

**PLANNING COMMISSION STAFF REPORT**  
**Legislative Item**



Planning Division  
Department of Community and  
Economic Development

**EPIC BREWING MAP AMENDMENT**  
**Zoning Map Amendment PLNPCM2012-00114**  
**828-836 South Edison Street**  
**October 10, 2012**

**Applicant:** Epic Brewing  
LLC

**Staff:** John Anderson, 801-  
535-7214,  
john.anderson@slcgov.com

**Tax ID:** 16-07-152-019, 16-  
07-152-020, 16-07-152-021

**Current Zone:** SR-3 Special  
Development Pattern  
Residential District

**Master Plan Designation:**  
Medium Residential/Mixed  
Use – Central Community  
Future Land Use Map

**Council District:**  
District 4, Luke Garrott

**Community Council:**  
Central City

**Combined Lot Size:** .30  
acres, 13,068 square feet

**Current Use:** Single Family  
Dwellings

**Applicable Land Use  
Regulations:**

- 21A.50.050 Standards for  
general amendments.

**Attachments:**

- A. Site Plan & Elevation  
Drawings.
- B. Photographs
- C. Department Comments
- D. Public Input
- E. Downtown Land Use  
Table
- F. Minutes from the July  
12, 2012 Planning  
Commission Meeting

***Request***

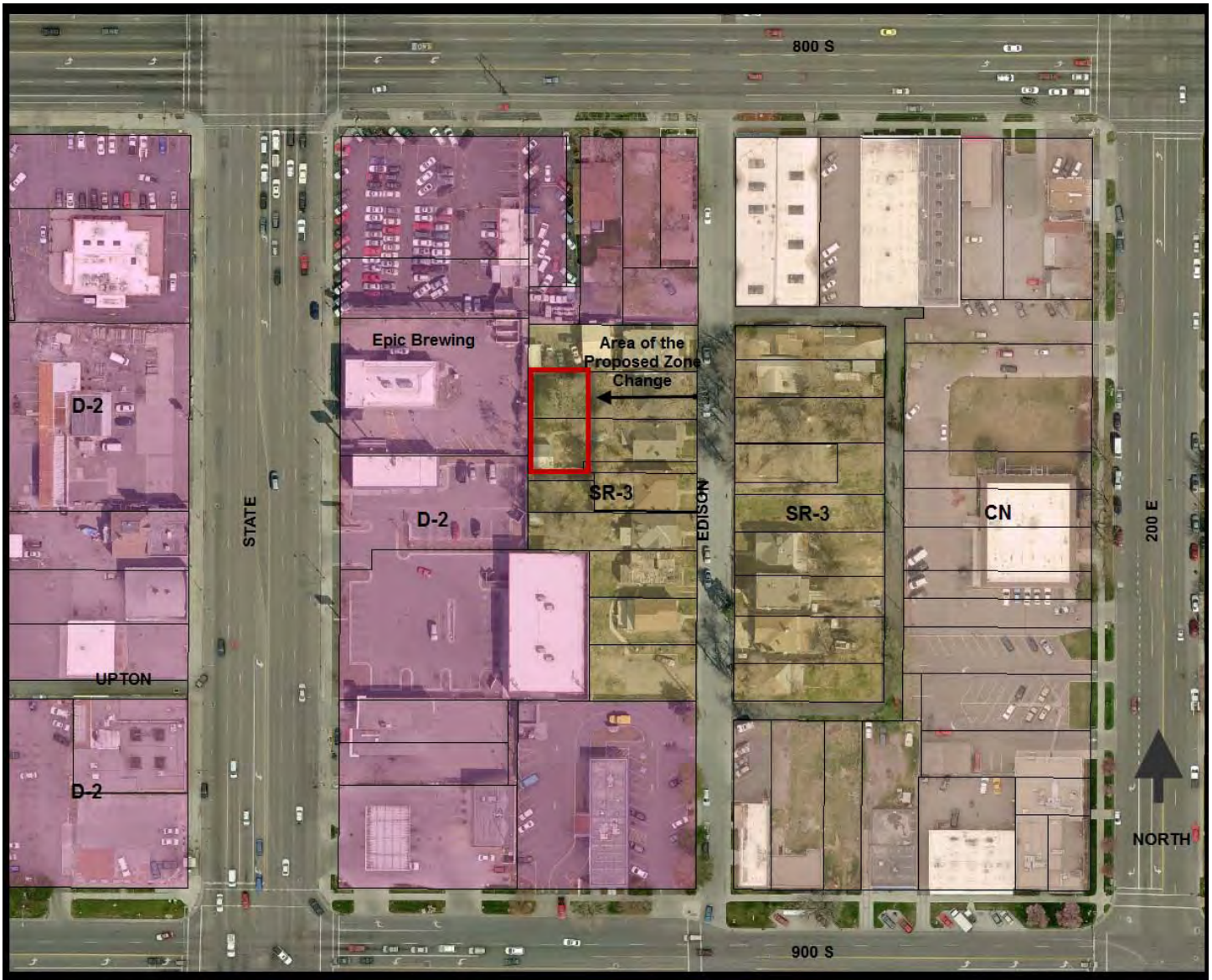
Peter Erickson, representing Epic Brewing LLC, is requesting a Zoning Map Amendment from the existing SR-3 Special Development Pattern Residential District to a D-2 Downtown Support District on the rear portions of two parcels located at 834 and 836 South Edison Street. The request has been made in order to facilitate the expansion of their existing business which is located directly west of the properties at 825 South State Street.

***Recommendation***

Based on the findings listed in the staff report, it is the Planning Staff's opinion that overall the project does not meet the applicable standards and therefore, recommends the Planning Commission transmit a negative recommendation to the City Council relating to this request.

**Recommended Motion:** Based on the findings listed in the staff report, testimony and plans presented, I move that the Planning Commission transmit a negative recommendation to the City Council relating to this request to amend the Salt Lake City Zoning Map from the SR-3 Special Development Patter Residential zoning district to the D-2 Downtown Support zoning district located on properties at 834 and 836 South Edison Street.

## VICINITY MAP



### Background

### Project Description

At a meeting held on July 11, 2012, the Salt Lake City Planning Commission discussed an application submitted by Epic Brewing LLC, to amend the Salt Lake City Zoning Map on three properties located between 828 and 836 South Edison Street. All of the properties involved are located on the west side of Edison Street and abut Epic Brewing's current facilities which are located at 825 South State Street. The applicant owns two of the three properties that were proposed to be amended. The third property owner, located at 828 South Edison Street, had indicated to staff in writing that he would like to be a part of the zoning map amendment but did not share any intentions of future development on the site.

The applicant had requested to amend the zoning map for the properties in question from its current zoning designation, SR-3 Special Development Pattern Residential to D-2 Downtown Support District on a portion of the properties with the remainder as an RMU-35 Residential/Mixed Use District. It had been proposed that the frontage of Edison Street would have been designated as the RMU-35 zoning district and the rear or west 60 feet of the same properties would have been designated as a D-2 zoning district which would have extended the district from properties on State Street.

After meeting with the Planning Commission, the applicant has submitted a new plan. The new plan would still amend the zoning map on the rear portions of the properties at 828 and 836 South Edison Street from SR-3 to the D-2 zoning district but would leave the frontage of Edison Street and the existing single-family dwellings in the SR-3 zoning district.

Currently, both of the properties are being used as single-family residential dwellings. The applicant is requesting to amend the zoning map to facilitate the development of the rear portions of two properties owned by Epic Brewing. They have submitted a preliminary site plan for further reference (see Attachment A).

Their current intentions are to retain the existing single-family dwellings and to develop a parking lot in the rear portions of these lots. This parking lot would also act as a turnaround for delivery trucks and would facilitate the expansion of their brewing facilities. This area that is currently the rear portions of the lots on Edison Street would be added through the subdivision process to the applicant's main property that is located on State Street.

The proposed parking lot and turnaround would allow Epic Brewing to expand their brewing facilities on the north side of their existing building on property currently located in the D-2 zoning district. This area is used now for access to State Street, so that vehicles can enter on the south side of the building and exit on the north. With the construction of the proposed parking lot, the north entrance to State Street would no longer be necessary as traffic could enter through the south entrance and turn around in the newly constructed parking lot. That although the applicant can expand their use on the current site, they need the rear portions of the SR-3 properties to be able to serve the use with trucks this requires a zoning map amendment. Because they do not have enough space on their current site, in order to complete the expansion as proposed, they need to expand the use onto the adjacent properties. Because the use is not permitted in the SR-3 zoning district, the property would have to be rezoned to facilitate the expansion.

If the rear portions of the lots in the SR-3 zoning district are added to the applicant's main lot that has frontage on State Street the lots would still generally conforming to the zoning standards. The SR-3 zoning district was designed for small lot development and the lots on Edison Street would still conform with regard to lot size, width and the rear yard setback. The single-family dwellings do not appear to currently meet the required side yard setbacks but there is no change proposed to the dwellings at this time.

## ***Public Notice, Meetings and Comments***

The following is a list of public meetings that have been held related to the proposed project:

- Open House held on 19 April 2012. Comments and notes can be found in attachment C.
- Planning Commission Public Hearing held on July 11, 2012. Minutes from the meeting can be found in attachment F.

Notice of the public hearing for the proposal includes:

PLNPCM2012-00114 Epic Brewing Zoning Map Amendment

Published Date: 28 September 2012

- Public hearing notice mailed on October 28, 2012.
- Public hearing notice posted on property on October 28, 2012.
- Public hearing notice posted on City and State websites on October 28, 2012.
- Public hearing notice emailed to the Planning Division listserve on October 28, 2012.

## City Department Comments

The comments received from pertinent City Departments / Divisions are attached to this staff report in Attachment C for the review of the initial petition. With the latest submittal staff requested further review from the Transportation Division. Those comments can also be found in Attachment C. The Planning Division has not received comments from any applicable City Departments / Divisions that cannot reasonably be fulfilled or that warrant denial of the petition.

