already plenty of places people can consume alcohol. We don't wnat people driving through our neighborhoods drunk.  
Colleen Dibble

## Traughber, Lex

---

**From:** robert@doxeys.com  
**Sent:** Monday, January 04, 2010 1:38 PM  
**To:** Traughber, Lex; babsd.delay@slcgov.com; frank.algarin@slcgov.com; tim.chambers@slcgov.com; angela.dean@slcgov.com; michael.fife@slcgov.com; michael.gallegos@slcgov.com; Hill, Kathleen; susie.mchugh@slcgov.com; matthew.wirthlin@slcgov.com; mary.woodhead@slcgov.com; Prescott.muir@slcgov.com  
**Subject:** Alcohol Normalization Ordinance  
**Categories:** Other

Dear Mr. Mayor and the Planning Commission

I live west of Anderson Foothill library. We bought our home because of the location! It is a wonderful area that feels safe. I would like to have my voice heard that I **do not want** to have passed the **ordinance of Normalization of Alcohol**.

However, with the passing of this new ordinance there is a safety concern that there will be more drivers under the influence of alcohol driving on residential streets through our neighborhoods and intersections. This is a great concern for all of us, especially children!

Additionally, I believe this will have a negative effect on property values in our neighborhood with the addition of bars, social clubs and taverns. One of the causes of a ghetto is because bars were put in areas and lower income families did not have enough money to move out but those with more income did move out.

Please consider my voice as you meet. I am truly concerned about safety issues and the negative affect this will have on our neighborhoods.

Thank you,

Robert Doxey

## Traughber, Lex

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**From:** Karen Davis [karendavis2@comcast.net]  
**Sent:** Monday, January 04, 2010 11:46 AM  
**To:** Hansen, Tami; Traughber, Lex  
**Subject:** Opposed to the Normalization of Alcohol Ordinance.

**Categories:** Other

I am a resident of the Harvard/Yale neighborhood here in Salt Lake City, and as a resident of a quiet neighborhood that I enjoy a lot I am very opposed to the proposed ordinance that would allow social clubs, taverns and bars to be located in residential neighborhoods. I don't feel like these types of establishments have any place in our Salt Lake neighborhoods. One of the biggest attractions to these neighborhoods is the fact that they are quiet, family friendly solid places in which to live. They are filled with beautiful neighborhood parks, schools, and boutique shopping districts. I do not want to see the values of these neighborhoods decrease because of increased traffic that would be a problem at all hours of the day and night, or the increase of the type behavior that is often associated with these type of establishments. Please pass on my opposition to this ordinance to the Planning Commission. I want them to know that the residents of this neighborhood are very much opposed to the passing of this ordinance. Thank you for your time.  
Karen Davis

## Traughber, Lex

---

**From:** Hansen, Tami  
**Sent:** Monday, January 04, 2010 9:52 AM  
**To:** Traughber, Lex  
**Subject:** FW: Proposed ordinance to "normalize alcohol"  
  
**Categories:** Other

---

**From:** Diane Carling [mailto:carling1075@yahoo.com]  
**Sent:** Saturday, January 02, 2010 8:37 AM  
**To:** Hansen, Tami  
**Subject:** Proposed ordinance to "normalize alcohol"

Dear Ms. Hansen and Mr. Traughber,

I am writing to you concerning the proposed ordinance that would allow bars in residential neighborhoods. I would ask that you urge those who will be voting on the matter to oppose this measure. Anything that encourages the consumption of alcohol and brings that element into proximity of residential neighborhoods can't possibly be of benefit to those neighborhoods.

The time people spend in bars is time away from family and productive activities. Making something that destroys lives and breaks up families more available can't possibly be in the best interest of the city as a whole. I envision "shades of Potterville" from the classic movie "It's a Wonderful Life". Please relay my concern to those involved.

Thank you,

Diane Carling

1075 Alton Way

Salt Lake City, UT 84108

## Traughber, Lex

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**From:** Hansen, Tami  
**Sent:** Monday, January 04, 2010 9:50 AM  
**To:** Traughber, Lex  
**Subject:** FW: SLC neighborhood alcohol normalization  
  
**Categories:** Other

---

**From:** John Whittaker [mailto:john@dijoninc.com]  
**Sent:** Thursday, December 31, 2009 2:31 PM  
**To:** Hansen, Tami  
**Subject:** SLC neighborhood alcohol normalization

Dear Tami,

I believe that loosening the restrictions on serving alcohol in residential areas is a serious mistake. Easier accessibility of alcohol near homes and schools will increase violent crimes and increase alcoholism rates. Residential areas need to be a buffer between our children and alcohol.

Regards,  
John Whittaker  
(801) 582-4374  
Fax (801) 883-0944

## Traughber, Lex

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**From:** Melissa Mills [melissamills72@gmail.com]  
**Sent:** Monday, January 04, 2010 9:10 AM  
**To:** Hansen, Tami; Traughber, Lex  
**Subject:** Proposed Ordinance to Allow Bars in Residential Neighborhoods

**Categories:** Other

I'm deeply opposed to this ordinance. I've seen the effect of having a large grocery store open very close to my neighborhood and the increased traffic that has brought to our neighborhood has definitely negatively affected our street. With the increase in traffic, we've also seen an increase in vandalism and theft. If this is what comes from a grocery store, I can just imagine the problems that will come with having bars in close proximity to neighborhoods.

Melissa Mills  
Salt Lake City Resident

## Traughber, Lex

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**From:** Floyd Jensen [floydandtammy@hotmail.com]  
**Sent:** Sunday, January 03, 2010 7:19 AM  
**To:** Hansen, Tami; Traughber, Lex  
**Subject:** Alcohol "Normalization" ordinance

**Categories:** Other

Please pass this on to all city council members:

WE ARE **OPPOSED** TO THE PROPOSED ALCOHOL NORMALIZATION ORDINANCE.

ALTHOUGH A SUPERFICIAL READING OF THE ORDINANCE DOES NOT DISCLOSE HOW IT WOULD IMPACT SPECIFIC NEIGHBORHOODS, WE SUSPECT AND ARE INFORMED THAT IT WOULD PERMIT THE ESTABLISHMENT OF BARS AND TAVERNS IN PLACES LIKE THE 9TH AND 9TH DISTRICT (NEAR WHERE WE LIVE, WHICH ALREADY HAS A SEX TOY STORE, WHICH IS BAD ENOUGH), 15TH AND 15TH, 13TH SOUTH AND 17TH EAST, AND OTHER NEIGHBORHOODS WITHIN SALT LAKE CITY. SUCH BARS WOULD CREATE SAFETY HAZARDS FROM THE DRUNK DRIVERS WHO WILL INEVITABLY EMERGE FROM SUCH PLACES TO DRIVE ON NEARBY RESIDENTIAL STREETS. MOREOVER, SUCH PLACES WOULD INCREASE NOISE AND TRAFFIC IN THE VICINITY, AND WOULD DECREASE PROPERTY VALUES FOR RESIDENTIAL NEIGHBORS.

MAKING THE PLANNING AND ZONING COMMISSION THE GATEKEEPER FOR THIS KIND OF ESTABLISHMENT (THROUGH THE CONDITIONAL USE PROCESS) IS DANGEROUS, SINCE ALL IT WOULD TAKE WOULD BE TO STACK THE P&Z COMMISSION WITH PRO-ALCOHOL MEMBERS, AND THE FLOODGATES WOULD BE OPENED.

WE DO NOT WANT THESE KINDS OF ESTABLISHMENTS ANYWHERE NEAR RESIDENTIAL AREAS. WHY MAKE IT MORE CONVENIENT FOR PEOPLE TO ENGAGE IN AN ACTIVITY THAT IS INDISPUTABLY DANGEROUS TO THE COMMUNITY? PEOPLE WHO WANT TO DRINK ALCOHOL CAN ALREADY FIND SUCH PLACES CLOSE ENOUGH.

PUTTING BARS IN NEIGHBORHOODS WILL DETRACT FROM SALT LAKE CITY'S REPUTATION AS A GOOD PLACE TO LIVE AND RAISE A FAMILY.

PLEASE VOTE AGAINST THE ORDINANCE, OR AMEND IT TO PROTECT, NOT DESTROY, OUR RESIDENTIAL NEIGHBORHOODS.  
WE WILL BE WATCHING.

FLOYD AND TAMMY JENSEN  
999 S. 1200 EAST  
801-583-6824

---

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## Traughber, Lex

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**From:** Marcie McIntosh [marciebmcintosh@gmail.com]  
**Sent:** Friday, January 01, 2010 9:50 PM  
**To:** Hansen, Tami; Traughber, Lex  
**Subject:** Proposed Ordinance to allow social clubs in residential areas  
  
**Categories:** Other

I have lived in Salt Lake City for 20 years and have appreciated the joy of being able to enjoy my neighborhood. One of the things I have bragged about to others is that in Salt Lake City there is not a bar in every neighborhood. This keeps both crime and noise down. As I have reviewed the opinions of others, I have not been able to see any compelling reason why the desire of a few entrepreneurs should overshadow the concerns of residents. Drinking is neither a desirable neighborhood activity or an enhancement to promoting safety. I urge you to vote no on this proposition and would love to hear how your views on this ordinance.

Marcie McIntosh (1151 South 2000 East, Salt Lake City)

## Traughber, Lex

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**From:** Don Brown [donrbrown@gmail.com]  
**Sent:** Friday, January 01, 2010 5:33 PM  
**To:** Hansen, Tami; Traughber, Lex  
**Subject:** normalization of alcohol

**Categories:** Other

To Whom it May Concern:

I am writing to voice my opposition to the proposed normalization of alcohol ordinance. This ordinance is of no benefit to me, my family and my community. I have lived in Salt Lake City for the past 20 years. I was drawn to it because it is one of the only sizable communities where families can safely live right in the city. I am convinced the proposed ordinance would destroy that precious and unique feature. It is an assault on families and to children and must not pass.

Thank you for taking my opinion into account in your deliberations.

Sincerely,

Don Brown  
Salt Lake City Resident

## Traughber, Lex

---

**From:** Webmail marcsanders [marcsanders@mstar.net]  
**Sent:** Friday, January 01, 2010 2:44 PM  
**To:** Hansen, Tami; Traughber, Lex  
**Subject:** normalization of alcohol ordinance

**Categories:** Other

I would like to express my oposition to the normalization of alcohol ordinance that has been proposed. I think the presence of bars in residential neighborhoods creates a bad environment for our kids. As a physician, I see the impact alcohol has on my patients, and I think that things that make it more convenient or easily obtained should be avoided. I worry about those who may be intoxicated driving in our neighborhoods, endangering our kids and others. My own father was hit and seriously injured by a drunk driver. Please give serious consideration to the consequences of allowing these types of establishments in our neighborhoods.

Thank you,

Marc N. Sanders, M.D.  
2059 Herbert Ave.  
Salt Lake City, UT 84108  
801-583-5636

## Traughber, Lex

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**From:** Sam HOOPER [samthooper@msn.com]  
**Sent:** Thursday, December 31, 2009 3:57 PM  
**To:** Hansen, Tami; Traughber, Lex  
**Subject:** Normalization of Alcohol Ordinance

**Categories:** Other

Dear Ms. Hansen and Mr. Traughber,

I am writing today to express my **strong opposition to the Normalization of Alcohol Ordinance** that will be considered on Jan 27th in City Hall, please communicate to members of the Commission my feeling against passage of this ordinance. As a father of six young sons, I feel that this is a vital issue that should not move forward in any circumstance.

Thank You,

Sam Hooper  
2021 Herbert  
SLC, UT 84108  
801-573-6209

## Traughber, Lex

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**From:** Janet & Robert Sloan [janetrobertsloan@gmail.com]  
**Sent:** Thursday, December 31, 2009 3:32 PM  
**To:** Hansen, Tami; Traughber, Lex  
**Subject:** PROPOSED ORDINANCE

**Categories:** Other

We wish to express our strong opposition to the proposed ordinance to allow bars in residential neighborhoods. Please relay our expression of opposition against this proposed ordinance to the Salt Lake City planning commission.

from Salt Lake City residents  
Robert Charles Sloan  
Janet Laughlin Sloan  
Address: 2049 Michigan Avenue  
Salt Lake City, Utah 84108

## Traughber, Lex

---

**From:** Heather Hooper [heatherhooper@msn.com]  
**Sent:** Thursday, December 31, 2009 2:35 PM  
**To:** Hansen, Tami; Traughber, Lex  
**Subject:** "normalization of alcohol" ordinance

**Categories:** Other

Mr. Traughber and Ms. Hansen,

As a mom of 6 boys living in a very family-oriented neighborhood, I am deeply concerned at the proposed "normalization of alcohol" ordinance that is being considered. Please consider my strong opposition to this ordinance. It is hard enough to preserve family values living in our current world, and bringing bars and taverns and social clubs to our neighborhoods will only make our challenges greater. We need to raise our children to be our future leaders, with strong values and morals. This ordinance does not promote these ideals.

Sincerely,

Heather Hooper

2021 E. Herbert Ave.  
Salt Lake City, UT 84108

## Traughber, Lex

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**From:** Colleen Mecham [colleenmecham@yahoo.com]  
**Sent:** Thursday, December 31, 2009 9:48 AM  
**To:** Traughber, Lex  
**Cc:** jdibble@rqn.com  
**Subject:** Proposed Ordinance That Would Allow Bars in our Neighborhoods

**Categories:** Other

Mr. Traughber,

We are strongly against the ordinance that would allow bars in our residential neighborhoods.

The reason why people move here to Utah is because of our family oriented state in which a higher standard of living is enforced and that is what makes our state a safer place to live.

Yes the state of Utah is different and that is why the people of Utah love living here. Living these higher standards is what has made Utah a better and safer place to live for everyone.

When you start allowing these laws to be changed, then you will start having the same kind of problems that other states are having with crime and violence. That has been proven by other states.

Allowing people easier access to alcohol will only increase the type of problems that are associated with alcohol incidents and this affect the safety of the people in the state of Utah.

The laws here in Utah are for the people who live here, not for those who will only be visiting here for a few weeks. Here in Utah we don't mind being different. That is what has made Utah a better and safer place to live, and that is why people love living here.

Please do NOT allow bars in our surrounding neighborhoods!!

Thank you!

Colleen Mecham  
Dr. Elden Mecham  
Mary W. Mecham

## Traughber, Lex

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**From:** Jeffrey Tobler [tobytiger2002@yahoo.com]  
**Sent:** Wednesday, December 30, 2009 5:22 PM  
**To:** Hansen, Tami; Traughber, Lex  
**Subject:** Opposed to normalization of alcohol ordinance

**Categories:** Other

Dear Ms. Hansen and Mr. Traughber:

I live in Sugarhouse in Salt Lake City. I just found out that a "Normalization of Alcohol" ordinance will be voted on in the next month that will allow bars in residential areas. I am extremely opposed to this ordinance.

Please pass on: do NOT vote for this ordinance.

If you have any questions, please call me at 801-381-5584 or e-mail me back.

Sincerely,  
Jeffrey Tobler

## Traughber, Lex

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**From:** Alayna Morris [laynamorris@yahoo.com]  
**Sent:** Wednesday, December 30, 2009 5:14 PM  
**To:** Hansen, Tami; Traughber, Lex  
**Subject:** Opposed to "Normalization of Alcohol" Ordinance

**Categories:** Other

Dear Ms. Hansen and Mr. Traughber:

I am a resident in the Sugarhouse area of Salt Lake City. I recently was made aware of a "Normalization of Alcohol" ordinance that will be voted on at the end of January 2010 that will allow bars in residential areas. I am extremely opposed to this ordinance as it will threaten the safety and value of property in Salt Lake City, Utah.

Please pass on to those voting to NOT vote for this ordinance.

If you have any questions, please contact me at 801-673-9488 or respond to this e-mail.

Sincerely,  
Alayna Tobler

## Traughber, Lex

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**From:** dean jolley [deanjol@gmail.com]  
**Sent:** Wednesday, December 30, 2009 4:36 PM  
**To:** Hansen, Tami; Traughber, Lex  
**Subject:** Normalization of Alcohol

**Categories:** Other

To whom it may concern;

I am opposed to the "Normalization of Alcohol", along with most of my neighborhood. Please do not pass it!!!!!!!!!!!!

--

Thanks,

Dean Jolley RPh  
Owner Jolley's Compounding Pharmacy  
801-891-5520 cell

## Traughber, Lex

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**From:** Stephanie Taylor [stephielou74@gmail.com]  
**Sent:** Wednesday, December 30, 2009 3:15 PM  
**To:** Traughber, Lex  
**Subject:** opposed to ordinance allowing bars  
  
**Categories:** Other

Mr. Traughber,

I want to express my opposition to the proposed ordinance to allow bars in residential neighborhoods. I believe passing this ordinance would result in safety problems as well as decrease property values. I would appreciate it if you would relay my concerns to the Salt Lake Planning Commission.