## Analysis and Findings

### Findings

#### 21A.50.050 Standards for general amendments.

A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard.

B. In making a decision to amend the zoning map, the city council should consider the following factors:

1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents;

**Analysis:** The Central Community Future Land Use Map has designated the two properties in question in their entirety as Medium Residential Mixed-Use. The designation is later defined in the Central Community Master Plan as 10 – 50 dwelling units per acre with the allowance of limited commercial uses.

In regards to the Medium Residential Mixed Use designation, on page 9 of the master plan it states that, “this land use designation allows integration of medium-density residential and small businesses uses at ground floor levels. The intent is to increase population density to support neighborhood business uses, provide more housing units, and expand the use of common public facilities such as open space, libraries, schools, and mass transit. Medium density mixed use areas are neighborhoods that provide mixed uses, stand alone commercial land uses and stand alone residential uses.”

Later, in the master plan on pages 9-10, there are listed three policies that specifically discuss residential mixed use areas of the city:

RLU-1.5 Use residential mixed use zones to provide residential land uses with supportive retail, service, commercial, and small-scale offices and monitor the mix of uses to preserve the residential component.

RLU-4.1 Encourage the development of high density residential and mixed use projects in the Central Business District, East Downtown, and Gateway areas.



RLU-4.2 Support small mixed use development on the corners of major streets that does not have significant adverse impacts on residential neighborhoods.

The master plan is also clear that it is not necessarily advocating for the preservation of the existing single-family residential developments along this portion of Edison Street as it is recommended for medium density mixed use, defined as 10 – 50 dwelling units per acre, with the allowance of some low impact type commercial uses. While the SR-3 zoning district is considered a medium density residential district according to the purpose statement of the zoning district it does not allow commercial uses and is not considered a “mixed use” zoning district. The remainder of the block between Edison Street and 200 East has also been designated as medium residential mixed use designation.

The D-2 Downtown Support zoning district as proposed for the rear portions of properties would allow for development to extend closer to Edison Street. There is not a density limit attached to this zoning district. The density of any project on these parcels of property would be defined by the permitted height of 65 feet and the ability to provide for the required parking at ½ parking stalls per unit. Parking for commercial uses varies according to the specific use.

Though mixed use development is a permitted use in the D-2 Downtown Support zoning district there are many commercial and light industrial uses that are also permitted. These types of uses do not fit the description of medium residential mixed use as is described in the policies listed in the Central Community Master Plan. Uses such as a pawnshop, major auto repair, food product processing/manufacturing, miniwarehouse (storage units) and warehousing are all permitted uses in the zoning district and generally are not considered “low impact commercial uses” which is part of the description of the Medium Density Residential Mixed Use designation identified in the Central Community Master Plan. If they were considered “low impact commercial uses” they would be found in less intense zoning districts, such as the RMU-35 zoning district. A conditional use approval could allow for even more intense uses (see Attachment E for all permitted and conditional land uses). If both of the amendments are approved as the applicant has proposed, these permitted uses in the D-2 would be located only 80 feet from Edison Street and closer to existing single family dwellings than allowed under the current configuration.

Policy RLU-4.2 makes clear that the intent of the master plan is to ensure that there are no adverse impacts on existing residential neighborhoods from mixed use development; staff believes that the allowance of any D-2 Downtown Support zoning district as proposed would permit uses that could have an adverse impact on the remainder of Edison Street as was mentioned earlier. The City adopted the Central Community Master Plan in 2005 and by designating Edison Street as it did, indicated the type of development that should occur in the area and what was an acceptable level of impact from that development. The D-2 zoning district allows development that is inconsistent with this policy.

The applicants have stated some of their intended uses for the property on the site plan that was provided. The intention is to expand their current facilities to the north and to construct a parking lot in the rear portions of the lots located on Edison Street. This parking lot would also act as a turnaround for vehicles including delivery trucks and would allow the applicant to eliminate the north access to State Street. The development as proposed would have a negligible impact on Edison Street but there is certainly no guarantee that if the amendments are approved as proposed that the developers would construct a development as described or that future development that complies with the D2 zoning regulations would be built that negatively impacts the adjacent properties.

As it pertains to this area, the intent of the master plan is to prevent uses with adverse impacts to be constructed east of State Street. That is why the area has been designated as medium residential mixed use.

This intent is further evidenced in the fact that properties to the east are zoned as CN Neighborhood Commercial. This district allows some limited commercial uses but not any that would have an adverse impact on the neighborhood.

The master plan has definitively placed the line between Central Business District Support and Medium Residential Mixed Use at the property line as it currently exists between the applicant's current brewing facilities and the single-family dwellings along Edison Street. This is true throughout that side of the block from 828 South to 864 South Edison Street. The Family Dollar facility, located at 855 South State Street, is located completely in the D-2 zoning district and does extend approximately 54 feet further east towards Edison Street in comparison to other sites on the block. Staff is unaware of the reasoning behind the existence of longer deeper parcels but it appears that it was in existence when Family Dollar submitted their application for a building permit in 2006 as they did not file for a zoning map amendment or a subdivision at that time. Having zoning boundary lines, and in this case future land use designation boundary lines, following parcel lines is a good practice and avoids split designations on parcels. This makes it easier to administer the zoning ordinance because a split zoned parcel has different setback, building height and use designations.

Though the applicant is only requesting an extension of the D-2 zoning district approximately 69 feet to the east, staff believes that because the line between the two uses has been delineated as the property line that it would not support the master plan if the D-2 zoning district is allowed to extend further east.

**Finding:** The proposal to amend the Salt Lake City Zoning Map from SR-3 Special Development Pattern Residential District to D-2 Downtown Support on a portion of the properties in question could have adverse impacts on surrounding properties by allowing incompatible uses on those portions. Staff finds that the proposal to expand the D-2 Downtown Support District is not consistent with the goals or policies as described in the Central Community Master Plan.

2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance;

**Analysis:** The general purpose statement of the Salt Lake City Zoning Code states that it is to protect the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Salt Lake City. For these reasons, the city has created specific zoning districts with specific standards for bulk, height and use among other things to ensure compatible uses and appropriate development occur in the city.

The purpose statement for the D-2 Downtown Support zone states:

*“The purpose of the D-2 downtown support commercial district is to provide an area that fosters the development of a sustainable urban neighborhood that accommodates commercial, office, residential and other uses that relate to and support the central business district. Development within the D-2 downtown support commercial district is intended to be less intensive than that of the central business district, with high lot coverage and buildings placed close to the sidewalk. This district is appropriate in areas where supported by applicable master plans. Design standards are intended to promote pedestrian oriented development with a strong emphasis on a safe and attractive streetscape.”*

The purpose statement does discuss the goal of mixed use development but the primary goal is to act as support for the Central Business District by creating a high density environment. The master plan designation for this portion of Edison Street does not advocate for a high density environment.

In addition, the proposed amendment to the zoning map would not further the purpose statement of the zoning district, as it is proposed in an area that is not supported by the Central Community Master Plan. The master plan calls out specific neighborhoods for high density mixed use development in the Downtown, East Downtown and Gateway areas.

**Finding:** Staff finds that the amendment as a whole would not further the specific purpose statement of the D-2 Downtown Support zoning ordinance.

3. The extent to which a proposed map amendment will affect adjacent properties;

**Analysis:** The following table compares the lot development standards in the current zoning district and in the proposed zoning district:

	<b>SR-3 Ordinance Requirements</b>	<b>D-2 Zoning Ordinance Requirements</b>
<b>Lot Area</b>	Single-family attached 1,500 square feet; Single-family detached 2,000 square feet; two-family dwelling 3,000 square feet	No Minimum
<b>Lot Width</b>	Single-family attached 22 feet interior, 30 feet corner; Single-family detached 30 feet interior, 40 feet corner two-family dwelling 44 feet interior, 54 feet corner	None
<b>Building Height</b>	Maximum 28 feet	Permitted: 65 feet Conditional: 120 feet
<b>Yard Requirements</b>	Front - 10 feet or street average Corner side - 10 feet or street average Side - 4 feet Rear - 20% of lot depth not to exceed 30 feet or be less than 15 feet	None
<b>Building Coverage</b>	60% of lot area for detached; 70% of lot area for attached	None
<b>Parking</b>	2 spaces per unit.	Varies based upon specific use

The D-2 Downtown Support zoning district allows for a variety of different land uses. Though some uses, including those that have been proposed by the applicant may not have an adverse effect on neighboring properties many of the permitted and conditional land uses could. These potential negative effects were discussed earlier under Standard 1.

The table above is further evidence that development of these parcels under the D-2 Downtown Support regulations could affect adjacent properties negatively. With no setback requirements, a permitted height of 65 feet and no building coverage requirements in the zoning district, the lot could be developed in a manner that is not compatible and would have potentially negative effects on the existing single-family residences. If, in the future, the surrounding properties undergo a zoning map amendment to a zoning district that fits the master plan designation of medium residential mixed use, there would also be potentially negative effects on any future mixed use development.

A development in the D-2 zoning district, with its greater allowance in height, no required setbacks and no regulations on lot coverage, would permit a building that would be substantially larger than the existing single family structures on Edison Street.

The adjacent properties to the east would remain in the SR-3 zoning district and a landscape buffer would be required when the property develops but the required buffer may not compensate for the impact of the use or the structure as it could be much taller than is permitted in the SR-3 zoning district or as is described in the

**Finding:** Staff finds that the portion of the amendment that proposes the D-2 zoning district could have a negative effect on adjacent and neighboring properties because of the types of uses permitted, the permitted height and the bulk and mass regulations.

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

**Analysis:** The properties are not located within the boundaries of any overlay zoning districts.

**Finding:** Staff finds that the parcels in questions are not subject any overlay districts.

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

**Analysis:** The original application was reviewed by all applicable City Divisions and their comments can be found in Attachment C. The new submittal was very similar to the original but no longer showed a connection with Edison Street. Staff requested a new review from the Transportation Division. A new review from Mr. Barry Walsh was added to Attachment C. His review states with conditions that the newly designed layout sufficiently meets the parking needs of the facility and could act as a turnaround for delivery trucks.