Thank you,  
Stephanie Taylor  
Salt Lake City resident

## Traughber, Lex

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**From:** dmgib@xmission.com  
**Sent:** Wednesday, December 30, 2009 11:25 AM  
**To:** Traughber, Lex  
**Cc:** Mayor; Virginia Hylton; Yalecrest CC Chair  
**Subject:** Petition PLNPCM2009-00495 - Requet for Information

**Categories:** Other

Lex,  
I would appreciate you emailing me any handouts you have prepared for this petition. Also, is this the proposed petition that would impact and make changes to the allowance of "**neighborhood**" brew pubs, dining clubs, taverns, etc? If so, I would suggest including "neighborhood" in the petition description of the ordinance so that it isn't confused with the proposed "downtown" alcohol ordinances. Including clarifying language to petitions would be a plus to the Mayor's Transparency initiative also.

Thank you,  
Lisette Gibson  
Yalecrest Neighborhood Council Chair  
801-583-9316 day  
-----

Petition PLNPCM2009-00495; Zoning Text Amendment Relating to Salt Lake City Alcohol Regulations The Planning Division is reviewing a petition initiated by Mayor Becker to amend the Salt Lake City Zoning Ordinance in matters related to City alcohol regulations. The amendments are proposed to ensure consistency with State law, provide clarity in the Zoning Ordinance and process, and to allow alcohol related establishments throughout the City in areas where they are appropriate (Staff contact: Lex Traughber at 801.535.6184 or [lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com)).

## Traughber, Lex

---

**From:** Richard H. Thornton [rht@princeyeates.com]  
**Sent:** Tuesday, December 29, 2009 12:31 PM  
**To:** Traughber, Lex  
**Subject:** RE: Alcohol Staff Report

**Categories:** Other

Thanks, Lex.  
Rick

### **Richard H. Thornton**

2040 Laird Drive  
Salt Lake City, Utah 84108-1902  
Home Phone (801) 582-1289  
Work Phone (801) 524-1000  
Work Fax (801) 524-1098  
E-mail [rht@princeyeates.com](mailto:rht@princeyeates.com)

---

**From:** Traughber, Lex [mailto:Lex.Traughber@slcgov.com]  
**Sent:** Tuesday, December 29, 2009 12:33 PM  
**To:** Richard H. Thornton  
**Subject:** Alcohol Staff Report

Rick,

See the following link for the staff report regarding the proposed changes to City alcohol regulation. If you have further questions please feel free to contact me.

<http://www.slcgov.com/boards/plancom/2009/December/Alcohol%20Regulations.pdf>

### **Lex Traughber**

Principal Planner  
Salt Lake City Planning Division  
451 S. State Street, Room 406  
P.O. Box 145480  
Salt Lake City, UT 84114-5480  
Telephone: (801) 535-6184  
Fax: (801) 535-6174

## Traughber, Lex

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**From:** Hansen, Tami  
**Sent:** Tuesday, December 29, 2009 11:46 AM  
**To:** 'frank.algarin@yahoo.com'; 'tchambless@hinckley.utah.edu'; 'Babs De Lay'; 'Angela Dean'; 'tuinlv@yahoo.com'; 'Michael Gallegos'; 'kathleen hill'; 'Prescott Muir'; 'Matthew Wirthlin'; 'Mary Woodhead'  
**Cc:** Traughber, Lex  
**Subject:** FW: SLC neighborhood alcohol normalization  
**Categories:** Other

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**From:** J. Michael McIntosh [mailto:mcintosh.mike@gmail.com]  
**Sent:** Tuesday, December 29, 2009 11:39 AM  
**To:** Hansen, Tami  
**Subject:** SLC neighborhood alcohol normalization

Dear Tami,

Per our phone conversation, please forward this to the members of the SLC Planning Commission. Thank you.

Dear Planning Commission Members:

I believe it is a serious error to loosen the restrictions on serving alcohol in residential areas. Consumption (including underage drinking) is directly correlated with outlet density. Increases are noted in heavy drinking, frequent drinking and drinking related problems, particularly among women, underage students and students. At least half of all violent crimes, including sexual assault involve the use of alcohol by perpetrator and/or victim. The proposal threatens neighborhood safety.

Please forward to me any research data you are considering in relation to this proposal.

Sincerely,

--

J. Michael McIntosh  
Professor and Director of Research, Dept. of Psychiatry  
Research Professor, Dept. of Biology  
University of Utah  
257 S. 1400 E.  
Salt Lake City, UT 84112-0840  
Phone: (801) 585-3622  
Fax: (801) 585-5010

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## Traughber, Lex

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**From:** Denise Doxey [denise@doxeyes.com]  
**Sent:** Monday, December 28, 2009 1:51 PM  
**To:** Traughber, Lex; babsd.delay@slcgov.com; frank.algarin@slcgov.com; tim.chambers@slcgov.com; angela.dean@slcgov.com; michael.fife@slcgov.com; michael.gallegos@slcgov.com; Hill, Kathleen; susie.mchugh@slcgov.com; matthew.wirthlin@slcgov.com; mary.woodhead@slcgov.com; Prescott.muir@slcgov.com  
**Subject:** I am concerned  
**Categories:** Other

Dear Mr. Mayor and the Planning Commission

I live west of Anderson Foothill library. We bought our home because of the location! It is a wonderful area that feels safe. I would like to have my voice heard that I **do not want** to have passed the **ordinance of Normalization of Alcohol**.

There is a safety concern that there will be more drivers under the influence of alcohol driving on residential streets driving through neighborhoods and intersections. This is a great concern for all of us, especially children!

This will have an effect on property values in neighborhoods with bars, social clubs and taverns, people will move out. The reason the ghetto was created is because bars were put in areas and lower income families did not have enough money to move out but those with more income moved out.

Please consider my voice as you meet.

Thank you,

Denise Doxey

## Traughber, Lex

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**From:** Steven Hansen [sah2034@me.com]  
**Sent:** Wednesday, December 16, 2009 10:15 PM  
**To:** Traughber, Lex  
**Subject:** Liquor Establishments - Residential Area

**Categories:** Other

I live at 2034 Laird Drive; SLC, UT 84108. I have been a long time resident and own several homes in the Harvard/Yale area. I am absolutely against allowing any liquor establishments anywhere near a residential zoned area - particularly ours. First, I am concerned about safety issues - intoxicated drivers and others. Second, I am concerned about the increase in traffic - people coming and going from bar. Finally, with the already difficult economic impact on property values, adding a bar anywhere near our residential area would have a severe negative impact on values.

Please do not allow Liquor Establishments anywhere near this residential area or other residential areas.

Thanks you.

Steven A. Hansen  
801 808-2137

## Traughber, Lex

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**From:** Janet Madsen [janet.madsen@gmail.com]  
**Sent:** Monday, December 14, 2009 3:05 PM  
**To:** Traughber, Lex  
**Subject:** bars  
  
**Categories:** Other

Dear Mr. Traughber,

I'm writing to let know my thoughts about loosening the rules concerning the location of bars. To the best of my understanding, the proposed changes would bars down the street from my house. I strongly oppose this. In your interaction with law makers, please convey my opinion that rules regarding the location of bars should be kept as it is.

Janet Madsen

## Traughber, Lex

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**From:** DeAnn Savage [deannsavage@gmail.com]  
**Sent:** Sunday, December 13, 2009 3:47 PM  
**To:** Traughber, Lex  
**Subject:** Proposed Ordinance

**Categories:** Other

Dear Sir,

I am told that you will forward my opinion to the correct party, concerning allowing bars in residential neighborhoods. I would like to be noted that I am against this ordinance as I believe it will decrease the safety of our neighborhood streets, as well as adversely effect our tax base by turning a desirable neighborhood into one that is not so desirable. I would like this proposal to be tabled or rejected.

Thank you for counting my opinion.

DeAnn Savage

## Traughber, Lex

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**From:** Traughber, Lex  
**Sent:** Friday, December 11, 2009 9:17 AM  
**To:** 'e'  
**Cc:** DeLaMare-Schaefer, Mary; Carlile, Chase  
**Subject:** RE: Information regarding the alcohol normalization ordinance  
  
**Categories:** Program/Policy

Esther,

*Would it be possible to provide a similar link to the best place to view the adopted version of the commercial changes, the RMU and the MU zones?*

A: Any action by the City Council can be viewed on the City's website – [www.slcgov.com](http://www.slcgov.com) Find your way to the City Council page and check their agendas and minutes.

*Also, does your research include the analysis of the changes made in about 80 to 85 regarding neighborhood pubs?*

A: If you have information that you'd like to share and it is short and concise (a paragraph or two) I would be happy to take a look.

Lex

**From:** DeLaMare-Schaefer, Mary  
**Sent:** Thursday, December 10, 2009 1:57 PM  
**Cc:** DeLaMare-Schaefer, Mary ; Traughber, Lex ; Carlile, Chase  
**Subject:** Information regarding the alcohol normalization ordinance

Dear Member of the Public:

The staff report prepared by the Planning Division for the alcohol amendment project (Petition PLNPCM2009-00495) can be accessed via the following link:

<http://www.slcgov.com/boards/plancom/2009/December/Alcohol%20Regulations.pdf>

This report outlines and analyzes the proposal to date. It also includes the proposed text changes, as well as city and public comment regarding the issue.

The Planning Commission will revisit this proposal at its January 27, 2010 hearing. In anticipation of this meeting, Planning Staff invites and encourages public review of this document.

Sincerely,

**Lex Traughber**  
Principal Planner  
Salt Lake City Planning Division  
451 S. State Street, Room 406  
P.O. Box 145480

## Traughber, Lex

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**From:** e [estherehunter@hotmail.com]  
**Sent:** Thursday, December 10, 2009 1:59 PM  
**To:** DeLaMare-Schaefer, Mary  
**Cc:** Traughber, Lex; Carlile, Chase  
**Subject:** Re: Information regarding the alcohol normalization ordinance  
  
**Categories:** Other

*Perfect, Thank you. e*

**From:** DeLaMare-Schaefer, Mary  
**Sent:** Thursday, December 10, 2009 1:57 PM  
**Cc:** DeLaMare-Schaefer, Mary ; Traughber, Lex ; Carlile, Chase  
**Subject:** Information regarding the alcohol normalization ordinance

Dear Member of the Public:

The staff report prepared by the Planning Division for the alcohol amendment project (Petition PLNPCM2009-00495) can be accessed via the following link:

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Sincerely,

**Lex Traughber**  
Principal Planner  
Salt Lake City Planning Division  
451 S. State Street, Room 406  
P.O. Box 145480  
Salt Lake City, UT 84114-5480  
Telephone: (801) 535-6184  
Fax: (801) 535-6174

## Traughber, Lex

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**From:** e [estherehunter@hotmail.com]  
**Sent:** Wednesday, December 09, 2009 11:18 PM  
**To:** Traughber, Lex; DeLaMare-Schaefer, Mary; Sommerkorn, Wilford; Gray, Frank  
**Subject:** Fw: Answers to concerns regarding the neighborhood discussion group for The Avenues and 1300 East  
**Attachments:** draft mitigations.rtf; LETTER TO MAYOR RALPH BECKER.doc; UNC questions.rtf  
**Categories:** Other

*Lex, Here is one that a quick search produced but as I said, I will look more as soon as I have time. Take care, Esther*

**From:** e  
**Sent:** Wednesday, September 30, 2009 5:44 PM  
**To:** DeLaMare-Schaefer, Mary ; Carlile, Chase  
**Cc:** [uncboard@live.com](mailto:uncboard@live.com) ; [east.central@live.com](mailto:east.central@live.com) ; [universityneighborhood@hotmail.com](mailto:universityneighborhood@hotmail.com) ; Sommerkorn, Wilford ; [lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com) ; City Council Liaisons ; Martin, JT ; Love, Jill ; [lgarrott@gmail.com](mailto:lgarrott@gmail.com) ; [eric.jorgensen@slcgov.com](mailto:eric.jorgensen@slcgov.com) ; Mayor ; [joyce.valdez@slcgov.com](mailto:joyce.valdez@slcgov.com) ; Mayor's communication Director ; Mayor Chief of Staff  
**Subject:** Re: Answers to concerns regarding the neighborhood discussion group for The Avenues and 1300 East

*Hi Mary, Thanks so much. It's been a long time. I hope you are well.*

*Just to let you know, we actually started with the Mayors office and were referred to you.*

*You will find two attachments that are a draft compilation. The first is the list of questions generated in the University Neighborhood Council general meeting and the second is a draft document from the University Neighborhood Council standing land use committee. The UNC CDLU (community development/land use is similar to the Avenues Housing Compatibility Committee) has summarized the initial results from a door to door survey with many residents/business owners surrounding the 1300 East potential node. This survey is not yet complete.*

*Both lists have been discussed in committee, the board and general meeting with a focus towards brainstorming suggestions towards any anticipated negative impacts but in a positive way.*

*(I must add the report that the UNC has not taken an official position on the node itself and there are many neighbors who would prefer 1300 not be a node at all. The board decided that submitting a list of questions would be a productive way to make sure correct and complete information was provided to this council area. Also, it was felt that a proactive list of impacts and ideas for mitigation could also be useful to provide to the City as input.)*

*Since many of the neighbors will not be allowed to attend the small focus group on 1300 East nor able to attend the PC, or Council (due to the time of year) many neighbors are writing letters. I have attached a copy of one that I have been allowed to forward. Tom said he has already sent this to the Mayors office.*

*The lists are still draft but we have already sent them far and wide within the City. **with the intention that they will be helpful feedback** to be added to the input you are already receiving from all of the many meetings and*

*your other sources. As soon as we hear back from the full survey we will send the final copy to Lex to be included in his work and forwarded to the PC, etc.*

*Regarding the questions, even if you can not answer all of the questions at this time, if any information on the ones that are known, they will be distributed and I believe very helpful.*

*Thank you in advance for this effort.*

*Take care and warm regards,*

*Esther*

*Esther Hunter*

*Chair, University Neighborhood Council*

**From:** DeLaMare-Schaefer, Mary

**Sent:** Wednesday, September 30, 2009 4:19 PM

**To:** [estherehunter@hotmail.com](mailto:estherehunter@hotmail.com) ; Carlile, Chase

**Cc:** [uncboard@live.com](mailto:uncboard@live.com) ; Merrill, Loggins ; Gray, Frank ; Sommerkorn, Wilford ; [alcoholreform@live.com](mailto:alcoholreform@live.com) ; [lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com) ; City Council Liaisons ; Martin, JT ; Love, Jill ; [lgarrott@gmail.com](mailto:lgarrott@gmail.com) ; Becker, Ralph

**Subject:** Re: Answers to concerns regarding the neighborhood discussion group for The Avenues and 1300 East

Esther - We will forward your issues to the Mayor's Office.