**Finding:** Staff finds that the proposed amendment will have all necessary utility and public services necessary to accommodate the site and that the proposed parking lot and newly designed site plan layout is sufficient to act as a turnaround for vehicular traffic accessing the brewing facilities.

## Alternatives

If the proposed amendments to the Salt Lake City Zoning Map are approved by the City Council, the applicant will be able to fully develop the properties after securing any necessary permits and combining the parcels. This development could follow the proposed site plan but also may not be required to do so and may permit a development that does not abide by the policies and goals of the Central Community Master Plan. The property owners could develop the properties in any way that fits the development standards and regulations as required by the D-2 Downtown Support zoning district. The City Council could impose conditions of approval on the proposed zoning amendment that may limit the types of uses, the scale of development or limit the development to what is shown on the site plan submitted by the applicant. However, these zoning conditions do create administrative issues in the future if the use of the property was to change or the site was to be redeveloped. These issues may be due to a misunderstanding of what the property could be used for by future property owners, financing issues and City staff oversight of the conditions when reviewing future building permits and business licenses. Furthermore, it may diminish the ability of the neighbors and future neighbors to determine what type of development and uses they could eventually be living next to. It is better practice to zone the property for what is supported by the adopted master plan than to impose zoning conditions because the master plan is a reflection of City policy and community desires.

If the proposed amendment is not approved, there would probably be little to no change on Edison Street as the current SR-3 zoning district is restricted to medium density residential development in single family, two family and three family dwellings single-family residential development as currently exists. Furthermore, the applicant would not be able to encroach the commercial use onto other properties that are zoned in such a manner that does not allow the use.

## Commission Options

The Planning Commission is the recommending body to the City Council for zoning map amendments. The Planning Commission shall hold a public hearing and recommend approval, denial or a modification of the amendment and then transmit the recommendation to the Council.

The City Council will also hold a public hearing and may adopt the proposed amendment, adopt the proposed amendment with modifications or deny the proposed amendment. Any modification could not include additional property not included in the initial application and could not rezone the property to a less restricted classification without new public notice and a new public hearing. After the City Council has made a decision, no application for a zoning amendment for the properties in question will be considered by the council for one year.

## Potential Motions

**Consistent with Staff Recommendation:** Based on the findings listed in the staff report, testimony and plans presented, I move that the Planning Commission transmit a negative recommendation to the City Council relating to this request to amend the Salt Lake City Zoning Map from the SR-3 zoning district to the D-2 zoning district, located on properties at 834 and 836 South Edison Street.

**Not Consistent with Staff Recommendation:** Based on the testimony, plans presented and the following findings, I move that the Planning Commission transmit a favorable recommendation to the City Council relating to this request to amend the Salt Lake City Zoning Map from the SR-3 zoning district to the D-2 zoning district, located on properties at 834 and 836 South Edison Street.

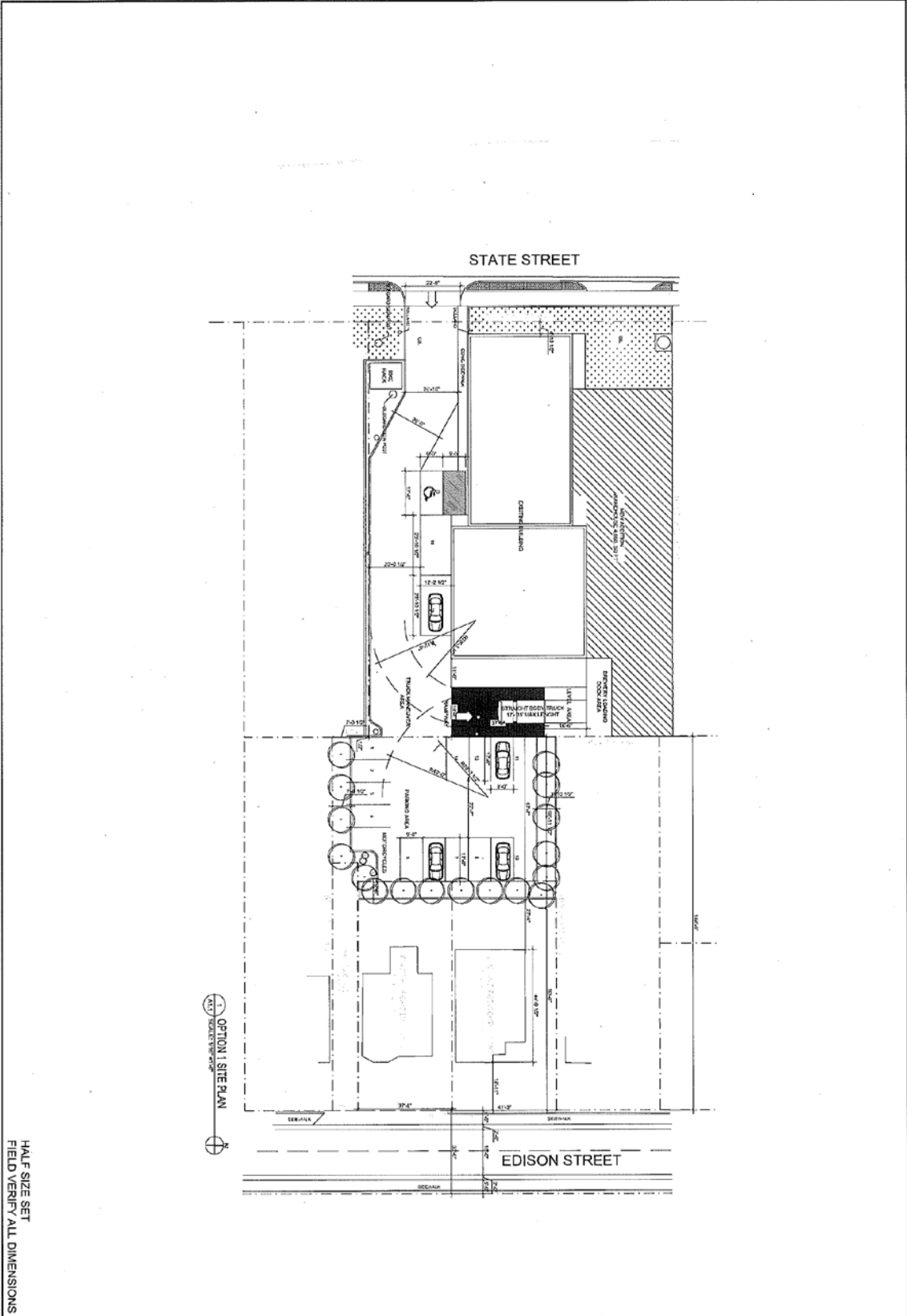
The Planning Commission shall make findings on the Zoning Map Amendment standards as listed below:



1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents;
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance;
3. The extent to which a proposed map amendment will affect adjacent properties;
4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and
5. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

# **Attachment A**

## **Site Plan**



HALF SIZE SET  
FIELD VERIFY ALL DIMENSIONS

<p>A1.1 DATE: 06.27.2012</p>	<p><b>FLORES-SAHAGUN + ASSOCIATES</b> 171 West Pierpont Avenue, Salt Lake City, Utah 84101 email: fsarch@clear.net - phone/fax: 801.350.0136</p>	<p><b>EPIC BREWING CO.</b> ZONING AMENDMENT 825 SOUTH STATE STREET SALT LAKE CITY, UTAH 84111</p>	<p>PROPOSED SITE PLAN SCALE: 1/16" = 1'-0"</p>
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# **Attachment B**

## **Photographs**



**One of the single family homes that are proposed for a zoning change located at 836 South Edison Street.**





**One of the single family homes that are proposed for a zoning change located at 834 South Edison Street.**





**Looking towards the north along Edison Street at approximately 834 South.**





**Looking towards the south along Edison Street at approximately 834 South.**



**Epic Brewing's current facilities located at 825 South State Street.**

## **Attachment C**

### **Department Comments**



26 March 2012

**Police Review**

Nothing

**Public Utilities—Justin Stoker (801)483-6786**

I have reviewed the proposed amendment to the zoning map and have found that the proposal does not affect the public underground utilities. We have no objection to the proposal

**Zoning Review—Larry Butcher (801)535-6181**

No comments.

**Building Review—Larry Butcher (801)535-6181**

No comments

**Transportation Review—Barry Walsh (801)535-6630**

The proposed change from SR-3 (Special Dev. Residential) to D-2 (Downtown Support) will increase the commercial traffic generation on Edison Street which is currently a sub standard residential class roadway with intrical 4' sidewalk (both sides) and 20' roadway.

**Engineering Review- Scott Weiler (801)535-6204**

Three sidewalk joints on the State Street frontage pose tripping hazards and must be ground down as part of this approval. In Edison Street, if the existing sidewalk is not at least 6" thick where the two proposed driveways will cross it, the sidewalk must be replaced with 6" thick concrete.

**Fire Review**

Nothing

August 22, 2012

John Anderson, Planning

Re: Proposed Epic Brewing Expansion Development at 825 South State Street.

Since our last review, the Transportation division has met with Peter Erickson and Bernardo Flores to discuss the transportation issues with the proposed New site plan. The site plan (see attached PDF) has been revised to address the following:

The truck delivery access and maneuvering functions have been defined with a designated single unit truck and the appropriate two way 20' wide access path. The warehouse addition, blocking current circulation and the issue of the north driveway function has been resolved by removing the north vehicular access drive approach and relocating all functions to on site deliveries. Bernardo has stated that the parking requirements have been addressed with the 17 onsite parking stalls, one being the required ADA van stall located next to the building pedestrian access walkway and the required 5% bicycle parking shown near the main entry and visible from the street.

Sincerely,

Barry Walsh

# **Attachment D**

## **Public Input**

**From:** [Walsh, Barry](#)  
**To:** [Peterson, Pat](#)  
**Cc:** [Young, Kevin](#); [Anderson, John](#)  
**Subject:** RE: Re-zoning  
**Date:** Tuesday, October 02, 2012 8:17:49 AM

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Pat,

This info needs to go to John Anderson for his report. The staff report as I Read it has a negative recommendation to city council.

Barry

Cc Kevin  
John Anderson

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**From:** Peterson, Pat  
**Sent:** Tuesday, October 02, 2012 7:50 AM  
**To:** Walsh, Barry  
**Subject:** Re: Re-zoning

Yes, but the south side driveway is a shared ROW so they can't park in it. Also the new plan 'takes' part of the shared row.

The homes were there first, this is not 'in-fill' housing in a vacant lot, the neighbors feel that off street parking would be the least impact to any change.

The majority of the neighbors feel that 100' deep (in line with the shared row) would be a good compromise as long as the properties are separate from the brewery new parking with no way to access the driveways to Edison.

Hard surfaced off street parking for the houses is preferable.

Pat Peterson  
Sent from my iPhone

On Oct 2, 2012, at 7:39 AM, "Walsh, Barry" <[Barry.Walsh@slcgov.com](mailto:Barry.Walsh@slcgov.com)> wrote:

October 2, 2012

Hi, Pat

With the existing homes it looks like you are right. The parking will be limited to the side yard driveway which would allow only one standard stall.  
They could park in tandem but as yet the city does not recognize tandem stalls.

Barry

**From:** [Peter Erickson](#)  
**To:** [Anderson, John](#)  
**Cc:** [Bernardo Flores-Sahagun](#)  
**Subject:** Grain Silo and CO2 Bulk Storage Tank  
**Date:** Tuesday, March 27, 2012 3:26:30 PM

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Hi John,

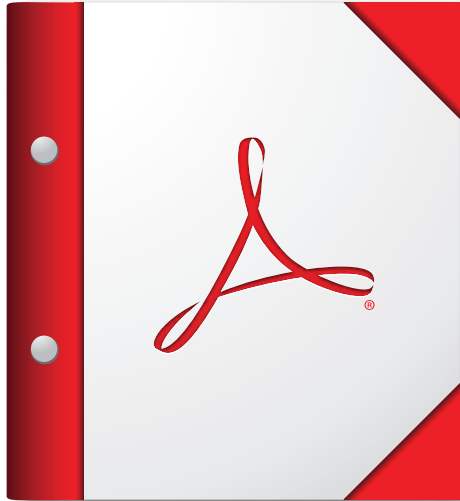
Thanks for sending the Division Comments yesterday. Here is some information on the bulk storage tanks.

The bulk storage tanks (grain and CO2) would be filled by delivery trucks parked at the curb on State St. The grain silo will likely be decorative only; since we use several base malts and have such a small brew house a silo of this scale might never make sense here.

The CO2 storage tank would likely be filled once every 1-2 months.

Best Regards,  
Peter Erickson  
Co-founder  
Epic Brewing Company  
825 S. State Street  
Salt Lake City, UT 84111  
Office: (801) 906-0123





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**From:** [Peter Erickson](#)  
**To:** [Anderson, John](#)  
**Cc:** ["Flores-Sahagun + Associates PC"](#)  
**Subject:** RE: Planning Commission  
**Date:** Tuesday, April 24, 2012 11:27:33 AM

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Hi John,

Thanks for everything you are doing to get our rezoning request through the process. Glad to hear we are likely to get on the May agenda. And I look forward to seeing your recommendation.

Best Regards,  
Peter Erickson  
Co-founder  
Epic Brewing Company  
825 S. State Street  
Salt Lake City, UT 84111  
Office: (801) 906-0123

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**From:** Anderson, John [mailto:John.Anderson@slcgov.com]  
**Sent:** Tuesday, April 24, 2012 10:58 AM  
**To:** 'Peter Erickson'  
**Cc:** 'Flores-Sahagun + Associates PC'  
**Subject:** Planning Commission

Peter,

It was good to see you last week at the Open House. We did not receive any comments about your after you left that evening. Your project is tentatively scheduled to be on the Planning Commission Agenda on 23 May 2012. As soon as it has been confirmed I will contact you. I will also plan to schedule a meeting with you after I have completed a staff report which will contain a recommendation to the commission. If you have any questions or concerns please let me know.

John Anderson  
Principal Planner  
Salt Lake City Corporation  
451 South State Street, Rm. 406  
Salt Lake City, Utah 84111  
801-535-7214  
[www.slcgov.com](http://www.slcgov.com)

**From:** [Peter Erickson](#)  
**To:** [Anderson, John](#); "Flores-Sahagun + Associates PC"  
**Subject:** RE: Zoning Map Amendment  
**Date:** Tuesday, May 08, 2012 11:04:39 AM

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Hi John,

Today at 4pm would be great. Where do we meet you?

Thanks,  
Peter

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**From:** Anderson, John [mailto:John.Anderson@slcgov.com]  
**Sent:** Tuesday, May 08, 2012 10:39 AM  
**To:** 'Peter Erickson'; 'Flores-Sahagun + Associates PC'  
**Subject:** RE: Zoning Map Amendment

I spoke with my manager, Nick Norris. He is available to meet after 4:00PM today or any time on Friday. I am free at those times as well. Please let me know when would work best for you.

**John Anderson**

Principal Planner  
Salt Lake City Corporation  
451 South State Street, Rm. 406  
Salt Lake City, Utah 84111  
801-535-7214  
[www.slcgov.com](http://www.slcgov.com)

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**From:** Peter Erickson [mailto:peter@epicbrewing.com]  
**Sent:** Monday, May 07, 2012 4:35 PM  
**To:** Anderson, John; 'Flores-Sahagun + Associates PC'  
**Subject:** RE: Zoning Map Amendment

Hi John,

Thanks for getting this over to us. We'd like to meet with you and, if possible, your manager as soon as possible to better understand your objections and the options you have proposed. Do you have any time available to meet tomorrow? If not tomorrow, how about this Friday?

Thanks,  
Peter

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**From:** Anderson, John [mailto:John.Anderson@slcgov.com]  
**Sent:** Monday, May 07, 2012 3:37 PM  
**To:** 'george@firstclasscars.com'; 'Peter Erickson'; 'Flores-Sahagun + Associates PC'  
**Subject:** Zoning Map Amendment

Gentlemen,

Good afternoon, I have completed an analysis concerning your requested zoning map amendment and I have attached my staff report. I carefully reviewed the proposal and the Central Community Master Plan. At this time, I am making a negative recommendation to the Planning Commission with regard to your request.

As we have discussed in the past, the D-2 Downtown Support District is a very intense zoning district and it allows too many uses that could have a negative impact on the neighborhood and does not fit the description of Medium Residential Mixed-Use which is the designation on the properties in the master plan. Please read through the attached staff report. I have made a suggestion of possibly utilizing the RMU-35 Residential Mixed Use Zoning District. The report has been reviewed by my manager as well.

Please let me know how you would like to proceed. You may proceed to the Planning Commission with a negative recommendation from staff or we could make some changes to your proposal. It was not an easy decision to make as I would prefer to give a positive recommendation but the potential for adverse impacts on the area were too great. I would be happy to meet with you to discuss your options.

**John Anderson**

Principal Planner

Salt Lake City Corporation

451 South State Street, Rm. 406

Salt Lake City, Utah 84111

801-535-7214

[www.slcgov.com](http://www.slcgov.com)

**From:** [Peter Erickson](#)  
**To:** [Anderson, John](#)  
**Cc:** [Bernardo Flores-Sahagun](#)  
**Subject:** RE: Zoning Map Amendment  
**Date:** Friday, May 11, 2012 11:58:18 AM

---

Hi John,

Would you be willing to add one more alternative to your staff report? I'm thinking about the option where we do the D-2 back even with the All A Dollar property line with the mixed use the rest of the way to Edison St. We could change the property line split for our lots to match the depth of All A Dollar.

This would accomplish your desire to keep D-2 off Edison St and allow us to make a better separation of the commercial space along State S and mixed use along Edison without having to get all the special permissions for setbacks and/or vegetation at the property boundary required if we just zone the existing residential lots mixed use. We really need a dock at the back of our building.

Thanks,  
Peter  
801.201.5602

---

**From:** Anderson, John [mailto:John.Anderson@slcgov.com]  
**Sent:** Monday, May 07, 2012 3:37 PM  
**To:** 'george@firstclasscars.com'; 'Peter Erickson'; 'Flores-Sahagun + Associates PC'  
**Subject:** Zoning Map Amendment

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Good afternoon, I have completed an analysis concerning your requested zoning map amendment and I have attached my staff report. I carefully reviewed the proposal and the Central Community Master Plan. At this time, I am making a negative recommendation to the Planning Commission with regard to your request.

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Please let me know how you would like to proceed. You may proceed to the Planning Commission with a negative recommendation from staff or we could make some changes to your proposal. It was not an easy decision to make as I would prefer to give a positive recommendation but the potential for adverse impacts on the area were too great. I would be happy to meet with you to discuss your options.

**John Anderson**

Principal Planner

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**From:** [Peter Erickson](#)  
**To:** [Anderson, John](#)  
**Cc:** ["Flores-Sahagun + Associates PC"](#)  
**Subject:** RE: Planning Commission  
**Date:** Monday, May 21, 2012 9:34:14 AM

---

Thanks John.

Peter

---

**From:** Anderson, John [mailto:John.Anderson@slcgov.com]  
**Sent:** Monday, May 21, 2012 8:39 AM  
**To:** 'Peter Erickson'  
**Cc:** 'Flores-Sahagun + Associates PC'  
**Subject:** RE: Planning Commission

Peter,

I will start working on a new staff report for your new proposal today. As soon as it is finished and has been reviewed I will place the project on a Planning Commission Agenda. I'm tentatively planning on placing it on the next available date which is 13 June 2012.