Thanks,

Mary

---

**From:** e <[estherehunter@hotmail.com](mailto:estherehunter@hotmail.com)>

**To:** Carlile, Chase

**Cc:** [uncboard@live.com](mailto:uncboard@live.com) <[uncboard@live.com](mailto:uncboard@live.com)> ; Merrill, Loggins ; DeLaMare-Schaefer, Mary ; Gray, Frank ; Sommerkorn, Wilford ; [alcoholreform@live.com](mailto:alcoholreform@live.com) <[alcoholreform@live.com](mailto:alcoholreform@live.com)> ; [lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com) <[lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com)> ; City Council Liaisons ; Martin, JT ; Love, Jill ; Luke Garrott <[lgarrott@gmail.com](mailto:lgarrott@gmail.com)> ; Becker, Ralph

**Sent:** Tue Sep 29 02:07:23 2009

**Subject:** Re: Answers to concerns regarding the neighborhood discussion group for The Avenues and 1300 East Chase,

*Thank you so much for your call today.*

*The hope is that this email will serve to bring everyone listed on this distribution list up to date.*

*(Chase is an intern who works for Mary DeLaMare-Schaefer and was asked by Mary to respond to our emails and inquiries.*

*Please see a sample of Mary's invitation sent to the various Community Council Chairs at the end of this email.)*

*In the following discussion, I am representing both the UNC and also ECCC CDLU (which stands for community development/land use and is the authorized voice on these topics for the East Central Community Council).*

*(Chase, I look forward to continuing the conversation when you call tomorrow.*

*After you, (Mary) and I spoke, I realized that I would be in a meeting from 7:30 to about 9 so will not be available at 8, after all. I should be available after 9. Hopefully this works for you.)*

*Also, I have added my original email to Holly so that you can see the actual context of the process suggestions.*

*As a policy statement, both the UNC and ECCC are very supportive of our local businesses.*

*While there is always potential for conflict on the edges of differing land uses, in our "neck of the woods", we have found both better projects and tremendous results occur when more rather than less discussions are held with those actually impacted and when the potential conflicts (regardless how difficult) are handled "head on" but done so directly and in a way that facilitates creative solutions.*

*We also believe that the more clarified in advance, the more chance of guaranteeing harmony in the neighborhood, success and support of the business long after the City efforts were concluded. We have had much experience both good and bad.*

*A tremendous amount of work and effort is currently underway in the Planning Division by a professional and competent planning staff to streamline the functions, correct ordinances and add clarity to process; but also to **restore public trust in the methods and process**.*

*To that end, we believe that the more that is solved and "laid out" in advance, the better the success and known costs to a business as well as the less negative impact to the neighbors/neighborhood. This is the framework of unity we try to utilize, when allowed, in working with our business/development partners.*

*The UNC Steering Committee (for the 1300 East node) has summarized several topics they would like clarified. They have asked that I relay them to the City. Please feel free to reply to all of the community teams listed on this email when you answer.*

*The clarifications requested are:*

- 1. People are interested in how many nodes are being considered city wide? They have heard approximately 18 but are not sure this is the correct/complete list.*
- 2. Is there a full list available of these nodes that are anticipated such as 1300 East? They have been given the 11th East corridor, 9th and 9th, 17th East/ 13th South, Sugar House, the Avenues, 1300 East, 15th and 15th, Downtown, 3rd West, Trolley Square but hoped you could provide the full list if 18.*
- 3. How many social club licenses is the Mayor and the Council anticipating from the State appropriate for the population size of Salt Lake compared to what is already in place?*
- 4. What are all of the planning zones that have been considered for this use? Discussion focused on the CN zone on 1300 but what other zones would apply?*
- 5. Is there a running list of mitigations to impacts that the staff is already contemplating?*
- 6. Is the Mayor considering recommending changes to the distance requirement between social clubs/ schools and parks in the next 2-6 years?*
- 7. The majority of the representative in the meeting were highly supportive of enlivening downtown and felt that this should be the first priority for social clubs rather than including all neighborhoods at this time. Has a staggered implementation approach been considered?*
- 8. What other developments are being considered that could impact the same areas such as street cars, other neighborhood business uses, set back changes, conditional use changes, etc. to name a few.*
- 9. Where can the membership find a summary of all text changes or ordinance changes that are contemplated that would also apply to social clubs in the near future or in the next two- 6 years?*
- 10. It is understood that with the zoning amendment project, changes are being made to the conditional use process and table. Should social clubs be left as a conditional use versus an approved use, will future mitigation be possible if the perceived impact is not listed in the conditional use table given LUDMA? The proposed conditional use changes list many impacts such as traffic but do not list others such as odors related to garbage or cooking, hours of clean up and preparation, deliveries, garbage pick up, etc. It was felt that planning for these types of issues in advance was better for business in that the appropriate measures could be included in initial business plans versus having the expense of adding them after the fact or worse, leaving this an open sore with these neighbors. It was felt that existing areas that the City has many good examples of past problems that could complete the list of potential impacts*
- 11. Is there an effort to allow for unique design standards for each neighborhood node?*

12. The group recognized that this topic is another "sticky wicket" and there can be many highly charged emotions around issues such as pedestrian safety. However, I was asked to express support for transparency and a request for trust on the part of the City towards the community at large.

Many members expressed strong support and many members expressed strong opposition in hopes of mitigation for the upcoming changes.

All members expressed concern that they were not seeing the full picture of all changes (meaning that while they comment on one area of proposed change, many other things were being modified and planned so that the full context was not really known).

The general consensus was that while a bit more "messy" everyone preferred knowing the full context and full level of potential changes proposed so that good democratic discussion could be had by all. In other words, as an example, the community did not want to be assured that they could comment on the impact of each social club because they are listed as a conditional use when in fact there is another team working on changing the conditional use table that would eliminate this option. This type of situation might simply be an unintended consequence of so much going on in the City but if left as is does not inspire confidence. While tricky and while this is a campaign promise, it was believed that good compromises could be "struck".

14. As the City continues to grow, how will the City fund the added enforcement needed to avoid having a few ruin this for all? Many did not know that the City enforcement efforts are complaint driven and were uncomfortable with this approach. Many thought that the City had proactive enforcement schedules.

15. Is the City looking at this use in what was the old B3 zone locations?

16. While options to discuss any future concerns could be played out at a Planning Commission meeting, most felt this was timeframe was "too late" in the process and causes the very "pitting" and "tear in the fabric" of any neighborhood. The reference was made to the conflicts of the Jam and Eggs in the City. It was felt these applications could have been mediated to avoid the extensive two year cost to the business and the neighborhood. Does the City plan a new process that allows better mediation to occur whether social club or any other local business. Many felt this would help everyone. Many UNC/ECCC neighbors are also local business owners.

17. Does the City plan include efforts to support a "college town" atmosphere in the 1300 node?

18. Last but not least, I was asked to express support meaning that by asking these questions and providing these comments this was meant to "flush out issues" in advance and assist in maintaining harmony in the neighborhoods by working things out in advance as much as possible so that neighbors and business would not be "pitted" against each other in the future. This is intended as supportive.

The key continues to be win/win, trust and mitigation factors.

Thanks again in advance.

Esther

(Simply the messenger)

(PS. UNC/ECCC, If I have forgotten anything please feel free to add at will.)

Esther E. Hunter

Chair, University Neighborhood Council

Co-Chair East Central CDLU

## **Beginning list of Conditional Use Mitigations and Some Potential Solutions (VERY Rough Draft)**

Some mitigation needs are not obvious.

Some things are very site specific to a neighborhood area.

Many conditions are not social club specific but apply often at the borders of different land uses.

If it is true that LUDMA specifies that if a condition is not listed in the table, it cannot be added at a later date or to any specific application.

If so, some provision that allows site specific conditions is needed.

Extra pedestrian and bike safety measures in a radius from the social club node.

This could be painted crossings, timing on street lights, reduced speed limits, City sponsored flags, etc.

Aromas that come from cooking.

Placement of garbage can location and length between pickups.

This is often to the rear of the business be it a social club, business or apartment complex.

How close is this to residential living, walkable routes, or bike routes.

Potential mitigation could include a requirement for measures that address this such as charcoal filters, inside storage, etc.

“Dumpsters - stinky and loud when used or picked up.”.

A short version/process that is not a full block plan but that allows neighborhood specific planning for success and working together in a positive and forward thinking way. With the Mayors expertise on collaboration and Salt Lake Solution expert help this could be very productive and helpful. This type of condition often comes about with joint discussion and reaching a compromise between a neighborhood and a business. Some method to notice and allow this type of facilitation to occur that keeps peace in the neighborhood. While this may not always be possible but if the only recourse left to neighbors is limited to the existing notice/appeal system, this is a set up for contention. By establishing a joint mediation type process that is node specific this can be turned into building the community. Many times unusual and helpful practices can be discovered in each situation.

Parking concerns/ This includes items such as employee parking.

Transients

Icy sidewalk/snow removal

Idling

Recycling

## **Beginning list of Conditional Use Mitigations and Some Potential Solutions (VERY Rough Draft)**

Sound from the amount of people talking, laughing and enjoying entertainment. The louder the entertainment (ie music playing through speakers, sports channels on screens, etc.) the louder the people have to talk to be heard. Same is true the more people are present. This becomes an impact when there is an outside venue more than inside. This could be due to an outside patio, lines waiting to get into a venue or when patrons leave an establishment. (Site specific- location of outside venues, planning for extra sound walls within the establishment, plan for success by preplanning the location of the lines.)

People stepping outside to have a smoke.

Noise from clean up and preparation.

Hours and days of operation and deliveries.

There is a need to be able to call for help when there are enforcement issues are in play. Extra enforcement help for those days, times of night or holidays when the regular City staff is not available. Due to the level of priorities assigned to various "real crimes", calling the Police has not been a real option. This is often not in the control of the business because it involves customers who may or may not be from the area. This could be due to overflow parking needs, patrons who do not respect existing property rights. Need for help is often at odd times such as 2 am, 3 am, Sunday morning as neighbors wake up to enjoy the day having worked hard all week to find a need for clean up in their area. The responsible party may or may not be able to be reached. (Possibly include local contact much like in construction mitigation.)

Example: "Over the weekend, Rick Matthes who lives on the corner of Douglas Street and 300 South [275 Douglas Street] [801-583-3404] called the police twice to shut down a loud party on 300 South that had spilled out onto the lawn and street and was still going strong at 1:00 a.m. No response from the police. When law enforcement is nonresponsive, it leaves the citizens with very few options."

Human rights but also property rights in the form of property values. This can involve things that are more difficult to regulate and maybe should be the responsibility of the City in the locations assessment and could include items such as upkeep, inspections, landscaping, site design. (Possible site specific solutions such as a modifications to the street lay out. )

An example of this in the Jam location might have been closing the street from the back of the Jam property and asking for a fence. This would have allowed a certain amount of separation between the residents and the social club.

Since the real enjoyment of a neighborhood often include the concept of "complete streets".

In many locations complete streets includes a neighborhood being able to utilize the alleys and streets for simple day to day interactions such as playing ball, children learning to ride bikes, neighborhood activities, etc. (Node specific planning with land uses pre-defined much like the section for a planned development but instead a node development.)

## **Beginning list of Conditional Use Mitigations and Some Potential Solutions (VERY Rough Draft)**

### Light pollution

Provisions regarding safety in a neighborhood. (One idea was for the City to have a check list of added support they provide through existing programs such as a focused effort to help all the neighbors establish mobile watch in and around each node.)

Concern and experience due to pests such as raccoons, and rats. While health concerns are monitored by the County it was suggested that pre-planning versus controlling the problem in advance of it occurring would be better. (Ideas included dumpsters that cannot be left open.)

Graduating success "sit down conferences" to solve problems first in a quarter, then in one year or so on.

Heightened inspections ( could also be a graduating scale enforcement for enforcement).

Good social club program similar to the good landlord program that incents the positive.

THOMAS E. NELSON

1205 EAST 300 SOUTH  
SALT LAKE CITY, UTAH 84102

TELEPHONE (801) 699-9906

email  
tom@nelsonlaw.net

September 24, 2009

Mayor Ralph Becker  
Salt Lake City Mayor's Office  
P.O. Box 145474  
Salt Lake City, Utah 84114-5474

BY EMAIL  
mayor@slcgov.com

Re: Proposed Alcohol Normalization Ordinance

Dear Mayor Becker:

Our family lives at 1205 East 300 South in Salt Lake City. Two months ago at 3:00 on a Sunday morning, an uninsured intoxicated driver making his way westbound from 1300 East on 300 South crashed his relatively new Chevy Silverado into two of our vehicles, my Jeep Grand Cherokee and our daughter's Ford Mustang. All three vehicles were totaled. Although no family member was injured, the intoxicated driver's carelessness cost us tens of thousands of dollars in property damage.

The proposed ordinance appears to liberalize licensing of social club/tavern type establishments in neighborhoods where such establishments have previously not been allowed. To encourage that type of establishment in our residential communities is irresponsible. Not only would such establishments irreparably alter the nature of our residential communities, they would put our lives, families, and property at risk.

Some suggest placing such establishments within our neighborhood would reduce the number of intoxicated drivers by encouraging individuals to walk to have a drink. I do not want intoxicated individuals walking around my yard scaring and assaulting my spouse and children, urinating in my bushes, sleeping on my porch, and causing mischief. Despite stringent noise and other ordinances those advocating the adoption of the proposed ordinance believe will exist, those problems will still exist. If individuals want to drink, they can do so inside their own homes. We have enough challenges with the drug dealers, the rapists, the car thieves, the registered sex offenders, the fraternities, the student parties, and the homeless in our neighborhood. Do not exacerbate the negative aspects of living in our area by encouraging these types of establishments in our neighborhood.

The 1946 film, *It's a Wonderful Life*, shows the enormous impact one man can have on a town, its citizens, and his family. With George Bailey, the town of Bedford Falls had wonderful housing and commercial establishments. In the alternate world without George Bailey, Bedford Falls is turned into Pottersville. Pottersville is a slum with sleazy bars where life is hard and grim.

Ralph, you could be the one man who makes a difference. As Mayor, it is your duty to keep all the citizens of Salt Lake City safe and protect their property. You will do that by protecting our neighborhoods from the proposed ordinance.

Sincerely,

Thomas E. Nelson

*The clarifications requested are:*

- 1. People are interested in how many nodes are being considered city wide? They have heard approximately 18 but are not sure this is the correct/complete list.*
- 2. Is there a full list available of these nodes that are anticipated such as 1300 East? They have been given the 11th East corridor, 9th and 9th, 17th East/ 13th South, Sugar House, the Avenues, 1300 East, 15th and 15th, Downtown, 3rd West, Trolley Square but hoped you could provide the full list if 18.*
- 3. How many social club licenses is the Mayor and the Council anticipating from the State appropriate for the population size of Salt Lake compared to what is already in place?*
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- 5. Is there a running list of mitigations to impacts that the staff is already contemplating?*
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- 7. The majority of the representative in the meeting were highly supportive of enlivening downtown and felt that this should be the first priority for social clubs rather than including all neighborhoods at this time. Has a staggered implementation approach been considered?*
- 8. What other developments are being considered that could impact the same areas such as street cars, other neighborhood business uses, set back changes, conditional use changes, etc. to name a few.*
- 9. Where can the membership find a summary of all text changes or ordinance changes that are contemplated that would also apply to social clubs in the near future or in the next two- 6 years?*
- 10. It is understood that with the zoning amendment project, changes are being made to the conditional use process and table. Should social clubs be left as a conditional use versus an approved use, will future mitigation be possible if the perceived impact is not listed in the conditional use table given LUDMA? The proposed conditional use changes list many impacts such as traffic but do not list others such as odors related to garbage or cooking, hours of clean up and preparation, deliveries, garbage pick up, etc. It was felt that planning for these types of issues in advance was better for business in that the appropriate measures could be included in initial business plans versus having the expense of adding them after the fact or worse, leaving this an open sore with these neighbors. It was felt that existing areas that the City has many good examples of past problems that could complete the list of potential impacts*

11. Is there an effort to allow for unique design standards for each neighborhood node?
12. The group recognized that this topic is another "sticky wicket" and there can be many highly charged emotions around issues such as pedestrian safety. However, I was asked to express support for transparency and a request for trust on the part of the City towards the community at large.  
Many members expressed strong support and many members expressed strong opposition in hopes of mitigation for the upcoming changes.  
All members expressed concern that they were not seeing the full picture of all changes (meaning that while they comment on one area of proposed change, many other things were being modified and planned so that the full context was not really known).

The general consensus was that while a bit more "messy" everyone preferred knowing the full context and full level of potential changes proposed so that good democratic discussion could be had by all. In other words, as an example, the community did not want to be assured that they could comment on the impact of each social club because they are listed as a conditional use when in fact there is another team working on changing the conditional use table that would eliminate this option. This type of situation might simply be an unintended consequence of so much going on in the City but if left as is does not inspire confidence. While tricky and while this is a campaign promise, it was believed that good compromises could be "struck".

13. As the City continues to grow, how will the City fund the added enforcement needed to avoid having a few ruin this for all? Many did not know that the City enforcement efforts are complaint driven and were uncomfortable with this approach. Many thought that the City had proactive enforcement schedules.
14. Is the City looking at this use in what was the old B3 zone locations?
15. While options to discuss any future concerns could be played out at a Planning Commission meeting, most felt this was timeframe was "too late" in the process and causes the very "pitting" and "tear in the fabric" of any neighborhood. The reference was made to the conflicts of the Jam and Eggs in the City. It was felt these applications could have been mediated to avoid the extensive two year cost to the business and the neighborhood. Does the City plan a new process that allows better mediation to occur whether social club or any other local business. Many felt this would help everyone. Many UNC/ECCC neighbors are also local business owners.
16. Does the City plan include efforts to support a "college town" atmosphere in the 1300 node?
17. Last but not least, I was asked to express support meaning that by asking these questions and providing these comments this was meant to "flush out issues" in advance and assist in maintaining harmony in the neighborhoods by working things out in advance as much as possible so that neighbors and business would not be "pitted" against each other in the future. This is intended as supportive.