John Anderson

Principal Planner

Salt Lake City Corporation

451 South State Street, Rm. 406

Salt Lake City, Utah 84111

801-535-7214

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**From:** Peter Erickson [mailto:peter@epicbrewing.com]  
**Sent:** Friday, May 18, 2012 3:05 PM  
**To:** Anderson, John  
**Cc:** 'Flores-Sahagun + Associates PC'  
**Subject:** RE: Planning Commission

Hi John,

Please confirm we'll be on the agenda for the next Planning Commission meeting.

Have a good weekend,

Peter

---

**From:** Anderson, John [mailto:John.Anderson@slcgov.com]  
**Sent:** Tuesday, April 24, 2012 10:58 AM  
**To:** 'Peter Erickson'  
**Cc:** 'Flores-Sahagun + Associates PC'  
**Subject:** Planning Commission

Peter,

It was good to see you last week at the Open House. We did not receive any comments about your after you left that evening. Your project is tentatively scheduled to be on the Planning Commission Agenda on 23 May 2012. As soon as it has been confirmed I will contact you. I will also plan to schedule a meeting with you after I have completed a staff report which will contain a recommendation to the commission. If you have any questions or concerns please let me know.

**John Anderson**

Principal Planner

Salt Lake City Corporation

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Salt Lake City, Utah 84111

801-535-7214

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**From:** [Peter Erickson](#)  
**To:** [Anderson, John](#)  
**Subject:** RE: Planning Commission Agenda.  
**Date:** Monday, June 04, 2012 3:50:55 PM

---

I checked. The only month in 2012 with a Wednesday the 13<sup>th</sup> is September! 😊

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**From:** Anderson, John [mailto:John.Anderson@slcgov.com]  
**Sent:** Monday, June 04, 2012 3:45 PM  
**To:** 'Peter Erickson'; 'Flores-Sahagun + Associates PC'  
**Subject:** RE: Planning Commission Agenda.

There was no month listed. I was alerted to it when I received a complaint about it from the public this afternoon.

## John Anderson

Principal Planner  
Salt Lake City Corporation  
451 South State Street, Rm. 406  
Salt Lake City, Utah 84111  
801-535-7214  
[www.slcgov.com](http://www.slcgov.com)

---

**From:** Peter Erickson [mailto:peter@epicbrewing.com]  
**Sent:** Monday, June 04, 2012 3:43 PM  
**To:** Anderson, John; 'Flores-Sahagun + Associates PC'  
**Subject:** RE: Planning Commission Agenda.

Hi John,

What's the mistake? The notices we received said "Wednesday, 13, 2012 5:30 p.m."

Peter

---

**From:** Anderson, John [mailto:John.Anderson@slcgov.com]  
**Sent:** Monday, June 04, 2012 3:13 PM  
**To:** 'Peter Erickson'; 'Flores-Sahagun + Associates PC'  
**Subject:** Planning Commission Agenda.

Gentlemen,

I have some unfortunate news for you, when the notices were sent about the public hearing next week, the secretary made a mistake on the date. Because of this mistake, the noticing is now invalid by law and must be noticed once again. The soonest we can get your project on an agenda is 27 June 2012. I apologize about the mistake and wish there was a way around it but there is not.

Please let me know if you have any questions or further concerns.

John Anderson

Principal Planner

Salt Lake City Corporation

451 South State Street, Rm. 406

Salt Lake City, Utah 84111

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**From:** [Peter Erickson](#)  
**To:** [Anderson, John](#); "[Flores-Sahagun + Associates PC](#)"  
**Subject:** RE: Staff Report  
**Date:** Thursday, June 07, 2012 1:51:26 PM

---

John,

Your last version seemed a lot less negative. Thought we were gravitating toward your way of thinking, not away.

Peter

---

**From:** Anderson, John [mailto:John.Anderson@slcgov.com]  
**Sent:** Wednesday, June 06, 2012 3:28 PM  
**To:** 'Flores-Sahagun + Associates PC'; 'Peter Erickson'  
**Subject:** Staff Report

Attached is my staff report for the upcoming meeting. The attachments are currently blank but I thought you could get started reading through the document. Please let me know if you have any questions.

**John Anderson**

Principal Planner

Salt Lake City Corporation

451 South State Street, Rm. 406

Salt Lake City, Utah 84111

801-535-7214

[www.slcgov.com](http://www.slcgov.com)

**From:** [Peterson, Pat](#)  
**To:** [Anderson, John](#)  
**Cc:** [msnatti@mac.com](mailto:msnatti@mac.com); [lloyd Hart \(jukeboxrepair@yahoo.com\)](mailto:lloyd.Hart@jukeboxrepair@yahoo.com)  
**Subject:** RE: Proposed change of zoning for Edison Street  
**Date:** Thursday, June 07, 2012 2:04:33 PM

---

John,

Again thank you for all of your help and thank you for reporting that the change wouldn't be a good fit on Edison.

It is not hard to imagine that he would want to participate in the change since he has a commercial interest and not an owner occupied home on the street. Meaning that he would not have to live next to this proposed abomination with its related increase in traffic. I have spoken with the two owner occupied residents on 800 South and they really do not want to be boxed in as two lonely houses surround by large commercial properties. It would kill their residential value and eventually lead to their demolition. Which would be unfortunate because those are nice old homes with well maintained yards.

Thanks again,

*Pat Peterson*

---

**From:** Anderson, John  
**Sent:** Thursday, June 07, 2012 1:55 PM  
**To:** Peterson, Pat  
**Subject:** RE: Proposed change of zoning for Edison Street

Pat,

I did notice that George Cassity owns both the duplex and the auto sales lot on the corner. He and I have been in contact about the potential rezone and he indicated that he wanted to participate in the proposed rezone as well.

**John Anderson**

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[www.slcgov.com](http://www.slcgov.com)

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**From:** Peterson, Pat  
**Sent:** Wednesday, June 06, 2012 3:40 PM  
**To:** Anderson, John  
**Subject:** Re: Proposed change of zoning for Edison Street

Thank you again.

Did you notice that the owner of the duplex at 828 is the owner of the commercial property at 801 South State Street?

Pat

Sent from my iPhone

On Jun 6, 2012, at 3:24 PM, "Anderson, John" <[John.Anderson@slcgov.com](mailto:John.Anderson@slcgov.com)> wrote:

Pat,

As I mentioned in my earlier email to you, the attachments for my staff report are not yet complete. The entire staff report with attachments will be available prior to the meeting on our website at:  
<http://www.slcclassic.com/boards/plancom/plancom.htm> .

The Planning Division holds an official open house the third Thursday of every month. Epic was not required to contact anybody about the open house. The meeting is held each month and is advertised through the city's listserve, on our website and on other division publications.

The notes that I have received from Barry Walsh will be shared verbatim with the Planning Commission. Your comments will also be included.

John Anderson  
Principal Planner  
Salt Lake City Corporation  
451 South State Street, Rm. 406  
Salt Lake City, Utah 84111  
801-535-7214  
[www.slcgov.com](http://www.slcgov.com)

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**From:** Peterson, Pat  
**Sent:** Wednesday, June 06, 2012 2:15 PM  
**To:** Anderson, John  
**Cc:** Lloyd Hart ([jukeboxrepair@yahoo.com](mailto:jukeboxrepair@yahoo.com)); [msnatti@mac.com](mailto:msnatti@mac.com)  
**Subject:** Proposed change of zoning for Edison Street

John,

In your review there is a list of public meetings that have been held. The list has an Open House on April 19, 2012 (your document ref's to attachment C, but C is blank), that we were unaware of, was Epic suppose to invite the neighbors and the proposed affected properties to this open house? Also Transportation has denied the use of Edison Street stating that the road pavement is too narrow, and a sub standard residential street with 4' sidewalks.

Please let us know what steps Epic was suppose to take, the more I read and find

out about the proposal, the more it looks and feels that they were trying to make the change without our having a chance to protest until it was too late.

*Pat Peterson*

---

**From:** Anderson, John  
**Sent:** Wednesday, June 06, 2012 1:28 PM  
**To:** Peterson, Pat  
**Subject:** RE: Proposed change of zoning for Edison Street

Pat,

Attached is a copy of my staff report for the upcoming meeting. The attachments are not yet complete at this time. The entire staff report with attachments will be available prior to the meeting on our website at:

<http://www.slcclassic.com/boards/plancom/plancom.htm>

If you feel that Epic is conducting business that is illegal or is not following city code in any way, you should contact Zoning Enforcement at 801-535-7757 and make an official complaint. Any complaints about the illegal sales or consumption of alcohol is not a zoning related offense. I would contact the state of Utah or the Salt Lake City Police Department.

John Anderson  
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801-535-7214  
[www.slcgov.com](http://www.slcgov.com)

---

**From:** Peterson, Pat  
**Sent:** Wednesday, June 06, 2012 12:05 PM  
**To:** Anderson, John  
**Subject:** RE: Proposed change of zoning for Edison Street

John,

I have another question for you. With Epic's current business license, can they have outside storage of material? And did you know they set up tables on the weekend on the south side of their building and serve beer? Is that legal?

Please let me know,

*Pat Peterson*

---

**From:** Anderson, John  
**Sent:** Wednesday, June 06, 2012 11:52 AM  
**To:** Peterson, Pat

**Subject:** RE: Proposed change of zoning for Edison Street

Pat,

The Planning Commission generally visits sites, as a group, on the same day as the Planning Commission Meeting at approximately 4:00PM. I will send you a copy of the staff report as soon as it is publically available. I'm putting the finishing touches on it as we speak.

John Anderson  
Principal Planner  
Salt Lake City Corporation  
451 South State Street, Rm. 406  
Salt Lake City, Utah 84111  
801-535-7214  
[www.slcgov.com](http://www.slcgov.com)

---

**From:** Peterson, Pat  
**Sent:** Wednesday, June 06, 2012 10:52 AM  
**To:** Anderson, John  
**Subject:** RE: Proposed change of zoning for Edison Street

Dear Mr. Anderson,

What date and time is the Planning Commission tour of this site prior to their meeting? Not to meet with them then but to ensure that we 'show our best side' when they drive through.

Please let us know,

*Pat Peterson*

---

**From:** Anderson, John  
**Sent:** Monday, June 04, 2012 11:58 AM  
**To:** Peterson, Pat  
**Subject:** RE: Proposed change of zoning for Edison Street

Mr. Peterson,

I sincerely appreciate your comments and they will be shared with the Planning Commission at their upcoming meeting as a part of my staff report. I would like to let you know that I am recommending against the zoning change at this time. The Planning Commission will hold a public hearing at their meeting on 13 June 2012. I would recommend that you attend that meeting to find out more information and to share your feelings.

If you have any questions or other comments please let me know.

John Anderson  
Principal Planner

Salt Lake City Corporation  
451 South State Street, Rm. 406  
Salt Lake City, Utah 84111  
801-535-7214  
[www.slcgov.com](http://www.slcgov.com)

---

**From:** Peterson, Pat  
**Sent:** Monday, June 04, 2012 11:49 AM  
**To:** Anderson, John  
**Cc:** Al Peterson ([bchali@worldnet.att.net](mailto:bchali@worldnet.att.net)); 'Sherry Peterson'; [msnatti@mac.com](mailto:msnatti@mac.com); Garrott, Luke; 'Lloyd Hart'; Central City CC Chair  
**Subject:** Proposed change of zoning for Edison Street

Dear Mr. Anderson;

Concerning the proposed change of zoning on Edison Street. My brother Allen Peterson and his wife Sherry lived at 842 Edison for close to 30 years, two years ago they sold the property to our niece Natalie Pasqual. Natalie and her son having been living in the house and enjoying the closeness to town combined with the sense of still living in a residential neighborhood. I, myself have lived on Edison at various times, I lived with my brother for a time 30 years ago, and on my own in two different rental properties, once in a duplex and then in a wonderful house (the house that is one of those that is included in the proposed change of zoning with the intent for demolition). I still have a strong interest in preserving this eclectic neighborhood and a strong interest (both financially and morally) for helping my niece keep her home and its residential market value.

Please realize, the hopes of the residents of the street has always been that this 'pocket neighborhood' would be revitalized and once again become a thriving residential community. The City gave us hope for revitalization a few years back when they came in and reconstructed the street providing drainage and sidewalks where none existed before. Just this last year, one of the single family homes was rebuilt and is now owned and lived in by a young single school teacher, making it a beautiful improvement to the neighborhood. Even the colorful motorcycle group who have been in the neighborhood for over 30 years have continued to make improvements to their dwelling and have taken upon themselves the mission of maintaining a couple of the vacant lots. The Baron's MC have a surprisingly strong sense of community and at one time one of their members was the Chair of the Central City Community Council. Also, this colorful group is encouraging the remaining neighbors/tenants on this street to improve their properties.

All of this information is to point out that there is a real sense of neighborhood community and pride in this street that has existed for a long time.

Yes, there is one landlord, of two of the properties, who has a long time history with HAZE enforcement and there are a couple of other homes that could use tender loving care, but there is hope for keeping and improving the residential fabric of the neighborhood. All of those properties have the potential to be saved and restored. Even the three residential properties included in the proposed zoning change were wonderfully maintained by the old owner and an asset to the



'fabric' of the neighborhood. At least they were, until the brewery took possession of them and the new owner has now quit all pretenses of maintenance or yard care, allowing those once beautiful properties to deteriorate and become a detraction. The new owners inaction and neglect, has lead to speculation that the deterioration is probably driven by the hope that having the properties appear to in bad shape that this appearance will influence the decision to allow the zoning change. Giving the appearance that a commercial mixed use would help the neighborhood and remove some of the problem properties. Those residential properties that are included in the proposal are viable and salvageable, there are no HAZE related issues as to why these properties could not remain part of our neighborhoods fabric.

Please recognize we were all delighted when the brewery started their reconstruction on State Street. The building improvements were well done and their landscaping on State Street is gorgeous. But this zoning change would adversely affect our side of the street.

There are other issues to consider that would impact this neighborhood: This recently paved street was not designed to carry the weight of large commercial vehicles. The proposed brewery expansion would have and use large commercial vehicles which could possibly damage the street pavement. There are currently issues with non-residents cutting through the neighborhood and speeding down the street. Any additional traffic from a commercial operation or increased traffic from a mixed commercial/residential use would be disruptive to the peaceful atmosphere of this pocket neighborhood, and would present a hazard to pedestrians and our children on this already narrow street.

Hours of operation would also be a concern, a brewery can be a 24/7 commercial business, placing a potential 24/7 business in residential neighborhood and right next door to someone's house will be very disruptive to live next to besides adversely affecting our residential property values especially for those of us who have worked hard to improve our homes and want the street to stay residential.

In closing, there is a strong continued desire to see this pocket neighborhood preserved as a residential area, there is the desire to not add to the traffic on this small street, and the desire of no additional commercial impacts. We wish to express that we are not in favor of changing the zoning. Also, we are not encourage by treatment the brewery shows towards its existing neighbors by allowing the deterioration of the residential properties it now owns. This non-caring attitude towards those who live on Edison does not bode well on how they would treat the neighborhood in the future with an expansion of their operations.

Please help us preserve and revitalize this pocket residential neighborhood. And please recognize that at no time would a change of zoning be welcomed.

Sincerely,

*Pat Peterson*

801.706.7939



**From:** [Lane Carter](#)  
**To:** [Anderson, John](#)  
**Subject:** RE: Edison Street  
**Date:** Monday, June 18, 2012 2:31:44 PM

---

Mr. Anderson,

Thanks for your response. We will be out of state next week, which is why I sent the email instead of attending the meeting. Let's hope for the right outcome.

**Lane W. Carter**

---

From: John.Anderson@slcgov.com  
To: lanewcarter@hotmail.com  
Date: Mon, 18 Jun 2012 13:47:27 -0600  
Subject: Edison Street

Good afternoon, I'm writing this email in response to your email to the City Council Office last week. I am the planner that has been assigned to work on the proposed project on Edison Street. The Planning Commission will hold a public hearing on Wednesday, 27 June 2012. Your emailed comments will be shared with the Planning Commission but please feel free to come to the public hearing to voice your opinion before the commission.

I reviewed your comments and would like you to know that as the city staff representative for the project that I am also recommending against Epic Brewery's proposals.

If you have any questions or comments please feel free to reply to this message or to give me a call.

**John Anderson**

Principal Planner  
Salt Lake City Corporation  
451 South State Street, Rm. 406  
Salt Lake City, Utah 84111  
801-535-7214  
[www.slcgov.com](http://www.slcgov.com)

**From:** [thomas.mutter](#)  
**To:** [Anderson, John](#)  
**Subject:** Epic Brweing - Zoning map amendment  
**Date:** Thursday, June 21, 2012 8:58:07 AM  
**Attachments:** [Epic\\_Brewing\\_Map\\_Amendment.pdf](#)

---

Mr. Anderson,

My name is Tom Mutter and I am the Chairperson for Central City Neighborhood Council. In March CCNC was notified of an open house where the Epic application could be discussed. CCNC contacted Epic and invited them to our April 4th meeting to hear about their proposal knowing that few, if any, residents go to the open house forum presentations. I have attached a write up from that meeting. I have since been contacted by some of the residents on Edison (they received postcards for the June 13 Planning Commission meeting). They have expressed their concern over the Epic proposal and seem to be against the zoning map amendment. A number of the residents showed up at our June meeting. We were unable to discuss the topic again. I told them that there was general support for the Epic proposal at our April meeting and that will not change. Had they been in attendance things may have been different. I told them that the best place now for them to express their concerns about Epics plan is at the Planning Commission meeting. Thank you.

Tom Mutter  
CCNC Chairperson

--



**From:** [Peterson, Pat](#)  
**To:** [Anderson, John](#)  
**Cc:** [lloyd Hart \(jukeboxrepair@yahoo.com\)](#); [Natalie Pascual](#); [Al Peterson \(bchali@worldnet.att.net\)](#); [Sherri Peterson \(Sherry.Peterson@imail.org\)](#); [Ray Hunt](#); [Jeff Sandberg \(jeffsandberg@comcast.net\)](#); [Central City CC Chair](#); [Garrott, Luke](#)  
**Subject:** FW: Outline and story: Edison Street vs. Epic Brewery  
**Date:** Friday, June 22, 2012 9:48:15 AM  
**Attachments:** [EpicBrewing6.12.pdf](#)  
[SAVE EDISON STREET CLEAN UP.docx](#)

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Dear Mr. Anderson;

As a follow up: I realize that it would be better if you had access to quick basic information regarding our concerns in preparation for the Planning Commission. I am providing an outline and a condensed version of all of our emails.

---

Outline:

- Proposed zoning change by Epic Brewery for two residential properties on Edison Street (see attachment), and the battle to save our residential neighborhood,
  - Background information,
  - The colorful residents of Edison Street (diversity),
  - Vision of how it could be,
  - Pride in this small community,
  - Current condition of the properties,
  - This is not a Vendetta,
  - A knife in our collective backs,
  - More Traffic?
  - The new Edison Alley?
  - Impacts of this expansion,
  - A 24/7 brewery in our back yard,
  - It stinks around here,
  - Worries about the future,
  - Closing, with our plea for help.
-

**A Change is proposed:** Concerning the proposal submitted by Epic Brewery to change the zoning on a couple of properties on Edison Street (between 800 and 900 South) to a commercial use allowing Epic to expand their brewery. We are seeking help to prevent this change and to preserve our small pocket residential neighborhood.

**For background information:** My brother Allen Peterson and his wife Sherry lived at 842 South Edison for close to 30 years, a couple of years ago they sold the property to our niece Natalie Pascual. Natalie and her son have been living in this home enjoying the benefits of living close to downtown, combined with the sense of still living in a residential neighborhood. I have lived on Edison at various times over the years; 30 years ago for a time I was a roommate in my brother's home. Since that time I have also lived on this residential street in two different rental properties, once in a duplex (which was demolished) and then I lived for a time in a wonderful house (unfortunately this same house is included in the proposed change of zoning and is slated for demolition if the change is approved). I still have a strong interest in preserving this eclectic neighborhood and a strong interest (both financially and morally) for helping my niece keep her home and its residential market value.