*The key continues to be win/win, trust and mitigation factors.*

## Traughber, Lex

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**From:** e [eehunter@live.com]  
**Sent:** Wednesday, December 09, 2009 11:19 PM  
**To:** Traughber, Lex; DeLaMare-Schaefer, Mary; Coffey, Cheri; Gray, Frank; Sommerkorn, Wilford  
**Subject:** Fw: Social Clubs

**Categories:** Other

*This one also. e*

**From:** e  
**Sent:** Saturday, October 03, 2009 11:25 PM  
**To:** Esther Hunter ; [lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com)  
**Cc:** [east.central@live.com](mailto:east.central@live.com) ; [uncboard@live.com](mailto:uncboard@live.com)  
**Subject:** Re: Social Clubs

*Hi Lex, Did you get this message? Esther*

**From:** Esther Hunter  
**Sent:** Wednesday, September 23, 2009 1:59 PM  
**To:** [lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com)  
**Subject:** FW: Social Clubs

Hi Lex, Would you be willing to look over the attached email and make sure I am saying the state code, zoning piece right before I send this out to ECCC's CDLU committee? (CDLU Community Development/Land Use). Thanks a ton, Esther 583-9804

*Hi all,  
Stating the obvious, conflicting land uses or border issues will always be one of the things of CDLU. I think social clubs is one of those areas where as the City and the State work to add these uses to the neighborhoods one of the things CDLU could do to help each neighborhood rep is, to help brainstorm the types of mitigations that need to be listed on the table as these changes are adopted from our extensive experience of impacts. The City was hoping to utilize an existing zone but in talking to Frank last night this will likely be either a new zone, an existing zone with a conditional use attached or even neighborhood by neighborhood.*

*We have many members both for and against social clubs and I would prefer to stay out of a MADD or JAM experience and focus instead on how to mitigate in advance because as a conditional land use, the extent of mitigation will be critical. If the conditions are not listed when they first adopt this ordinance, once the state expand the licenses, etc., as I understand LUDMA no neighbor or neighborhood will be able to add new conditions unless the category is listed. Either way if this is right or not, the more mitigation ideas in advance, the better for the long term harmony in the neighborhood. This matters and actually applies for all examples of borders (ie dog park lights, gas stations, boarding houses, social clubs, various business uses, etc.) So if we develop this type of list, it will be a tool we can utilize on other areas of impact as well.*

*For example, Eggs in the City while not a social club had such an intense impact on the neighbor so much so that she sold her house and felt she had to move her family. While parking was resolved, the smell was not. Since this was not a item listed on the table of conditional uses neither the City nor the neighborhood could try to bring this into the play. Since the building was already built, a new directional fan system was not considered but if the business owner had known this as a condition at the on set they could have provided the right fans and built this cost into the initial plan. My business owners also say that this is good since it gives them a realistic business model in advance without alienating the very people they hope to attract as customers.*

*This is one example of the types of mitigations we need to brainstorm. This is not an issue of for or against prohibition and free choice/property rights but how to build a proactive ordinance in advance so that these types of discussions can even take place later on. The planned changes are extensive. The hope is to define as much as possible in advance goes to our collaborative approach. This is where I would recommend CDLU and ECCC take a position rather than getting into the specifics best handled in and by the neighborhoods affected. I have begun a list of ideas. It is very rough.*

*I am hoping in addition to a concern we can list practical and creative ideas (even if obvious) of mitigation such as with smell the idea of directional fans; of trash, daily pick up or inside storage, etc.*

*Do you all have time to look it over and add ideas? Please let me know what you think. Thanks, e*

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## Traughber, Lex

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**From:** e [estherehunter@hotmail.com]  
**Sent:** Wednesday, December 09, 2009 11:02 PM  
**To:** Traughber, Lex  
**Cc:** DeLaMare-Schaefer, Mary; Gray, Frank; Sommerkorn, Wilford; Coffey, Cheri  
**Subject:** Re: Social Club questions

**Categories:** Other

Hi Lex.

*Yes Lex, I would very much like my emails included to the PC as you mention. I appreciate your looking these up tonight after such a long meeting.*

*I have absolutely no concern that you of all people, would try to not include my information. I promise.*

*My guess is as you note that my emails correspondence was judged as informational and not PC directed comments.*

*I will find the ones on my system from the past, see if there is anything new to add and forward them for inclusion.*

*Thank you for being so thoughtful and to let me know.*

*I know that I corresponded with you, the Mayor, David, Wilf and also to Chase/Mary. I will look and get back to you in the next while.*

*Since everyone is copied on this message, I will add a general comment. I have a personal idea that might be worth a try that came to me after having worked with you all and seen the amount of correspondence that is handled by the City on a daily basis. It reminded me of a job I was had that included this level of input from so many sources and in such a tremendous amount. It might be worth trying a centralized logging system much like council comments. We are newly trying this method in the ECCC with [east.central@live.com](mailto:east.central@live.com). It seems to be working so far.*

*Regardless, thank you again Lex for all you do and for this thoughtful follow up. e*

**From:** Traughber, Lex  
**Sent:** Wednesday, December 09, 2009 10:07 PM  
**To:** 'Esther Hunter'  
**Cc:** DeLaMare-Schaefer, Mary ; Gray, Frank ; Sommerkorn, Wilford ; Coffey, Cheri  
**Subject:** FW: Social Club questions

Esther,

Following up your concern that your emails didn't make it into the packet to the Planning Commission, I'm sending you all the emails (4 total) that I've received from you regarding the alcohol amendments. I think that it is fair to say that this is general correspondence; list of questions, request for maps, etc, that don't necessarily constitute a position or comment regarding the proposal. As you indicated, you've not sent any correspondence with a statement of position or any finalized comments. We, as Planning Staff, don't typically include general correspondence in our packet to the Planning Commission. We do include statements of position or comments regarding a given specific proposal.

I apologize if you feel I've slighted you in any manner by not including this correspondence to the Planning Commission, it certainly was not my intention. If you would like any of this correspondence to be included in the next packet to the PC, please let me know. Likewise, if you have specific comments regarding the proposal, I can facilitate distribution to the members of the PC as well.

Lex

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**From:** Esther Hunter [mailto:estherehunter@hotmail.com]  
**Sent:** Thursday, October 15, 2009 4:04 AM  
**To:** DeLaMare-Schaefer, Mary; Carlile, Chase  
**Cc:** Traughber, Lex; Everitt, David  
**Subject:** Social Club questions

Hi, The updated doc. is attached. Meeting was great. e

*Esther E. Hunter*

## Traughber, Lex

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**From:** Emily Dibble [emily.dibble@gmail.com]  
**Sent:** Wednesday, December 09, 2009 5:01 PM  
**To:** Traughber, Lex  
**Subject:** alcohol ordinance changes

**Categories:** Other

Mr. Traughber,

I just learned that the planning commission is holding a hearing tonight on the alcohol ordinance changes. I am unable to attend the meeting tonight, however I wanted to let you know that I very **strongly oppose** any ordinance that would allow those changes in our neighborhoods. I also know that there are many other neighbors who oppose such a proposal but cannot attend the hearing tonight to voice their opposition.

I believe that allowing these alcohol ordinance changes in these neighborhoods would lessen property values and create a hazardous environment. I value living in a neighborhood where I feel safe and I believe the proposed changes would negatively impact that.

I would ask the Commission to reject such a proposal.

Thank you,  
Emily Dibble

## Traughber, Lex

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**From:** Esther Hunter [estherehunter@hotmail.com]  
**Sent:** Saturday, October 24, 2009 12:53 AM  
**To:** DeLaMare-Schaefer, Mary  
**Cc:** Everitt, David; Gray, Frank; Sommerkorn, Wilford; matt.lyons@slcgov.com; Carlile, Chase; Salt Lake Solutions; Traughber, Lex; uncboard@live.com  
**Subject:** RE: Map  
**Categories:** Other

Ok, sounds good Mary. Thanks for letting me know. Will the new ordinance draft still be on the PC on Wed.? If you could let us know that would help get the right message out to the neighborhood so they understand the context.

Have a nice week end. Esther

*Esther E. Hunter*

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**From:** Mary.DeLaMare-Schaefer@slcgov.com  
**To:** estherehunter@hotmail.com  
**CC:** David.Everitt@slcgov.com; Frank.Gray@slcgov.com; Wilford.Sommerkorn@slcgov.com; Matt.Lyons@slcgov.com; Chase.Carlile@slcgov.com; Michele.Straube2@slcgov.com; Lex.Traughber@slcgov.com  
**Date:** Fri, 23 Oct 2009 16:59:06 -0600  
**Subject:** Re: Map

Esther - Thank you for the background. This week, after reviewing preliminary neighborhood discussion feedback, staff is going back to work on a new draft of the ordinance. Therefore we would like to delay a meeting with UNC until we have a revised draft ordinance that is going to go to the Planning Commission to review with the neighbors.

Thanks,

Mary

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**From:** Esther Hunter <estherehunter@hotmail.com>  
**To:** Traughber, Lex  
**Cc:** Everitt, David; DeLaMare-Schaefer, Mary; Carlile, Chase  
**Sent:** Wed Oct 21 10:50:32 2009  
**Subject:** RE: Map

Lex and Mary. Thank you very much.

Meeting background/ideas:

The UNC's as a CO is a little unique than some of the other neighborhood orgs. since it includes the U, our businesses and developers on the board of directors.

Because it sits between major arterials, has TOD, next to the U, several business centers, extensive concentration of medical clinics and other conditional/nonconforming uses and a high concentration of rentals and owners, to name a few, I have focused meetings toward problem solving and mitigation. If any neighborhood could serve as a model for this type of thinking, I believe this is it.

**The effort has been to turn this from a fight into a way to enhance the area.**

While parking drives many neighborhood issues, no social club could impact the parking in this neighborhood as much as a UU football game, or the hospital during a health fair. People are used to thinking win win. One example is the parking overflow from Judge where a creative solution was forged with the school to provide parking rights in neighborhood driveways to the honor roll students.

**People have been worried if the City would build into the package mitigation and design guidelines that are specific to each neighborhood.**

Regarding the neighbors right behind 1300 East:

This is a business center. This as a center has been around for a "zillion" years. In the UNC ten year plan we have a goal to help this business center become unique, charming, interesting, etc. to support our neighborhood businesses. There used to be a market. Having lived here for about as many, this is a terrific resource to the neighborhood.

The problem is that in the day to day of it, rather than help sort out and pre-think mitigation when say the Broiler purchased, neighbors had to gruel out issues (took 5 years) over garbage, deliveries, smell, rats. These same neighbors still live there and remember. I think they can be a tremendous resource for this type of problem solving if structured right.

The portion of the focus groups I was able to attend was excellent. I am guessing that during the first part there was a level of

education about the ordinance and the process. I think adding the context of economic development and expected City land use needs would help set the stage. We have a extensive amount of small business owners, home occupations in the area and this will get this.

The list of questions I sent early on were from previous UNC meetings.

If answers to these questions could be incorporated this would be terrific. Chase mentioned he had many already written. A hand out would be great.

Having said all of this, see what you think in terms of an agenda, and I will do the same.  
best regards, e

*Esther E. Hunter*

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From: Lex.Traughber@slcgov.com

To: estherehunter@hotmail.com

CC: uncboard@live.com; east.central@live.com; eastcentralcdlu@live.com; David.Everitt@slcgov.com; Mary.DeLaMare-Schaefer@slcgov.com; Chase.Carlile@slcgov.com

Date: Wed, 21 Oct 2009 10:01:05 -0600

Subject: RE: Map

Esther, I'll send the maps in a couple of emails. Here is the first batch. Lex

---

**From:** DeLaMare-Schaefer, Mary

**Sent:** Wednesday, October 21, 2009 9:37 AM

**To:** Esther Hunter; Carlile, Chase

**Cc:** uncboard@live.com; Merrill, Loggins; eastcentralcdlu@live.com; Traughber, Lex; Everitt, David

**Subject:** RE: Map

Esther – Lex will send you a pdf today of the maps. If you're meeting is already set for 6:30 that is fine. Can you tell me what you want covered in the meeting so we know who should attend? Do you want the same info as the discussion group the other night? I assume that you mean this Monday for the meeting.

Mary

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**From:** Esther Hunter [mailto:estherehunter@hotmail.com]

**Sent:** Tuesday, October 20, 2009 6:25 PM

**To:** DeLaMare-Schaefer, Mary; Carlile, Chase

**Cc:** uncboard@live.com; Merrill, Loggins; eastcentralcdlu@live.com

**Subject:** Map

Mary, I need an electronic version of the maps used in the focus groups. I looked on line but could not find them. Maybe I was looking in the wrong place on the web? If a disk works better, I can pick it up tomorrow.

Also would the 26th work for the CC meeting? The normal time is 6:30 but could probably change to 6 if that works better for you. Esther

## Traughber, Lex

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**From:** Esther Hunter [estherehunter@hotmail.com]  
**Sent:** Thursday, October 22, 2009 5:54 PM  
**To:** Traughber, Lex  
**Subject:** RE: quick questions to make sure I'm clear

**Categories:** Other

lol!

Ok, got it. Great and thanks. A little behind on the ordinance itself. Have spent my whole time on this proposal looking at mitigation ideas to help calm down my very vocal neighborhood. They are not as concerned with social clubs as they are with remembering the issues with fish smell and rats, etc. I figured the mitigation could turn the energy into something positive.

Apparently a lot of these folks community involvement dates back to the 60's (long before me). I have now met people whose names I had read on documents and had no idea they were still here. I was surprised by how many speak land use. A Mr. Wolf asked about the old B3 zone. I saw the work that planning has presented to the Planning Commission this last meeting during dinner. It was a proposed method to review these old buildings and see if they could be made conforming with a new neighborhood business zone towards sustainable communities.

The issue for folks in the northern part of the ECCC is always to do with all of the nonconforming and conditional uses. This part of town is loaded with them and since there is no thematic zone here this is always a constant topic or concern. What Mr. Wolf was asking is if it would be likely that these old B3 locations would be added to the permitted use for social clubs and if they were on the map now? Does this make sense?

As always, you are doing great work for us all. Thank you. e

*Esther E. Hunter*

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**From:** Lex.Traughber@slcgov.com  
**To:** estherehunter@hotmail.com  
**Date:** Thu, 22 Oct 2009 09:36:53 -0600  
**Subject:** RE: quick questions to make sure I'm clear

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**From:** Esther Hunter [mailto:estherehunter@hotmail.com]  
**Sent:** Wednesday, October 21, 2009 4:47 PM  
**To:** Traughber, Lex  
**Subject:** quick questions to make sure I'm clear

Hi, I want to just make sure I am clear when I explain things.

1. Under the current proposal when the old B3's move forward as a permitted business use, would this zone qualify?

A: No idea what you're asking here. Not familiar with B3's. I know the B-52's but not the B3's.

2. Is there a table that lists the zone, the type of proposed use (ie brew pub vs social club) or is the current proposal to allow all uses in all of the business zones?

A: The use tables are included in the information regarding all the proposed changes related to alcohol. If you don't have them follow this link:

[http://www.ci.slc.ut.us/mayor/news/2009/alcohol\\_draft.pdf](http://www.ci.slc.ut.us/mayor/news/2009/alcohol_draft.pdf)

Yes I know, but even I have now gotten confused. Hey thanks much. e

*Esther E. Hunter*

## Traughber, Lex

---

**From:** Esther Hunter [estherehunter@hotmail.com]  
**Sent:** Wednesday, October 21, 2009 10:51 AM  
**To:** Traughber, Lex  
**Cc:** Everitt, David; DeLaMare-Schaefer, Mary; Carlile, Chase  
**Subject:** RE: Map

**Categories:** Other

Lex and Mary. Thank you very much.

Meeting background/ideas:

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Because it sits between major arterials, has TOD, next to the U, several business centers, extensive concentration of medical clinics and other conditional/nonconforming uses and a high concentration of rentals and owners, to name a few, I have focused meetings toward problem solving and mitigation. If any neighborhood could serve as a model for this type of thinking, I believe this is it.

### **The effort has been to turn this from a fight into a way to enhance the area.**

While parking drives many neighborhood issues, no social club could impact the parking in this neighborhood as much as a UU football game, or the hospital during a health fair. People are used to thinking win win. One example is the parking overflow from Judge where a creative solution was forged with the school to provide parking rights in neighborhood driveways to the honor roll students.

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Regarding the neighbors right behind 1300 East:

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education about the ordinance and the process. I think adding the context of economic development and expected City land use needs would help set the stage. We have a extensive amount of small business owners, home occupations in the area and this will get this.

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If answers to these questions could be incorporated this would be terrific. Chase mentioned he had many already written. A hand out would be great.