**Vision of how it could be:** Please realize that the hope of the Edison Street Residents has always been that this 'pocket neighborhood' would be revitalized and once again become a thriving residential community. The City gave us hope for revitalization a few years back when they reconstructed the street providing drainage and sidewalks where none existed before. Just this last year, one of the single family homes was rebuilt and is now owned and lived in by a young single school teacher, making it a beautiful improvement to the neighborhood. Even the colorful motorcycle group (who have owned a house on Edison for over 30 years) have continued to make improvements to their dwelling and have taken upon themselves the mission of maintaining a couple of the vacant lots. The Baron's Motorcycle Club have a surprisingly strong sense of community (and at one time one of their members was the Chair of the Central City Community Council) showing that this group has a history of community involvement. It was a pleasant realization that this collection of motorcycle enthusiasts are not supporting an expanded brewery in their neighborhood, and are taking a leading role in encouraging the remaining neighbors/tenants on this street to improve their properties while actively opposing this proposed change.

**The neighborhoods sense of self:** All of this information is to point out:  
*There is a real sense of pride and a history of community involvement to be found on Edison Street, and this feeling of neighborhood pride has existed for a long time.*

**Neighborhood condition:** Yes, there are a couple of other homes that could use tender loving care, but there is hope for keeping and improving the residential quality of the neighborhood, even now these properties are being improved and we look forward to having them occupied by family's again in the very near future. Even the three residential properties that are included in the proposed zoning change were once wonderfully maintained and were an asset to the 'fabric' of the neighborhood. At least they were, until the brewery took possession of two of them and the new owner has now quit all pretenses of what would be expected of a real homeowner in their everyday maintenance and yard care. They are using the properties for overflow storage and parking for their employees. Epic is allowing these once beautiful properties to deteriorate and to become a detriment to the neighborhood. The new owners inaction and neglect has lead to speculation that the deterioration is intentional driven by the expectation that this new blighted 'look' of these once proud properties will favorably influence the opinion that their proposed commercial mixed use development would be an improvement. We disagree. Their properties are still viable and salvageable, without health and safety related issues that would prevent them from being occupied, and could once again become a part of our neighborhoods fabric.

**This is not a vendetta against Epic Brewery:** We were all delighted when the brewery started their reconstruction on State Street. Their building improvements were well done and their landscaping on State Street is was gorgeous. Plus, they produce an excellent beverage. But this zoning change would adversely affect 'our side of the block'.

**Their proposal feels like a knife in our collective back.** We discovered that last month Epic had approached the Central City Community Council with their proposal and received their approval, BECAUSE no one was there to oppose the change. It was not the community council's intent to try and kill our neighborhood with their approval, but how could we show up to oppose the change if we were not informed that a change had been requested? The Brewery didn't bother to tell their own neighbors of their plans and

subsequently we feel blindsided by their actions, thankfully City Planning let us know, but it is short notice that is forcing us to scramble to prevent this unexpected change.

**More Traffic?** Additional impacts to consider on how this change would impact our neighborhood: This fairly recently paved 20' wide residential street was not designed to carry the weight of large commercial vehicles. The proposed brewery expansion would have and use large commercial vehicles which will damage our street, leaving us residents to suffer the destruction. Currently we already have problems with the street being used by drivers as a short cut to reach the existing commercial businesses that surround us; they speed down the street with obvious disregard of the residents.

**Edison Alley:** Epic's proposal intends to route all their traffic into their business from State Street and exit everyone out through Edison. We all ready have enough traffic and are afraid that any additional traffic from the proposed expanded distribution/manufacturing and from their proposed mixed commercial/residential use would be beyond disruptive to our mostly peaceful pocket neighborhood. More cars or trucks would present an increased and a considerable hazard to pedestrians and to our children on this already narrow street basically turning Edison Street into a service alley for the benefit of a commercial property on State Street.

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801.706.7939

**From:** [Peterson, Pat](#)  
**To:** [Anderson, John](#)  
**Cc:** [Lloyd Hart](#); [Natalie Pascual](#); [Al Peterson](#); [Sherry Peterson](#); [Ray Hunt](#); [Joey Velasquez](#)  
**Subject:** Re: Outline and story: Edison Street vs. Epic Brewery  
**Date:** Friday, June 22, 2012 10:21:38 AM

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John Anderson

Principal Planner

Salt Lake City Corporation

451 South State Street, Rm. 406

Salt Lake City, Utah 84111

801-535-7214

[www.slcgov.com](http://www.slcgov.com)

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**From:** Peterson, Pat

**Sent:** Friday, June 22, 2012 9:48 AM

**To:** Anderson, John

**Cc:** lloyd Hart ([jukeboxrepair@yahoo.com](mailto:jukeboxrepair@yahoo.com)); Natalie Pascual; Al Peterson ([bchali@worldnet.att.net](mailto:bchali@worldnet.att.net)); Sherri Peterson ([Sherry.Peterson@imail.org](mailto:Sherry.Peterson@imail.org)); Ray Hunt ; Jeff Sandberg ([jeffsandberg@comcast.net](mailto:jeffsandberg@comcast.net)); Central City CC Chair; Garrott, Luke

**Subject:** FW: Outline and story: Edison Street vs. Epic Brewery

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Sincerely,

Pat Peterson

801.706.7939

**From:** [Peter Erickson](#)  
**To:** [Anderson, John](#)  
**Subject:** RE: PC Meeting  
**Date:** Friday, June 22, 2012 4:36:48 PM

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Thanks John. Have a good weekend.

Peter

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**From:** Anderson, John [mailto:John.Anderson@slcgov.com]  
**Sent:** Friday, June 22, 2012 2:31 PM  
**To:** 'Peter Erickson'; 'Flores-Sahagun + Associates PC'  
**Subject:** PC Meeting

Here is a link to the official staff report and it contains all of the comments I have received up to yesterday afternoon: <http://www.slcclassic.com/boards/plancom/2012/June/EpicBrewing6.12.pdf>

If you have any questions or comments please let me know.

**John Anderson**

Principal Planner

Salt Lake City Corporation

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Salt Lake City, Utah 84111

801-535-7214

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**From:** [Peterson, Pat](#)  
**To:** [Anderson, John](#)  
**Cc:** [Lloyd Hart](#); [Natalie Pascual](#); [Al Peterson](#); [Sherry Peterson](#); [Ray Hunt](#); [Joey Velasquez](#)  
**Subject:** RE: Outline and story: Edison Street vs. Epic Brewery  
**Date:** Tuesday, June 26, 2012 11:27:02 AM

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Is the 'real' (completed) staff report available on line? Or would you please send me a copy? Is there a chance that the other emails and letters from those concerned are included?

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**From:** Peterson, Pat  
**Sent:** Friday, June 22, 2012 10:21 AM  
**To:** Anderson, John  
**Cc:** Lloyd Hart; Natalie Pascual; Al Peterson; Sherry Peterson; Ray Hunt; Joey Velasquez  
**Subject:** Re: Outline and story: Edison Street vs. Epic Brewery

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**Sent:** Friday, June 22, 2012 9:48 AM

**To:** Anderson, John

**Cc:** Iloyd Hart ([jukeboxrepair@yahoo.com](mailto:jukeboxrepair@yahoo.com)); Natalie Pascual; Al Peterson ([bchali@worldnet.att.net](mailto:bchali@worldnet.att.net)); Sherri Peterson ([Sherry.Peterson@imail.org](mailto:Sherry.Peterson@imail.org)); Ray Hunt ; Jeff Sandberg ([jeffsandberg@comcast.net](mailto:jeffsandberg@comcast.net)); Central City CC Chair; Garrott, Luke

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801.706.7939

**From:** [Peterson, Pat](#)  
**To:** [Anderson, John](#)  
**Subject:** RE: Outline and story: Edison Street vs. Epic Brewery  
**Date:** Tuesday, June 26, 2012 12:34:21 PM

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Would you happen to have a phone number for Cindy Cromer? I know where she lives but I would rather call her.

Please let me know,

*Pat Peterson*

---

**From:** Anderson, John  
**Sent:** Tuesday, June 26, 2012 11:33 AM  
**To:** Peterson, Pat  
**Subject:** RE: Outline and story: Edison Street vs. Epic Brewery

Pat,

Here is a link to the completed staff report:

<http://www.slcclassic.com/boards/plancom/2012/June/EpicBrewing6.12.pdf> All comments that I received prior to its publication on Wednesday have been included. Your latest comments were received on Friday so they were not included. They will be provided to the Planning Commission prior to the meeting along with other comments that I received over the weekend.

The Planning Commission only makes a recommendation to the City Council. If the commission makes a negative recommendation the applicants can still continue to the City Council for an ultimate decision if they would like to. The Council would also hold a public hearing. After the Council makes a ruling on the subject, another application for a zoning map amendment cannot be filed on the property for one year according to the Zoning Ordinance.

**John Anderson**

Principal Planner

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**Sent:** Tuesday, June 26, 2012 11:27 AM  
**To:** Anderson, John  
**Cc:** Lloyd Hart; Natalie Pascual; Al Peterson; Sherry Peterson; Ray Hunt; Joey Velasquez  
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Thanks Pat for the comments. As you attached the published staff report to your email, I'm sure that you're aware that it is too late to get these comments in my staff report but please know that I will send them to the Planning Commission prior to the meeting. It is obvious that you have a passion for Edison Street and the residents there. I think it's great to see proactive neighbors working to better their community.

If you have any questions or further comments to share please forward them to me. If there are others that you speak with that have comments they would like to share please encourage them to send them to me. An email or a letter is preferred as it is difficult to share a telephone conversation with the commission.

Enjoy your weekend and I'm sure that I will see you on Wednesday. Good luck with your cleanup project tomorrow.