Having said all of this, see what you think in terms of an agenda, and I will do the same.  
best regards, e

*Esther E. Hunter*

---

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To: estherehunter@hotmail.com  
CC: uncboard@live.com; east.central@live.com; eastcentralcdlu@live.com; David.Everitt@slcgov.com; Mary.DeLaMare-Schaefer@slcgov.com; Chase.Carlile@slcgov.com  
Date: Wed, 21 Oct 2009 10:01:05 -0600  
Subject: RE: Map

Esther, I'll send the maps in a couple of emails. Here is the first batch. Lex

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**From:** DeLaMare-Schaefer, Mary  
**Sent:** Wednesday, October 21, 2009 9:37 AM  
**To:** Esther Hunter; Carlile, Chase  
**Cc:** uncboard@live.com; Merrill, Loggins; eastcentralcdlu@live.com; Traughber, Lex; Everitt, David  
**Subject:** RE: Map

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Mary

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**Sent:** Tuesday, October 20, 2009 6:25 PM  
**To:** DeLaMare-Schaefer, Mary; Carlile, Chase  
**Cc:** uncboard@live.com; Merrill, Loggins; eastcentralcdlu@live.com  
**Subject:** Map

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Also would the 26th work for the CC meeting? The normal time is 6:30 but could probably change to 6 if that works better for you. Esther

## Traughber, Lex

---

**From:** Esther Hunter [estherehunter@hotmail.com]  
**Sent:** Thursday, October 15, 2009 4:04 AM  
**To:** DeLaMare-Schaefer, Mary; Carlile, Chase  
**Cc:** Traughber, Lex; Everitt, David  
**Subject:** Social Club questions  
**Attachments:** alcohol questions.rtf

**Categories:** Other

Hi, The updated doc. is attached. Meeting was great. e

*Esther E. Hunter*

*Social Clubs on 1300 East, 1000 East, 900 East and general Salt Lake*

*Mary and Chase,*

*Great to hear that this list is being addressed and we look forward to the information. Below are the questions in a better format than the Sept. email. I have added a few editorial comments to a few (in green) intended to be helpful. Please let me know when I can schedule the neighborhood meeting. I will need at least a week to flier the area. These neighbors will be relieved to have some direct answers. Initial comments and questions seemed to focus on 1300 east but recently I have received new concerns related to places of employment. I haven't had a chance to compile these yet but will try to do so in the next few days. Within the ECCC this topic is considered part of the community development/land use area so the purview by bylaw is with the CDLU committee which Ed and I co-chair. In this role there are additional comments from other parts of the ECCC that we will provide to you in the near future.*

*I thought the meeting went very well tonight. An extra thank you for incorporating many of our suggestions. Best regards, Esther*

*The clarification/questions requested are:*

- 1. People are interested in how many nodes are being considered city wide? They have heard approximately 18 but are not sure this is the correct/complete list.  
(Is it possible to have the maps in an electronic format? Neighbors are interested in the current alcohol overlay zone and the maps as you presented them tonight. It would be helpful to post them on our site so that the meeting can focus on other productive areas.)*
- 2. Is there a full list available of these nodes that are anticipated such as 1300 East? They have been given the 11th East corridor, 9th and 9th, 17th East/ 13th South, Sugar House, the Avenues, 1300 East, 15th and 15th, Downtown, 3rd West, Trolley Square but hoped you could provide the full list if 18.  
(Same comment. While I know David's interest would be to allow market forces to drive this issue, the new concern stems from our business members who would like to see concentrated nodes in selected locations versus city wide zoning. We have many neighbors who own and run business in the downtown area.)*
- 3. How many social club licenses is the Mayor and the Council anticipating from the State appropriate for the population size of Salt Lake compared to what is already in place?  
(Unless the plan that is being negotiated is unlimited, a number would actually help. While this might be hard to come by since you need to take into consideration the daily increase and also the tourists, people are more nervous when things are completely unknown. Credibility is being lost with the comments about only 1 or 2 left while true in the moment, most know this will not be true shortly. Better to keep credibility over the long haul for all else that is needed.)*
- 4. What are all of the planning zones that have been considered for this use? Discussion focused on the CN zone on 1300 but what other zones would apply?  
(Is this just a list from the maps?)  
A: Zones that already allow an alcohol relate use either as permitted or conditional are CB, CC, CS, CSHBD, CG, TC-75, MU, A, GMU, D1-D4, M1-M2 & RMU. Additional zones proposed for an alcohol related use are CN, RO, RMU-45, RMU-35 & RB.*

5. *Is there a running list of mitigations to impacts that the staff is already contemplating?*

(In addition to listing mitigations, I found there was a great deal of expertise in the neighborhood in how to deal with the varied potential issues. By providing a list this would allow people to be engaged in problem solving and working out solutions rather than just saying no.)

If the plan is to make this permitted or conditional without adding new mitigation to impacts, and LUDMA does not allow new issues to be raised, this one area alone could be used to undo support. Better to include additional buffers and keep the peace.)

A: The list of restrictions for Taverns, social clubs, brewpubs, and microbreweries, is outlined in the draft "Alcohol Related Establishment" text under sections D1 & D2. These essentially are the criteria that the City Council recently adopted in reference to the "Andy's Place" issue addressing light, noise, smoke, parking, trash, amplified sound, music, graffiti, site design, buffering, landscaping, etc. Under the proposed "Alcohol Related Establishments" text, the criteria proposed in sections D1 & D2 would only apply to those new establishments that are seeking a conditional use. They would not apply to those establishments that are permitted by right, nor would they be retroactive.

6. *Is the Mayor considering recommending changes to the distance requirement between social clubs/ schools and parks in the next 2-6 years?*

(There is a general uneasiness about the overall strategy. Many people in this area speak land use. This is due to the many forces they have faced over many years. ECCC was initially formed due to land use issues and the pioneers are all still in the area. I believe they are trying to get a view of the full plan now and also in the future. Is this a one two punch so to speak? My recommendation is that all cards are laid on the table. Better to discuss the full plan now and for the future. )

7. *The majority of the representative in the meeting were highly supportive of enlivening downtown and felt that this should be the first priority for social clubs rather than including all neighborhoods at this time. Has a staggered implementation approach been considered?*

(You heard this sentiment directly tonight. I took an informal vote by raise of hands and this was a unanimous outcome of everyone (47) in the meeting.)

A: It has been discussed and is being considered.

8. *What other developments are being considered that could impact the same areas such as street cars, other neighborhood business uses, set back changes, conditional use changes, etc. to name a few.*

(Same as 6.)

9. *Where can the membership find a summary of all text changes or ordinance changes that are contemplated that would also apply to social clubs in the near future or in the next two- 6 years?*

(Same as 6.)

10. *It is understood that with the zoning amendment project, changes are being made to the conditional use process and table. Should social clubs be left as a conditional use versus an approved use, will future mitigation be possible if the perceived impact is not listed in the conditional use table given LUDMA? The proposed conditional use*

*changes list many impacts such as traffic but do not list others such as odors related to garbage or cooking, hours of clean up and preparation, deliveries, garbage pick up, etc. It was felt that planning for these types of issues in advance was better for business in that the appropriate measures could be included in initial business plans versus having the expense of adding them after the fact or worse, leaving this an open sore with these neighbors. It was felt that existing areas that the City has many good examples of past problems that could complete the list of potential impacts*

11. *Is there an effort to allow for unique design standards for each neighborhood node? (This was primarily raised by the businesses who were concerned about competition. A new question was asked about local vs chains in the social club business.)*

12. *The group recognized that this topic is another "sticky wicket" and there can be many highly charged emotions around issues such as pedestrian safety. However, I was asked to express support for transparency and a request for trust on the part of the City towards the community at large. Many members expressed strong support and many members expressed strong opposition in hopes of mitigation for the upcoming changes. All members expressed concern that they were not seeing the full picture of all changes (meaning that while they comment on one area of proposed change, many other things were being modified and planned so that the full context was not really known).*

*The general consensus was that while a bit more "messy" everyone preferred knowing the full context and full level of potential changes proposed so that good democratic discussion could be had by all. In other words, as an example, the community did not want to be assured that they could comment on the impact of each social club because they are listed as a conditional use when in fact there is another team working on changing the conditional use table that would eliminate this option. This type of situation might simply be an unintended consequence of so much going on in the City but if left as is does not inspire confidence. While tricky and while this is a campaign promise, it was believed that good compromises could be "struck".*

13. *As the City continues to grow, how will the City fund the added enforcement needed to avoid having a few ruin this for all? Many did not know that the City enforcement efforts are complaint driven and were uncomfortable with this approach. Many thought that the City had proactive enforcement schedules. (This was a really big topic. Not only regarding enforcement but also regarding the Police. At the times when the neighbors felt they needed the most help, enforcement and the Police would not be available.)*

14. *Is the City looking at this use in what was the old B3 zone locations?*

15. *While options to discuss any future concerns could be played out at a Planning Commission meeting, most felt this timeframe was "too late" in the process and causes the very "pitting" and "tear in the fabric" of any neighborhood. The reference was made to the conflicts of the Jam and Eggs in the City. It was felt these*

*applications could have been mediated to avoid the extensive two year cost to the business and the neighborhood. Does the City plan a new process that allows better mediation to occur whether social club or any other local business. Many felt this would help everyone. Many UNC/ECCC neighbors are also local business owners. (It seems this would be a great consultation with all local business. Could this be incorporated in the upfront business license application in the form of a service? Maybe a fee based workshop that is offered once a month? This could be a bundled with the other features for local business support. The fact is that this type of front end support would be beneficial to all new local business.)*

16. Does the City plan include efforts to support a "college town" atmosphere in the 1300 node?

*(This references the concern was raised in relation to Universe. Since many are aware of the plans for Universe, the issue at hand was too much to also have 1300/200 in such a close proximity.)*

A: What is meant by "college town"?

17. Last but not least, I was asked to express support meaning that by asking these questions and providing these comments this was meant to "flush out issues" in advance and assist in maintaining harmony in the neighborhoods by working things out in advance as much as possible so that neighbors and business would not be "pitted" against each other in the future. This is intended as supportive.

*The key continues to be win/win, trust and mitigation factors.*

*( Since these questions were asked, this opinion has changed to wanting to support social clubs in a few key areas, slow down, see what can be learned and how successful the effort would be. Mentioned were the Trolley Square block (vs node), Downtown to 500 East, and Sugar House (no street addresses given).*

**Exhibit F –**  
Draft Text – Section 21A.36.200 – Alcohol Related Establishments  
(Revised 1/27/10)

#### 21A.36.200 Alcohol Related Establishments

A. Purpose Statement: The purpose of this section is to permit the establishment of taverns, social clubs, dining clubs, brewpubs, and microbreweries as defined in Part VI, chapter 21A.62 of this title, subject to licensing procedures, and where appropriate, conditional use standards.

B. License Required: No tavern, social club, dining club, brewpub, or microbrewery shall be established, operated, or maintained within the City without a valid license issued by the Utah state division of licensing, and without a valid business license issued by the City.

C. Taverns, Social Clubs, Dining Clubs, Brewpubs, and Microbreweries – Authorized as Permitted Uses: Taverns, Social Clubs, Brewpubs, Dining Clubs and Microbreweries shall be permitted pursuant to subsection B of this section in zoning districts noted in the Tables of Permitted and Conditional Uses.

D. Taverns, Social Clubs, Dining Clubs, Brewpubs, and Microbreweries – Authorized as Conditional Uses: Taverns, Social Clubs, Brewpubs, and Microbreweries, may be allowed, as conditional uses pursuant to the provisions of Chapter 21A.54 of this title, and pursuant to subsection B of this section in zoning districts noted in the Tables of Permitted and Conditional Uses provided the following standards are achieved:

1. In approving a conditional use permit for a tavern, social club, brewpub, dining club, or microbrewery, the Planning Commission shall:

i. Require that a security and operations plan be prepared by the applicant and approved by the Salt Lake City Police Department and the Building Official, and filed with the City Recorder's Office, which shall include:

- a. A complaint-response community relations program, and
- b. A provision for a representative of the tavern, social club, brewpub, or microbrewery to meet with neighbors upon request in order to attempt to resolve any neighborhood complaints regarding the operations on the business premises;
- c. 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 the applicable zoning district in Chapter 9.28 of this code;
- d. A provision stating that live entertainment shall only be located within an enclosed building subject to the foregoing sound limit;
- e. Prohibiting electronically amplified sound in any exterior portion of the premises;
- f. Designation of a location for smoking tobacco outdoors in conformance with State law;
- g. A provision stating that any trash strewn on the premises be collected and deposited in a trash receptacle by 6 a.m. the following day, including any smoking

and parking lot areas, and;

h. A provision stating that portable trash receptacles on the premises be emptied daily and automated receptacles be emptied at least weekly. Automated receptacles shall be located only within a City-approved trash storage area, and;

i. A parking management plan which shall include consideration of the impact of parking on surrounding neighborhoods.

ii. Require a review and approval of the site and floor plan proposed for the premises by the Salt Lake City Police Department. Such review may require design features for the purpose of reducing alcohol-related problems such as consumption by minors, driving under the influence, and public drunkenness;

iii. Require buffering where a tavern, social club, brewpub, or microbrewery abuts a residentially zoned parcel. Said buffering shall include vegetative 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, including the main building, any accessory buildings or structures, and all signs. Graffiti shall be removed from the exterior of the premises within forty-eight (48) hours, weather permitting.

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:

i. Limit the size and kind of signage located on the outside of any building in conformance with Chapter 21A.46;

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;

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.

E. Minimum Area – In the CN and RB zoning districts, an alcohol-related establishment shall only be allowed if such zoning district in which the alcohol-related establishment is proposed is at least one-half (1/2) acre in contiguous area.

F. Concentration Prohibited – In the CN and RB zoning districts, no more than **one** alcohol related establishment as noted in the Table of Permitted and Conditional Uses shall be located within six hundred feet (600') of another alcohol related establishment as measured linearly without regard to intervening structures from the

nearest point on the property line of one establishment to the nearest point on the property line of the second establishment.

**Exhibit G –**  
**Draft Land Use Tables (1/27/10)**

1

[illegible]

Use	FR-1/ 43,560	FR-2/ 21,780	FR-3/ 12,000	R-1/ 12,000	R-1/ 7,000	R-1/ 5,000	SR- 1	SR- 2	SR- 3	R- 2	RMF- 30	RMF- 35	RMF- 45	RMF- 75	RB	R- MU- 35	R- MU- 45	R- MU	RO
Residential substance abuse treatment home, small														P		P	P	P	P
Rooming (boarding) house													C	C	C	C	C	C	C
Single-family attached dwellings									P		P	P	P	P		P	P	P	P
Single-family detached dwellings	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Transitional treatment home, large (see section 21A.36.090 of this title)													C	C			C	C	C
Transitional treatment home, small (see section 21A.36.090 of this title)												C	C	C		C	C	C	C
Transitional victim home, large (see section 21A.36.080 of this title)													C	C			C	C	C
Transitional victim home, small (see section 21A.36.080 of this title)												C	C	P		C	C	P	P
Twin home dwellings							P		P	P	P	P				P	P	P	P
Two-family dwellings							P		P	P2	P	P				P	P	P	P
Office and related uses:																			
Financial institutions with drive-through facilities																			
Financial institutions without drive-through facilities																P	P	P3	P6
Medical and dental clinics and offices													C	C	C	C	C	C3	C6
Municipal service uses, including city utility uses and police and fire stations	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Offices, excluding medical and dental clinics and offices													C	C	C4	C	C	C3	C6
Recreation, cultural and entertainment:																			
Art galleries																P	P	P	P3
Art studio																P	P	P	P
Brewpub (2,500 square feet or less in																C <sup>8</sup>	C <sup>8</sup>	C <sup>8</sup>	C <sup>8</sup>

floor area)																			
Use	FR-1/ 43,560	FR-2/ 21,780	FR-3/ 12,000	R-1/ 12,000	R-1/ 7,000	R-1/ 5,000	SR- 1	SR- 2	SR- 3	R- 2	RMF- 30	RMF- 35	RMF- 45	RMF- 75	RB	R- MU- 35	R- MU- 45	R- MU	RO
Community and recreation centers, public and private on lots less than 4 acres in size																			P
Community gardens as defined in chapter 21A.62 of this title and as regulated by subsection 21A.24.010Q of this chapter	C	C	C	C	C	C	C		C	C	P	P	P	P	P	P	P	P	P
Dance studio															P	P	P	P3	
Dining club (2,500 square feet or less in floor area)															C <sup>8</sup>	C <sup>8</sup>	C <sup>8</sup>	C <sup>8</sup>	
Live performance theater															C	C	C	C	C
Movie theaters															C	C	C	C	C
Natural open space and conservation areas on lots less than 4 acres in size	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Parks and playgrounds, public and private, less than 4 acres in size	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Pedestrian pathways, trails and greenways	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Social club (2,500 square feet or less in floor area)																C <sup>8</sup>	C <sup>8</sup>	C <sup>8</sup>	
Tavern/lounge/brewpub, (2,500 square feet or less in floor area)																C <sup>8</sup>	C <sup>8</sup>	C <sup>8</sup>	
Retail sales and service:																			
"Gas station" (may include accessory convenience retail and/or minor repairs) as defined in chapter 21A.62 of this title															C	C	C	C	
Health and fitness facility															C	C	C	C	
Liquor store																			
Restaurants, without drive-through facilities																		P3	
Retail goods establishments															P4	P	P	P3	

[illegible]

landmark sites (see subsection 21A.24.010T of this chapter)																			
Use	FR-1/ 43,560	FR-2/ 21,780	FR-3/ 12,000	R-1/ 12,000	R-1/ 7,000	R-1/ 5,000	SR- 1	SR- 2	SR- 3	R- 2	RMF- 30	RMF- 35	RMF- 45	RMF- 75	RB	R- MU- 35	R- MU- 45	R- MU	RO
Park and ride parking, shared with church parking lot on arterial street																			
Parking, off site facilities (accessory to permitted uses)																			
Parking, off site (to support nonconforming uses in a residential zone or uses in the CN or CB zones)															C	C	C	C	C
Public/private utility buildings and structures <sup>5</sup>	P5	P5	P5	P5	P5	P5	P5		P5	P5	P5	P5	P5	P5	P5	P5	P5	P5	P5,7
Public/private utility transmission wires, lines, pipes and poles <sup>5</sup>	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Reuse of church and school buildings																			
Veterinary offices																		P3	P6
Wireless telecommunications facilities (see table 21A.40.090E of this title)																			

**Qualifying Provisions:**

1. A single apartment unit may be located above first floor retail/office.

2. Provided that no more than 2 two-family buildings are located adjacent to one another and no more than 3 such dwellings are located along the same block face (within subdivisions approved after April 12, 1995).

3. Subject to conformance with the provisions of subsection 21A.24.170E of this chapter.

4. Construction for a nonresidential use shall be subject to all provisions of subsections 21A.24.160I and J of this chapter

5. See subsection 21A.02.050B of this title for utility regulations.

6. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to the conditional use process.

7. Subject to conformance to the provisions in section 21A.02.050 of this title.

**8. Subject to conformance with the provision in Chapter 21A.36.200 – Alcohol Related Establishments.**

(Ord. 61-08 ♦ 4 (Exh. C), 2008: Ord. 60-08 ♦ 9 (Exh. C), 2008: Ord. 21-08 ♦ 2 (Exh. A), 2008: Ord. 2-08 ♦ 11, 2008: Ord. 13-06 ♦ 4 (Exh. C), 2006: Ord. 54-05 ♦ 1 (Exh. A), 2005: Ord. 11-05, 2005: Ord. 71-04 ♦ 3 (Exh. C), 2004: Ord. 13-04 ♦ 5, 2004: Ord. 5-02 ♦ 2, 2002: Ord. 19-01 ♦ 6, 2001: Ord. 35-99 ♦ 20, 1999: Ord. 30-98 ♦ 2, 1998: Ord. 19-98 ♦ 1, 1998: amended during 5/96 supplement: Ord. 88-95 ♦ 1 (Exh. A), 1995: Ord. 84-95 ♦ 1 (Exh. A), 1995: Ord. 26-95 ♦ 2(12-18), 1995)

## 21A.26.080 Table Of Permitted And Conditional Uses For Commercial Districts:

Legend							
C = Conditional use							
P = Permitted use							
Use	CN	CB	CC	CS1	CSHBD <sup>1</sup>	CG	TC-75
Residential .							
Assisted living center, large		P	P			P	P
Assisted living center, small		P	P			P	P
Dwelling, single room occupancy <sup>6</sup>							P
Group home, large (see section 21A.36.070 of this title)			C			C	P
Group home, small (see section 21A.36.070 of this title) above or below first story office, retail and commercial uses or on the first story, as defined in the adopted building code where the unit is not located adjacent to the street frontage	P	P	P	P	P	P	P
Halfway homes (see section 21A.36.110 of this title)						C	
Living quarters for caretaker or security guard	P	P	P	P	P	P	P
Mixed use developments including residential and other uses allowed in the zoning district	P	P	P	P	P	P	P
Multiple-family dwellings	P	P	P	P	P	P	P
Nursing home		P	P			P	P
Residential substance abuse treatment home, large (see section 21A.36.100 of this title)			C			C	C
Residential substance abuse treatment home, small (see section 21A.36.100 of this title)			C			C	C
Rooming (boarding) house	C	C	C	C	C	C	C
Transitional treatment home, large (see section 21A.36.090 of this title)			C			C	C
Transitional treatment home, small (see section 21A.36.090 of this title)			C			C	C
Transitional victim home, large (see section 21A.36.080 of this title)			C			C	C
Transitional victim home, small (see section 21A.36.080 of this title)			C			C	C
Office and related uses:							

Use	CN	CB	CC	CS1	CSHBD <sup>1</sup>	CG	TC-75
Financial institutions with drive-through facilities		P	P	P	P	P	C
Financial institutions without drive-through facilities	P	P	P	P	P	P	P
Medical and dental clinics and offices	P	P	P	P	P	P	P
Offices	P	P	P	P	P	P	P
Veterinary offices, operating entirely within an enclosed building and keeping animals overnight only for treatment purposes	C	P	P	P	P	P	C
Retail sales and services:							
Auction sales			P			P	
Automobile repair, major			P	C		P	C
Automobile repair, minor	C	P	P	P	P	P	P
Automobile sales/rental and service			P			P	
Boat/recreational vehicle sales and service			P			P	
Car wash as accessory use to gas station or convenience store that sells gas		P	P	P	P	P	C
Car wash, with or without gasoline sales			P	P		P	C
Conventional department store				P	P		
Equipment rental, indoor and outdoor			P			P	C
Furniture repair shop	C	P	P	P	P	P	P
"Gas station" (may include accessory convenience retail and/or minor repairs) as defined in chapter 21A.62 of this title	C	C	P	P	P	P	
Health and fitness facility		P	P	P	P	C	P
Liquor store	P	C P	C P	C P	C P	C P	C P
Manufactured/mobile home sales and service						P	
Mass merchandising store				P	P	P	
Pawnshop						P	
Restaurants with drive-through facilities	C	P	P	P	P	P	C
Restaurants without drive-through facilities	P	P	P	P	P	P	P
Retail goods establishments with drive-through facilities	C	P	P	P	P	P	C

Use	CN	CB	CC	CS1	CSHBD <sup>1</sup>	CG	TC-75
Retail goods establishments without drive-through facilities	P	P	P	P	P	P	P
Retail services establishments with drive-through facilities	C	P	P	P	P	P	C
Retail services establishments without drive-through facilities	P	P	P	P	P	P	P
Specialty store			P	P	P	P	
Superstore and hypermarket store				P		P	
Truck repair, large						P	
Truck sales and rental, large			P			P	
Upholstery shop	C	P	P	P	P	P	P
Value retail/membership wholesale						P	
Warehouse club store						P	
Institutional (sites <<2 acres):							
Adult daycare center	P	P	P	P	P	P	P
Child daycare center	P	P	P	P	P	P	P
Colleges and universities with nonresidential campuses						P	P
Community recreation centers on lots less than 4 acres in size	P	P	P	P	P	P	P
Government facilities (excluding those of an industrial nature and prisons)	P	P	P	P	P	P	P
Libraries	C	C	C	C	C	C	C
Medical/dental research facilities							P
Museum		P	P	P	P	P	P
Music conservatory		P	P	P	P	P	P
Places of worship on lots less than 4 acres in size	C	P	P	P	P	P	P
Research, commercial, scientific, educational							P
Schools, professional and vocational		P	P	P	P	P	P
Seminaries and religious institutes	C	P	P	P	P	P	P
Commercial and manufacturing:							
Bakery, commercial						P	

Use	CN	CB	CC	CS1	CSHBD <sup>1</sup>	CG	TC-75
Blacksmith shop						P	
Blood donation centers, commercial and not accessory to a hospital or medical clinic			C			P	
Cabinet and woodworking mills						P	
Commercial laundries, linen service and dry cleaning						P	
Industrial assembly						P	
Laboratory, medical, dental, optical	P	P	P	P	P	P	P
Laboratory, testing			C	C		P	C
Miniwarehouse			P			P	C
Motion picture studio				P	P	P	P
Photo finishing lab			P	P	P	P	P
Plant and garden shop, with outdoor retail sales area	C	C	C	C	C	P	P
Sign painting/fabrication						P	
Warehouse			P			P	
Welding shop						P	
Wholesale distributors			P			P	
Recreation, cultural and entertainment:							
Amusement park				P		P	
Art gallery	P	P	P	P	P	P	P
Art studio	P	P	P	P	P	P	P
<b>Brewpub (2,500 square feet or less in floor area)</b>	<b>C<sup>9</sup></b>	<b>C<sup>9</sup></b>	<b>P<sup>9</sup></b>	<b>P<sup>9</sup></b>	<b>P<sup>9</sup></b>	<b>P<sup>9</sup></b>	<b>P<sup>9</sup></b>
<b>Brewpub (more than 2,500 square feet in floor area)</b>		<b>C<sup>9</sup></b>	<b>C<sup>9</sup></b>	<b>CP<sup>9</sup></b>	<b>P<sup>9</sup></b>	<b>P<sup>9</sup></b>	<b>CP<sup>9</sup></b>
Commercial indoor recreation			P	P	P	P	P
Commercial outdoor recreation				C		P	C
Commercial video arcade			P		P	P	P
Community gardens	P	P	P	P	P	P	P
Dance studio	P	P	P	P	P	P	P

Use	CN	CB	CC	CS1	CSHBD <sup>1</sup>	CG	TC-75
Dining Club (2,500 square feet or less in floor area)	C <sup>9</sup>	C <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>
Dining Club (more than 2,500 square feet in floor area)		C <sup>9</sup>	C <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>
Live performance theaters		C	P	P	P	P	P
Miniature golf			P	P		P	P
Movie theaters		C	P	P	P	P	P
Natural open space and conservation areas	C	C	C	C	C	C	C
Parks and playgrounds, public and private, on lots less than 4 acres in size	P	P	P	P	P	P	P
Pedestrian pathways, trails, and greenways	P	P	P	P	P	P	P
Private Social club (2,500 square feet or less in floor area)		C <sup>9</sup>	GP <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	C P <sup>9</sup>
Social club (more than 2,500 square feet in floor area)		C <sup>9</sup>	C <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>
Sexually oriented businesses						P5	
Squares and plazas on lots less than 4 acres in size	P	P	P	P	P	P	C
Tavern/lounge/brewpub, 2,500 square feet or less in floor area			P	P	P	P	P
Tavern/lounge/brewpub, more than 2,500 square feet in floor area			G	G	P	P	G
Tavern (2,500 square feet or less in floor area)		C <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>
Tavern (more than 2,500 square feet in floor area)		C <sup>9</sup>	C <sup>9</sup>	GP <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	GP <sup>9</sup>
Miscellaneous:							
Accessory uses, except those that are specifically regulated in this chapter, or elsewhere in this title	P	P	P	P	P	P	P
Ambulance services, dispatching, staging and maintenance conducted entirely within an enclosed building		P	P	P	P	P	P
Ambulance services, dispatching, staging and maintenance utilizing outdoor operations		P7	P7	P7	P7	P	
Auditorium			P	P	P	P	P
Auto salvage (indoor)						P	
Bed and breakfast	P	P	P	P	P	P	P
Bed and breakfast inn	P	P	P	P	P	P	P
Bed and breakfast manor	C3	C3	P		P	P	P
Bus line terminals			P			P	C

Bus line yards and repair facilities						P	
Commercial parking garage or lot			C		P	P	C
Use	CN	CB	CC	CS1	CSHBD	CG	TC-75
Communication towers		P	P	P	P	P	P
Communication towers, exceeding the maximum building height		C	C	C	C	C	C
Contractor's yard/office (including outdoor storage)			C			P	
Farmers' market			C	C		P	C
Flea market (indoor)			P	P	P	P	C
Flea market (outdoor)						P	
Funeral home			P	P	P	P	C
Homeless shelter						C	
Hotel or motel			P		P	P	C
House museum in landmark sites (see subsection 21A.24.010T of this title)	C	C	C	C	C	C	C8
Impound lot						C	
Intermodal transit passenger hub						C	
Kennels						P	
Limousine service utilizing 4 or more limousines						P	
Limousine service utilizing not more than 3 limousines		C	C			P	
Microbrewery						P	
Off site parking, as per chapter 21A.44 of this title	C	P	P	P	P	P	C
Offices and reception centers in landmark sites (see subsection 21A.24.010T of this title)	P	P	P	P	P	P	P
Outdoor sales and display		C	P	C	P	P	C
Outdoor storage			C			P	
Outdoor storage, public			C			P	
Park and ride lots		C	C	C	P	P	C
Park and ride, parking shared with existing use		P	P	P	P	P	P
Pet cemeteries <sup>4</sup>						P	

Use	CN	CB	CC	CS <sup>1</sup>	CSHBD <sup>1</sup>	CG	TC-75
Precision equipment repair shops			P			P	
Public/private utility buildings and structures <sup>2</sup>	P2	P2	P2	P2	P2	P2	P2
Public/private utility transmission wires, lines, pipes and poles <sup>2</sup>	P	P	P	P	P	P	P
Radio, television station				C	P	P	P
Recreational vehicle park (minimum 1 acre)			C				
Recycling collection station	P	P	P	P	P	P	
Reverse vending machines	P	P	P	P	P	P	P
Taxicab facilities, dispatching, staging and maintenance						P	
Temporary labor hiring office						P	
Vehicle auction use						P	
Vending carts on private property as per title 5, chapter 5.65 of this code					P		
Wireless telecommunications facility (see table 21A.40.090E of this title)							

Qualifying provisions:

1. Development in the CS district shall be subject to planned development approval pursuant to the provisions of section 21A.54.150 of this title. Certain developments in the CSHBD zone shall be subject to the conditional building and site design review process pursuant to the provisions of subsection 21A.26.060D of this chapter and chapter 21A.59 of this title.
2. Subject to conformance to the provisions in subsection 21A.02.050B of this title for utility regulations.
3. When located in a building listed on the Salt Lake City Register of Cultural Resources (see subsection 21A.24.010T of this title and subsection 21A.26.010K of this chapter).
4. Subject to Salt Lake Valley health department approval.
5. Pursuant to the requirements set forth in section 21A.36.140 of this title.
6. Subject to location restrictions as per section 21A.36.190 of this title.
7. Greater than 3 ambulances at location require a conditional use.
8. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to the conditional uses process.
9. **Subject to conformance with the provision in Chapter 21A.36.200 – Alcohol Related Establishments.**  
(Ord. 61-08 ♦ 4 (Exh. C), 2008: Ord. 60-08 ♦ 10 (Exh. D), 2008: Ord. 21-08 ♦ 3 (Exh. B), 2008: Ord. 2-08 ♦ 2, 2008: Ord. 61-06 ♦ 3 (Exh. C), 2006: Ord. 13-06 ♦ 2 (Exh. A), 2006: Ord. 1-06 ♦ 30, 2005: Ord. 89-05 ♦ 6 (Exh. F), 2005: Ord. 76-05 ♦ 8 (Exh. C), 2005: Ord. 68-05 ♦ 1 (Exh. A), 2005: Ord. 18-04 ♦ 2, 2004: Ord. 17-04 ♦ 6 (Exh. E), 2004: Ord. 13-04 ♦ 7 (Exh. B), 2004: Ord. 6-03 ♦ 1 (Exh. A), 2003: Ord. 23-02 ♦ 3 (Exh. A), 2002: Ord. 2-02 ♦ 1, 2002: Ord. 38-99 ♦ 6, 1999: Ord. 35-99 ♦ 29, 1999: Ord. 19-98 ♦ 2, 1998: amended during 5/96 supplement: Ord. 88-95 ♦ 1 (Exh. A), 1995: Ord. 84-95 ♦ 1 (Exh. A), 1995: Ord. 26-95 ♦ 2(13-7), 1995)

## 21A.28.040 Table Of Permitted And Conditional Uses For Manufacturing Districts:

Legend		Permitted And Conditional Uses, By District Manufacturing Districts	
C = Conditional use P = Permitted use			
Use		M-1	M-2
Office and related uses:			
Financial institutions with or without drive-through facilities		P	
Offices, medical and nonmedical		P	
Retail sales and services:			
Automobile and truck repair		P	P
Automobile and truck sales and rental (including large truck)		P	P
Automobile parts sales		P	P
Building materials distribution		P	P
Communication services		P	P
Convenience store		P	P
Electronic repair shop		P	
Equipment rental		P	P
Furniture repair shop		P	P
Laundry, dry cleaning and dyeing		P	P
Liquor store		C P	P
Package delivery facility		P	P
Recreational vehicle sales and service		P	P

Use	M-1	M-2
Restaurants with or without drive-through facilities	P	
Retail goods establishments with or without drive-through facilities	P	P
Tire distribution retail/wholesale	P	P
Truck repair, large	P	P
Upholstery shop	P	P
Institutional (sites <<2 acres):		
Adult daycare center	P	P
Child daycare center	P	P
Local government facilities	P	P
Museum	P	C
Music conservatory	P	C
Places of worship	C	
Schools, professional and vocational (with outdoor activities)	P	
Schools, professional and vocational (without outdoor activities)	P	P
Seminaries, religious institutes	P	C
Commercial:		
Blacksmith shops	P	P
Carpet cleaning	P	P
Commercial laundry, linen service and dry cleaning establishments	P	P
Diaper service	P	P
Gas station (sales and/or minor repair)	P	P
Greenhouse for food and plant production	P	
Heavy equipment (rental)	P	P
Heavy equipment (sales and service)	P	P
Precision equipment repair	P	P
Welding shop	P	P

Use	M-1	M-2
Manufacturing:		
Bottling plant	P	P
Brewery	P	P
Cabinet making/woodworking mills	P	P
Chemical manufacturing and storage		C
Commercial bakery	P	P
Concrete manufacturing	C	P
Distillery	P	P
Drop forge industry		P
Explosive manufacturing and storage		C
Flammable liquids or gases, heating fuel distribution and storage		P
Food processing	P	P
Grain elevator		P
Heavy manufacturing		P
Incinerator, medical waste/hazardous waste		C
Industrial assembly	P	P
Laboratory, medical, dental, optical	P	P
Laboratory, testing	P	P
Light manufacturing	P	P
Moving and storage	P	P
Outdoor storage, public	P	P
Paint manufacturing		P
Photo finishing lab	P	P
Printing plant	P	
Publishing company	P	P
Railroad freight terminal facility <sup>4</sup>	C	C

Use	M-1	M-2
Railroad repair shop		P
Recycling collection station	P	P
Recycling processing center (indoor)	P	P
Recycling processing center (outdoor)	C	P
Refinery of petroleum products		C
Rock, sand and gravel storage and distribution	C	P
Sign painting/fabrication	P	P
Truck freight terminal	P	P
Warehousing	P	P
Wholesale distributors	P	P
<b>Winery</b>	<b>P</b>	<b>P</b>
Recreation, cultural and entertainment:		
Art gallery	P	C
Art studio	P	C
<b>Brewpub</b>	<b>P C<sup>6,8</sup></b>	<b>C<sup>6,8</sup></b>
Commercial indoor recreation	P	P
Commercial outdoor recreation	P	P
Commercial video arcade	P	P
Community and recreation centers	P	C
Community gardens	P	P
Dance studios	P	C
Live performance theaters	P	C
<b>Microbrewery</b>	<b>P C<sup>6,8</sup></b>	<b>C<sup>6,8</sup></b>
Movie theaters	P	C
Natural open space and conservation areas	P	P
Pedestrian pathways, trails, and greenways	P	P

Use	M-1	M-2
Sexually oriented business <sup>5</sup>	P	P
<b>Social Club</b>	P C <sup>6, 8</sup>	C <sup>6, 8</sup>
Taverns, private clubs, brewpubs, and microbreweries <sup>6</sup>	P C <sup>6, 8</sup>	C <sup>6, 8</sup>
Miscellaneous:		
Accessory uses, except those that are otherwise specifically regulated in this chapter, or elsewhere in this title	P	P
Agricultural use	P	P
Ambulance services, dispatching, staging and maintenance utilizing indoor and outdoor operations	P	P
Animal pound, kennel and veterinary offices offering general overnight boarding	P	P
Automobile salvage and recycling (indoor)	P	P
Automobile salvage and recycling (outdoor)	C	P
Bus line terminals	P	P
Bus line yards and repair facilities		P
Communication towers	P	P
Communication towers, exceeding the maximum building height	C	C
Contractor's yard/office (with exterior storage)	P	P
Display room; wholesale	P	P
Hotel or motel	P	
House museum in landmark sites (see subsection 21A.24.010T of this title)	C	C
Impound lot	P	P
Limousine service	P	P
Living quarters for caretaker or security guard, limited to uses on lots 1 acre in size or larger and is accessory to a principal use allowed by the zoning district	C	C
Motion picture studio	P	P
Off site parking	P	P
Offices and reception centers in landmark sites (see subsection 21A.24.010T of this title)	C	C7
Outdoor storage and display	P	P
Park and ride lots	P	P

Use	M-1	M-2
Park and ride, parking shared with existing use	P	P
Pet cemeteries <sup>2</sup>	P	
Poultry farm or processing plant		P
Public/private electric generation facility <sup>3</sup>	C	C
Public/private utility buildings and structures	P	P
Public/private utility transmission wires, lines, pipes and poles <sup>1</sup>	P	P
Radio, television station	P	P
Railroad "spur" delivery facility	P	P
Raising of furbearing animals	C	P
Sewage treatment plant	C	C
Slaughterhouses	C	P
Solid waste transfer station	C	C
Stockyards	C	P
Taxicab operation; dispatching, staging and maintenance	P	P
Vehicle auction establishment	P	P
Vending carts on private property as per chapter 5.65 of this code	P	P
Wireless telecommunications facility (see table 21A.40.090E of this title)		

Qualifying provisions:

1. See subsection 21A.02.050B of this title for utility regulations.
2. Subject to Salt Lake Valley health department approval.
3. Electric generating facilities shall be located within 2,640 feet of an existing 138 kV or larger electric power transmission line.
4. No railroad freight terminal facility may be located within a 5 mile radius of any other existing railroad freight terminal facility.
5. Pursuant to the requirements set forth in section 21A.36.140 of this title.
6. If a place of worship is located within 600 feet of a tavern, private club, brewpub or microbrewery, a written waiver of spacing requirements is required as a condition of approval.
7. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to the conditional use process.
8. **Subject to conformance with the provision in Chapter 21A.36.200 – Alcohol Related Establishments.**  
(Ord. 61-08 ♦ 4 (Exh. C), 2008; Ord. 2-08 ♦ 2, 2008; Ord. 61-06 ♦ 1 (Exh. A), 2006; Ord. 1-06 ♦ 30, 2005; Ord. 22-04 ♦ 1 (Exh. A), 2004; Ord. 18-04 ♦ 3, 2004; Ord. 17-04 ♦ 5 (Exh. D), 2004; Ord. 13-04 ♦ 8 (Exh. C), 2004; Ord. 50-02 ♦ 1, 2002; Ord. 23-02 ♦ 4 (Exh. B), 2002; Ord. 84-01 ♦ 1, 2001; Ord. 35-99 ♦ 32, 1999; Ord. 19-98 ♦ 3, 1998; Ord. 88-95 ♦ 1 (Exh. A), 1995; Ord. 26-95 ♦ 2(14-3), 1995)

## 21A.30.050 Table Of Permitted And Conditional Uses For Downtown Districts:



Legend				
C = Conditional use P = Permitted use				
Use	D-1	D-2	D-3	D-4
Residential:				
Group home, large (see section 21A.36.070 of this title)		C	C	
Group home, small (see section 21A.36.070 of this title) above or below first story office, retail and commercial use or on the first story, as defined in the adopted building code where the unit is not located adjacent to the street frontage	P	P	P	P
Homeless shelter			C	
Mixed use developments, including residential and other uses allowed in the zoning district	P	P	P	P
Multiple-family dwellings	P	P	P	P
Residential substance abuse treatment home, large (see section 21A.36.100 of this title)		C	C	
Residential substance abuse treatment home, small (see section 21A.36.100 of this title)		C	C	
Transitional treatment home, large (see section 21A.36.090 of this title)		C	C	
Transitional treatment home, small (see section 21A.36.090 of this title)		C	C	
Transitional victim home, large (see section 21A.36.080 of this title)		C	C	
Transitional victim home, small (see section 21A.36.080 of this title)		C	C	
Office and related uses:				
Adult daycare centers	P	P	P	P
Child daycare centers	P	P	P	P
Financial institutions with drive-through facilities	P	P	C	P
Financial institutions without drive-through facilities	P	P	P	P
Medical and dental clinics	P	P	P	P
Offices	P	P	P	P

Use	D-1	D-2	D-3	D-4
Veterinary office, operating entirely within an enclosed building and keeping animals overnight only for treatment purposes		P	P	
Retail sales and services:				
Automobile sales/rental and service	C	C		
Car wash		P4		
Conventional department store	P	P		P
Fashion oriented department store	P3			
Furniture repair shop	P	P	P	P
"Gas station" (may include accessory retail sales and/or minor repair) as defined in chapter 21A.62 of this title	C	P	C	C
Health and fitness facility	P	P	P	P
Liquor store	CP	CP	CP	CP
Mass merchandising store	P	P		P
Merchandise display rooms	P	P	P	P
Pawnshop	C	P		
Restaurants with drive-through facilities	P	P	P	P
Restaurants without drive-through facilities	P	P	P	P
Retail goods establishments	P	P	P	P
Retail laundries, linen service and dry cleaning	P	P	P	P
Retail services establishments	P	P	P	P
Specialty fashion department store	P3			
Specialty store	P	P		P
Superstore and hypermarket store		P		
Upholstery shop		P	P	
Commercial and manufacturing:				
Laboratory, medical, dental, optical	P	P	P	P
Institutional (sites <<4 acres):				
Use	D-1	D-2	D-3	D-4
Colleges and universities	P	P	P	P

Community and recreation centers, public and private, on lots less than 4 acres in size	P	P	P	P
Government facilities (excluding those of an industrial nature and prisons)			P	P
Libraries			P	P
Museum	P	P	P	P
Music conservatory	P	P	P	P
Places of worship	P	P	P	P
Schools, K-12 private			P	P
Schools, K-12 public			P	P
Schools, professional and vocational	P	P	P	P
Seminaries and religious institutes			P	P
Recreation, cultural and entertainment:				
Art galleries	P	P	P	P
Artists' lofts and studios	P	P	P	P
Brewpub (indoor)	P <sup>6</sup>	P <sup>6</sup> C <sup>6</sup>	P <sup>6</sup> C <sup>6</sup>	P <sup>6</sup>
Brewpub (outdoor)	P <sup>6</sup>	P <sup>6</sup> C <sup>6</sup>	C <sup>6</sup>	P <sup>6</sup>
Commercial indoor recreation	P	P	P	P
Commercial video arcade	P	P	P	P
Community gardens	P	P	P	P
Dance studios	P	P	P	P
Dining Club (indoor)	P <sup>6</sup>	C <sup>6</sup>	C <sup>6</sup>	P <sup>6</sup>
Dining Club (outdoor)	P <sup>6</sup>	C <sup>6</sup>	C <sup>6</sup>	P <sup>6</sup>
Live performance theater	P	P	P	P
Motion picture theaters	P	P	P	P
Natural open space and conservation areas on lots less than 4 acres in size	C	C	C	C
Parks and playgrounds on lots less than 4 acres in size	P	P	P	P
Pedestrian pathways, trails, and greenways	C	C	C	C

Performance arts facilities	P	P	P	P
Use	D-1	D-2	D-3	D-4
Private Social club (indoor)	P <sup>6</sup>	P <sup>6</sup> C <sup>6</sup>	P <sup>6</sup> C <sup>6</sup>	P <sup>6</sup>
Private Social club (outdoor)	P <sup>6</sup>	P <sup>6</sup> C <sup>6</sup>	C <sup>6</sup>	P <sup>6</sup>
Squares and plazas on lots less than 4 acres in size	C	C	C	C
Tavern/lounge (indoor)	P <sup>6</sup>	P <sup>6</sup> C <sup>6</sup>	P <sup>6</sup> C <sup>6</sup>	P <sup>6</sup>
Tavern/lounge (outdoor)	P <sup>6</sup>	P <sup>6</sup> C <sup>6</sup>	C <sup>6</sup>	P <sup>6</sup>
Miscellaneous:				
Accessory uses, except those that are otherwise specifically regulated in this chapter, or elsewhere in this title	P	P	P	P
Automobile repair, major	C	P	C	C
Automobile repair, minor	C	P	C	C
Bed and breakfast	P	P	P	P
Bed and breakfast inn	P	P	P	P
Bed and breakfast manor	P	P	P	P
Blood donation center, commercial and not accessory to a hospital or medical clinic		P		
Bus line terminal		P		
Bus line yards and repair facilities		P		
Commercial laundry, linen service, and commercial dry cleaning establishments	C	P	C	C
Commercial parking garage, lot or deck	C	P	C	C
Communication towers	P	P	P	P
Communication towers, exceeding the maximum building height	C	C	C	C
Conference centers				P
Convention centers with or without hotels				P
Exhibition halls				P
Food product processing/manufacturing		P		

Graphic/design business	P	P	P	P
Heliports, accessory	C	C		
Homeless shelter			C	
Use	D-1	D-2	D-3	D-4
Hotels and motels	P	P	P	P
House museum in landmark sites (see subsection 21A.24.010T of this title)	C	C	C	C
Industrial assembly		C	C	
Limousine service		P		
Microbreweries	C <sup>6</sup>	C <sup>6</sup>	C <sup>6</sup>	C <sup>6</sup>
Miniwarehouse		P	P	
Off site parking	P	P	P	P
Offices and reception centers in landmark sites (see subsection 21A.24.010T of this title)	C	C	C	C6
Outdoor sales and display	C	P	P	C
Precision equipment repair shops		P	C	
Public/private utility buildings and structures <sup>1</sup>	P1	P1	P1	P1
Public/private utility transmission wires, lines, pipes and poles <sup>1</sup>	P	P	P	P
Publishing company	P	P	P	P
Radio stations	P	P	P2	P
Railroad passenger station	P	P	P	P
Social service missions and charity dining halls		P	P	
Street vendors (see chapter 5.64 of this code)				
TV stations	P	P		P
Temporary labor hiring office		P	C	
Vending carts on private property as per title 5, chapter 5.65 of this code	P	P	P	P
Warehouse		P	P	
Warehouse, accessory	P	P	P	P
Wholesale distribution		P	P	

Qualifying provisions:

1. Subject to conformance to the provisions in subsection 21A.02.050B of this title.
2. Radio station equipment and antennas shall be required to go through the site plan review process to ensure that the color, design and location of all proposed equipment and antennas are screened or integrated into the architecture of the project and are compatible with surrounding uses.
3. Uses allowed only within the boundaries and subject to the provisions of the downtown Main Street core overlay district (section 21A.34.110 of this title).
4. Any car wash located within 165 feet (including streets) of a residential use shall only be permitted as a conditional use.
5. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to the conditional use process.
6. **Subject to conformance with the provision in Chapter 21A.36.200 – Alcohol Related Establishments.**

(Ord. 61-08 ♦ 4 (Exh. C), 2008; Ord. 21-08 ♦ 4 (Exh. C), 2008; Ord. 2-08 ♦ 2, 2008; Ord. 13-06 ♦ 3 (Exh. B), 2006; Ord. 66-05 ♦ 1 (Exh. A), 2005; Ord. 86-04 ♦ 1 (Exh. A), 2004; Ord. 79-04 ♦ 1 (Exh. A), 2004; Ord. 17-04 ♦ 2 (Exh. A), 2004; Ord. 13-04 ♦ 9 (Exh. D), 2004; Ord. 4-04 ♦ 1 (Exh. A), 2004; Ord. 23-02 ♦ 5 (Exh. C), 2002; Ord. 38-99 ♦ 7, 1999; Ord. 35-99 ♦ 38, 1999; Ord. 83-98 ♦ 4 (Exh. B), 1998; Ord. 21-98 ♦ 1, 1998; Ord. 19-98 ♦ 4, 1998; amended during 5/96 supplement; Ord. 88-95 ♦ 1 (Exh. A), 1995; Ord. 84-95 ♦ 1 (Exh. A), 1995; Ord. 26-95 ♦ 2(15-4), 1995)

## 21A.31.050 Table Of Permitted And Conditional Uses In The Gateway District:

LEGEND		
C = Conditional Use		
P = Permitted Use		
Use	G-MU	
Residential		
Group home, large (see section 21A.36.070 of this title)	C	
Group home, small (see section 21A.36.070 of this title) above or below first story office, retail and commercial uses or on the first story, as defined in the adopted building code where the unit is not located adjacent to the street frontage	P	
Halfway homes (see section 21A.36.110 of this title)		
Living quarters for caretaker or security guard	P	
Multiple-family dwellings	P	
Residential substance abuse treatment home, large (see section 21A.36.100 of this title)	C	
Residential substance abuse treatment home, small (see section 21A.36.100 of this title)	C	
Single-family, residence ♦ attached	P	
Transitional treatment home, large (see section 21A.36.090 of this title)	C	
Transitional treatment home, small (see section 21A.36.090 of this title)	C	
Transitional victim home, large (see section 21A.36.080 of this title)	C	
Transitional victim home, small (see section 21A.36.080 of this title)	C	
Office And Related Uses		
Financial institutions, with drive-through facilities	C	
Financial institutions, without drive-through facilities	P	
Medical and dental clinics	P	
Offices	P	
Veterinary office, operating entirely within an enclosed building and keeping animals overnight only for treatment purposes		
Retail Sales And Services		

Use	G-MU		
Auction sales (indoor)	P		
Automobile repair, major (indoor)	P		
Automobile repair, major (outdoor)			
Automobile repair, minor (indoor)	P		
Automobile repair, minor (outdoor)			
Automobile sales/rental and service (indoor)	P		
Automobile sales/rental and service (outdoor)			
Boat/recreational vehicle sales and service (indoor)	P		
Boat/recreational vehicle sales and service (outdoor)			
Car wash	C		
Conventional department store	P		
Electronic repair shop	P		
Equipment rental, indoor and outdoor	P		
Furniture repair shop			
Gas station (may include accessory convenience retail and/or minor repairs as defined in part VI, chapter 21A.62 of this title)	C		
Health and fitness facility	P		
Liquor store	CP		
Mass merchandising store	P		
Merchandise display rooms	P		
Pawnshop			
Restaurants, with drive-through facilities			
Restaurants, without drive-through facilities	P		
Retail goods establishments	P		
Retail services establishments	P		
Specialty store	P		
Superstore and hypermarket	P		

Use	G-MU		
Upholstery shop	C		
Value retail/membership wholesale			
Institutional Uses			
Adult daycare center	P		
Child daycare center	P		
Colleges and universities	P		
Community and recreation centers	P		
Government facilities (excluding those of an industrial nature and prisons)	P		
Libraries	P		
Museum	P		
Music conservatory	P		
Places of worship	P		
School, professional and vocational	P		
Schools, K-12 private	P		
Schools, K-12 public	P		
Seminaries and religious institutes	P		
Commercial And Manufacturing			
Bakery, commercial			
Blacksmith shop			
Blood donation centers, commercial and not accessory to a hospital or medical clinic			
Bottling plant			
Cabinet and woodworking mills			
Carpet cleaning	P		
Industrial assembly	C		
Laboratory; medical, dental, optical	P		
Miniwarehouse	C		

Use	G-MU		
Motion picture studio	C		
Moving and storage			
Photo finishing lab	P		
Plant and garden shop, with outdoor retail sales area	C		
Printing plant	C		
Publishing company	P		
Sign painting/fabrication (indoor)			
Truck freight terminal			
Warehouse	C		
Welding shop			
Wholesale distributors	C		
Recreation, Cultural And Entertainment			
Amusement park	C		
Arenas, stadiums	P		
Art galleries	P		
Artists' lofts and studios	P		
Botanical gardens	P		
Brewpub (indoor)	P <sup>2</sup>		
Brewpub (outdoor)	C <sup>2</sup>		
Commercial indoor recreation	P		
Commercial outdoor recreation	C		
Commercial video arcade	P		
Dance studio	P		
Dining Club (indoor)	P <sup>2</sup>		
Dining Club (outdoor)	C <sup>2</sup>		
Live performance theaters	P		

Miniature golf	P		
Motion picture theaters	P		
Use	G-MU		
Movie theaters	P		
Museums	P		
Park (public and private)	P		
Performance arts facilities	P		
Private Social club (indoor)	P <sup>2</sup>		
Private Social club (outdoor)	C <sup>2</sup>		
Private recreational facilities	P		
Tavern/lounge (indoor)	P <sup>2</sup>		
Tavern/lounge (outdoor)	C <sup>2</sup>		
Zoological park	C		
Miscellaneous			
Accessory uses, except those that are otherwise specifically regulated in this chapter, or elsewhere in this title	P		
Ambulance services, dispatching, staging and maintenance conducted entirely within an enclosed building	C		
Amphitheater	P		
Auditorium	P		
Auto salvage and recycling (indoor)	C		
Bed and breakfast	P		
Bed and breakfast inn	P		
Bed and breakfast manor	P		
Bus line terminal	C		
Bus line yards and repair facilities	C		
Commercial parking garage, lot or deck	C		
Communication towers	P		
Communication towers, exceeding the maximum building height	C		

Community garden	P		
Contractor's yard/office (with exterior storage)	C		
Use	G-MU		
Emergency response and medical service facilities including fire stations and living quarters	C		
Farmers' market	P		
Flea market (indoor)	P		
Funeral home			
Graphic/design business	P		
Heliports, accessory	C		
Hotels and motels	P		
Limousine service			
Microbreweries			
Off site parking	P		
Outdoor sales and display	C		
Park and ride lots	C		
Park and ride, parking shared with existing use	P		
Precision equipment repair shops			
Public/private utility buildings and structures	C		
Public/private utility transmission wires, lines, pipes and poles	C		
Radio stations	C		
Railroad passenger station	C		
Railroad "spur" delivery facility	C		
Recycling collection station			
Reverse vending machines			
Social service missions and charity dining halls	C		
Street vendors (see chapter 5.64 of this code)			
Taxicab facilities, dispatching, staging and maintenance			

Television station	C	
Temporary labor hiring office	P	
Use	G-MU	
Vending carts on private property as per chapter 5.65 of this code	P	
Wireless telecommunications facilities (see table 21A.40.090E of this title)		

**Note:**

**1.** No conditional use permit shall be granted for any property which abuts a residential zoning district, except for places of worship, public/private utilities and related facilities, residential facilities for persons with a disability, planned developments and educational facilities.

**2. Subject to conformance with the provision in Chapter 21A.36.200 – Alcohol Related Establishments.**

(Ord. 2-08 ♦ 2, 2008; Ord. 13-04 ♦ 10 (Exh. E), 2004; Ord. 4-04 ♦ 2 (Exh. B), 2004; Ord. 23-02 ♦ 6 (Exh. D), 2002; Ord. 38-99 ♦ 8, 1999; Ord. 83-98 ♦ 6 (Exh. D), 1998)

## 21A.32.140 Table Of Permitted And Conditional Uses For Special Purpose Districts:

[illegible]

Use	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
Government offices	P	P								P	P	P	P	P			P
Medical and dental offices	P	P											P	P			P
Municipal service uses, including city utility uses and police and fire stations																	C
Offices		P								P		P					C
Offices, research related	P	P										P					P
Veterinary offices, operating entirely within an enclosed building and keeping animals overnight only for treatment purposes		P															P
Retail sales and services:																	
Accessory retail sales and services uses when located within a principal building												P					
Accessory retail sales and services uses, when located within the principal building and operated primarily for the convenience of employees	P	P								P	P	P	P	P			P
Commercial service establishments																	C
"Gas station" (may include accessory convenience retail and/or minor repairs) as defined in chapter 21A.62 of this title		C7															C3
Health and fitness centers																	C
Restaurants with drive-through facilities		C7															P3
Restaurants without drive-through facilities		C7															P
Retail goods establishments		C7															P
Retail service establishments																	P
Institutional:																	
Adult daycare centers												P	P	P			P
Cemeteries and accessory crematoriums								P									
Child daycare centers	P	P								P	P	P	P	P			P
Colleges and universities												P	P	P			
Community and recreation centers								P			P	P	P	P			P
Conference center	P									P		C	C	P			
Convention center, with or without hotels											C						

Use	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
Convents and monasteries													P	P			
Dental laboratories/research facilities	P	P											C				P
Emergency response and medical service facilities including fire stations and living quarters	C									P			P				
Exhibition hall											C	P	C	P			
Government uses and facilities (excluding those of an industrial nature and prisons)																	C
Hospitals, including accessory lodging facilities	C												P	P			
Libraries											P	P	P	P			C
Medical and dental clinics	P	P											P	P			P
Medical/nursing schools													P				
Medical research facilities	P												P				P
Meeting halls of membership organizations		P											P	P			P
Nursing care facility; sanitariums													P	P			
Pet cemetery				P4	P4	P4	P4	P4,5									
Philanthropic uses												P	P	P			
Places of worship	P	P											P	P			P
Prison or jail											C						
Religious assembly with exhibit hall													C	P			
Research, commercial, scientific, educational	P	P									P	P					C
Reuse of schools and churches											C		C	C			P
Schools, K-12 private													P	P			
Schools, K-12 public											P	P					
Schools, professional and vocational	C	P								P			P	P			
Seminaries and religious institutes											P		P	P			C
Recreation, cultural and entertainment:																	
Amphitheaters												C					

Use	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
Arenas, stadiums, fairgrounds											C		C	C			
Art galleries											P						P
Art studio																	P
Botanical gardens	C										C						
<b>Brewpub (2,500 square feet or less in floor area)</b>																	C <sup>12</sup>
Commercial indoor recreation		C															
Community gardens as defined in chapter 21A.62 of this title																	P
Country clubs								P									
Dance studio																	P
Golf courses								P		P	P						
<b>Dining Club (2,500 square feet or less in floor area)</b>																	C <sup>12</sup>
Movie theaters/live performance theaters											C						C
Museums	C									P	P	P	P				P
Music conservatory																	P
Natural open space and conservation areas				P	P	P	P	P	P9								P
Nature preserves/conservation areas, public and private			P	P	P	P	P	P	P9								P
Park (public)	C							P			P		P				P
Pedestrian pathways, trails and greenways													P				P
Performing arts production facility																	P
Private recreational facilities	P							P					P	P			P
<b>Social Club (2,500 square feet or less in floor area)</b>																	C <sup>12</sup>
Tavern/lounge/brewpub; (2,500 square feet or less in floor area)																	C <sup>12</sup>
Zoological park								P									
Airport and related uses:																	
Air cargo terminals and package delivery facilities		P								P							
Airline service and maintenance operations										P							

Airline ticketing and baggage processing										P									
Use	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU		
Airport operations (including air traffic control, navigational aids, emergency and maintenance operations)										P									
Alcoholic beverage consumption establishments (on premises) (within terminal complex only)										P									
Ambulance services, dispatching, staging and maintenance conducted entirely within an enclosed building	P	P																	
Ambulance services, dispatching, staging and maintenance utilizing outdoor operations	P10	P10																	
Automobile rental agencies		P								P									
Commercial recreation center (within terminal complex only)										P									
Financial institutions (within terminal complex only)										P									
Fuel storage for on site distribution										P									
General aviation facilities										P									
Heliport	C	C								P			C	C					
Light manufacturing		C								P									
Meeting rooms (within terminal complex only)										P									
Offices										P									
Restaurants; other food services										P									
Retail goods establishments ♦ specialty, primarily for airport customers (within terminal complex only)										P									
Retail services establishments ♦ primarily for airport customers (within terminal complex only)										P									
Miscellaneous:																			
Accessory uses, except those that are otherwise specifically regulated in this chapter, or elsewhere in this title	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P
Agricultural uses		C		P	P	P	P			P									
Bed and breakfast													C2	P				P	

[illegible]

Stable, public						C	C										
Use	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
Storage of extracted material																P	
Transportation terminals, including bus, rail and trucking										P			C				
Trucking, repair, storage, etc., associated with extractive industries																P	
Vending carts on private property as per title 5, chapter 5.65 of this code	P	P															
Warehouse, accessory to retail and wholesale business (5,000 square foot or greater floor plate)																	C
Warehouse, accessory to retail and wholesale business (maximum 5,000 square foot floor plate)																	P
Warehouse, including ministorage warehouses		P								P							
Wholesale distribution		P								P							C

Qualifying provisions:

1. Subject to conformance to the provisions in subsection 21A.02.050B of this title.
2. When located in a building listed on the Salt Lake City Register of Cultural Resources.
3. When located on an arterial street.
4. Subject to Salt Lake Valley health department approval.
5. In conjunction with, and within the boundaries of, a cemetery for human remains.
6. Radio station equipment and antennas shall be required to go through the site plan review process to ensure that the color, design and location of all proposed equipment and antennas are screened or integrated into the architecture of the project and are compatible with surrounding uses.
7. When approved as part of a business park planned development pursuant to the provisions of section 21A.54.150 of this title.
8. Kennels, public or private, whether within penned enclosures or within enclosed buildings, shall not be permitted within 200 feet of an existing single-family dwelling on an adjacent lot.
9. Trails and trailheads without parking lots and directional and informational signage specific to trail usage shall be permitted.
10. Greater than 3 ambulances at location require a conditional use.
11. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to the conditional use process.
12. **Subject to conformance with the provision in Chapter 21A.36.200 – Alcohol Related Establishments.**  
(Ord. 61-08 ♦ 4 (Exh. C), 2008: Ord. 21-08 ♦ 6 (Exh. E), 2008: Ord. 2-08 ♦ 2, 2008: Ord. 61-06 ♦ 2 (Exh. B), 2006: Ord. 13-06 ♦ 5 (Exh. D), 2006: Ord. 10-06 ♦ 1 (Exh. A), 2006: Ord. 1-06 ♦ 30, 2005: Ord. 71-05 ♦ 1 (Exh. A), 2005: Ord. 18-04 ♦ 4, 2004: Ord. 13-04 ♦ 12 (Exh. F), 2004: Ord. 73-02 ♦ 4 (Exh. A), 2002: Ord. 23-02 ♦ 7 (Exh. E), 2002: Ord. 64-01 ♦ 2, 2001: Ord. 68-00 ♦ 1, 2000: Ord. 14-00 ♦ 4, 2000: Ord. 9-00 ♦ 3, 2000: Ord. 35-99 ♦ 41, 1999: Ord. 12-98 ♦ 4, 1998: amended during 5/96 supplement: Ord. 85-95 ♦ 1 (Exh. A), 1995: Ord. 84-95 ♦ 1 (Exh. A), 1995: Ord. 26-95 ♦ 2(16-12), 1995)

**Exhibit H –  
Definitions**

## **DEFINITIONS**

**Tavern – A business establishment as defined in Title 32A, Utah Code Ann. (2009), as amended.**

**Social Club – A business establishment as defined in Title 32A, Utah Code Ann. (2009), as amended.**

**Dining Club – A business establishment as defined in Title 32A, Utah Code Ann. (2009) and as amended.**

**Alcohol Related Establishment – Tavern, Social Club, Dining Club, Brewpub, or Microbrewery.**

**Brewery – A business establishment that manufactures beer, heavy beer, or malt liquor for off-premise consumption, not to include those alcoholic beverages produced in a distillery or winery.**

**Distillery – A business establishment that manufactures distilled, spirituous beverages for off-premise consumption, not to include those alcoholic beverages produced in a brewery or winery.**

**Winery – A business establishment that manufactures alcoholic beverages from the fermented juice of grapes, fruits, or other liquid bearing plants for off-premise consumption, not to include those alcoholic beverages produced in a brewery or distillery.**

**Alcohol, Liquor Store - A facility for the sale of package liquor located on premises owned or leased by the State of Utah and operated by State employees. Referred to as a "State Store" as defined in Title 32A, Utah Code Ann. (2009), as amended.**

**Brewpub – A restaurant type establishment that also has a beer brewery, producing beer in batch sizes not less than seven (7) U.S. barrels (31 gallons), on the same property which produces, ~~except as provided in subsection 6.08.081B2 of this code,~~ only enough beer for sale and consumption on site or for retail carryout sale in containers holding less than two liters (2 l) or for wholesale as outlined in subsections D and E of this definition. Automated bottle or canning production is prohibited. At least fifty percent (50%) of the beer sold shall be brewed on the premises. Revenue from food sales shall constitute at least fifty percent (50%) of the total business revenues, excluding retail carryout sales of beer and the sales allowed pursuant to subsection 6.08.081B2 of this code. Brewpubs are limited to a total brewing capacity of two thousand five hundred (2,500) barrels per year or one hundred twenty (120) barrels of fermentation at any one time, whichever is less. Brewpubs may sell beer in keg (larger than 2 liters) containers for the following purposes and in the following amounts:**

A. An unlimited number of kegs (not to exceed 2,500 barrel capacity) for "brew fests" which, for the purpose of this definition, means events, the primary purpose of which is the exposition of beers brewed by brewpubs and microbreweries, which include the participation of at least three (3) such brewers;

B. No more than one hundred (100) kegs per year (not to exceed 2,500 barrel capacity) to events sponsored by charitable organizations exempt from federal income tax pursuant to 26 USC, section 501(c)(3) or its successor; and

C. No more than one hundred (100) kegs per year (not to exceed 2,500 barrel capacity) to events operating under a single event license from the state and the city where the purpose of the event is not for commercial profit and where the beer is not wholesaled to the event sponsor but is, instead, dispensed by employees of the brewpub;

D. Unlimited distribution to other restaurants of same ownership or control (not to exceed 2,500 barrel capacity). "Ownership or control" means more than fifty percent (50%) ownership in the actual business or controlling interest in any management partnership; and

E. No more than five hundred (500) barrels for wholesale distribution (not to exceed 2,500 barrel capacity).

Microbrewery – A brewpub which, in addition to retail sale and consumption on site, markets beer wholesale in an amount not to exceed sixty thousand (60,000) barrels (31 gallons) per year. Revenue from food sales must constitute at least fifty percent (50%) of the total business revenues, excluding wholesale and retail carryout sales of beer. (See sections 6.08.081 through 6.08.089 of this code.)

~~Tavern—Any business establishment engaged primarily in the retail sale or distribution of beer to public patrons for consumption on the establishment's premises, and that includes beer bars, parlors, lounges, cabarets and nightclubs.~~