**John Anderson**  
Principal Planner  
Salt Lake City Corporation  
451 South State Street, Rm. 406  
Salt Lake City, Utah 84111  
801-535-7214  
[www.slcgov.com](http://www.slcgov.com)

---

**From:** Peterson, Pat  
**Sent:** Friday, June 22, 2012 9:48 AM  
**To:** Anderson, John  
**Cc:** lloyd Hart ([jukeboxrepair@yahoo.com](mailto:jukeboxrepair@yahoo.com)); Natalie Pascual; Al Peterson ([bchali@worldnet.att.net](mailto:bchali@worldnet.att.net)); Sherri Peterson ([Sherry.Peterson@imail.org](mailto:Sherry.Peterson@imail.org)); Ray Hunt ; Jeff Sandberg ([jeffsandberg@comcast.net](mailto:jeffsandberg@comcast.net)); Central City CC Chair; Garrott, Luke  
**Subject:** FW: Outline and story: Edison Street vs. Epic Brewery

Dear Mr. Anderson;

As a follow up: I realize that it would be better if you had access to quick basic information regarding our concerns in preparation for the Planning Commission. I am providing an outline and a condensed version of all of our emails.

---

Outline:

- Proposed zoning change by Epic Brewery for two residential properties on Edison Street (see attachment), and the battle to save our residential neighborhood,

- Background information,
- The colorful residents of Edison Street (diversity),
- Vision of how it could be,
- Pride in this small community,
- Current condition of the properties,
- This is not a Vendetta,
- A knife in our collective backs,
- More Traffic?
- The new Edison Alley?
- Impacts of this expansion,
- A 24/7 brewery in our back yard,
- It stinks around here,
- Worries about the future,
- Closing, with our plea for help.

---

**A Change is proposed:** Concerning the proposal submitted by Epic Brewery to change the zoning on a couple of properties on Edison Street (between 800 and 900 South) to a commercial use allowing Epic to expand their brewery. We are seeking help to prevent this change and to preserve our small pocket residential neighborhood.

**For background information:** My brother Allen Peterson and his wife Sherry lived at 842 South Edison for close to 30 years, a couple of years ago they sold the property to our niece Natalie Pascual. Natalie and her son have been living in this home enjoying the benefits of living close to downtown, combined with the sense of still living in a residential neighborhood. I have lived on Edison

at various times over the years; 30 years ago for a time I was a roommate in my brother's home. Since that time I have also lived on this residential street in two different rental properties, once in a duplex (which was demolished) and then I lived for a time in a wonderful house (unfortunately this same house is included in the proposed change of zoning and is slated for demolition if the change is approved). I still have a strong interest in preserving this eclectic neighborhood and a strong interest (both financially and morally) for helping my niece keep her home and its residential market value.

**Vision of how it could be:** Please realize that the hope of the Edison Street Residents has always been that this 'pocket neighborhood' would be revitalized and once again become a thriving residential community. The City gave us hope for revitalization a few years back when they reconstructed the street providing drainage and sidewalks where none existed before. Just this last year, one of the single family homes was rebuilt and is now owned and lived in by a young single school teacher, making it a beautiful improvement to the neighborhood. Even the colorful motorcycle group (who have owned a house on Edison for over 30 years) have continued to make improvements to their dwelling and have taken upon themselves the mission of maintaining a couple of the vacant lots. The Baron's Motorcycle Club have a surprisingly strong sense of community (and at one time one of their members was the Chair of the Central City Community Council) showing that this group has a history of community involvement. It was a pleasant realization that this collection of motorcycle enthusiasts are not supporting an expanded brewery in their neighborhood, and are taking a leading role in encouraging the remaining neighbors/tenants on this street to improve their properties while actively opposing this proposed change.

**The neighborhoods sense of self:** All of this information is to point out: *There is a real sense of pride and a history of community involvement to be found on Edison Street, and this feeling of neighborhood pride has existed for a long time.*

**Neighborhood condition:** Yes, there are a couple of other homes

that could use tender loving care, but there is hope for keeping and improving the residential quality of the neighborhood, even now these properties are being improved and we look forward to having them occupied by family's again in the very near future. Even the three residential properties that are included in the proposed zoning change were once wonderfully maintained and were an asset to the 'fabric' of the neighborhood. At least they were, until the brewery took possession of two of them and the new owner has now quit all pretenses of what would be expected of a real homeowner in their everyday maintenance and yard care. They are using the properties for overflow storage and parking for their employees. Epic is allowing these once beautiful properties to deteriorate and to become a detriment to the neighborhood. The new owners inaction and neglect has lead to speculation that the deterioration is intentional driven by the expectation that this new blighted 'look' of these once proud properties will favorably influence the opinion that their proposed commercial mixed use development would be an improvement. We disagree. Their properties are still viable and salvageable, without health and safety related issues that would prevent them from being occupied, and could once again become a part of our neighborhoods fabric.

**This is not a vendetta against Epic Brewery:** We were all delighted when the brewery started their reconstruction on State Street. Their building improvements were well done and their landscaping on State Street is was gorgeous. Plus, they produce an excellent beverage. But this zoning change would adversely affect 'our side of the block'.

**Their proposal feels like a knife in our collective back.** We discovered that last month Epic had approached the Central City Community Council with their proposal and received their approval, BECAUSE no one was there to oppose the change. It was not the community council's intent to try and kill our neighborhood with their approval, but how could we show up to oppose the change if we were not informed that a change had been requested? The Brewery didn't bother to tell their own neighbors of their plans and subsequently we feel blindsided by their actions, thankfully City Planning let us know, but it is short notice that is forcing us to

scramble to prevent this unexpected change.

**More Traffic?** Additional impacts to consider on how this change would impact our neighborhood: This fairly recently paved 20' wide residential street was not designed to carry the weight of large commercial vehicles. The proposed brewery expansion would have and use large commercial vehicles which will damage our street, leaving us residents to suffer the destruction. Currently we already have problems with the street being used by drivers as a short cut to reach the existing commercial businesses that surround us; they speed down the street with obvious disregard of the residents.

**Edison Alley:** Epic's proposal intends to route all their traffic into their business from State Street and exit everyone out through Edison. We all ready have enough traffic and are afraid that any additional traffic from the proposed expanded distribution/manufacturing and from their proposed mixed commercial/residential use would be beyond disruptive to our mostly peaceful pocket neighborhood. More cars or trucks would present an increased and a considerable hazard to pedestrians and to our children on this already narrow street basically turning Edison Street into a service alley for the benefit of a commercial property on State Street.

**Hours of operation:** a brewery can be a 24/7 commercial business and having the placement of a potential a 24/7 manufacturing business in residential neighborhood, and right next door to someone's home. Not many individuals would be willing to live next to a 24/7 manufacturing and distribution center, having to contend with traffic noises, manufacturing noises, and all the common impacts of this type of operation. For our sake, try to picture trying to live, sleep and raise your family in such close proximity (besides adversely affecting our residential property values).

**Something Stinks:** Now not even our air is safe. We are being subjected to the new and horrific aroma of scorched hops that now permeates our neighborhood. We have been able to tolerate the minimal intrusive exhaust fumes from State Street but this new

pungent smell puts a real damper on being able to enjoy a cup of coffee (or even a brew bought at Epic) on our own porch. This pervasive and offensive odor makes us abandon our yards and retreat into our homes with the hope of being able to escape this insidious odor. We seriously doubt that the owners of the brewery would want to live next door to their own stench. If this is the atmosphere we are being forced to endure at this point in time, the last thing our neighborhood needs is expansion of this industry into our midst.

**In closing;** we are asking your assistance in getting the word out that there is a strong continued desire to see this pocket neighborhood preserved as a residential area, the desire to not add more traffic on this small street, and the desire of less not more commercial impacts. We still have hope that the all of the properties will be restored and that new houses will be built in the vacant lots. We wish to express that we are not in favor of changing the zoning. Nor are we encouraged by treatment the brewery has shown to us, their new neighbors, by not only stabbing us in the back but by encouraging the deterioration of their residential properties. This non-caring attitude towards those who live on Edison does not bode well on how they would treat the neighborhood in the future with an expansion of their operations. We have a deep seated fear that Epic will allow the continued deterioration of their properties (we fear the future possibility that even without the zoning change being granted the houses owned by Epic will somehow be destroyed) in the hope that eventually they can proceed with their expansion plans.

We would like Epic to forget their expansion, take their idea for an expanded brewery to a more appropriate industrial area and sell these properties to someone who would be delighted to have a home in our pocket neighborhood.

Please help us preserve and revitalize our pocket residential neighborhood.

Sincerely,

Pat Peterson  
801.706.7939

**From:** [Peterson, Pat](#)  
**To:** [Anderson, John](#)  
**Subject:** Re: Epic Brewing Zoning Map Amendment Public Hearing  
**Date:** Tuesday, June 26, 2012 12:52:23 PM

---

No meeting? Great, thank you.

Pat Peterson  
Salt Lake City Engineering  
801.535.7235

Sent from my iPhone

On Jun 26, 2012, at 12:47 PM, "Anderson, John" <[John.Anderson@slcgov.com](mailto:John.Anderson@slcgov.com)> wrote:

If you are receiving this message it is because you have submitted a comment to me concerning the public hearing tomorrow night for the Epic Brewing Zoning Map Amendment. I have just received word that the public hearing must be **postponed** at this time. This is occurring because of a lack of a sufficient voting quorum in the Planning Commission. By ordinance there must be 6 voting members of the commission present at the meeting. Due to some of the commissioners being out of town and one that is recusing himself from the vote there will only be 5 voting members attending the meeting.

I apologize for the delay of the meeting. It should be rescheduled for July 11, 2012. Please share this information with any pertinent parties that I may miss with this email. If you have any questions please feel free to reply to this message or to give me a call.

John Anderson

Principal Planner

Salt Lake City Corporation

451 South State Street, Rm. 406

Salt Lake City, Utah 84111

801-535-7214

[www.slcgov.com](http://www.slcgov.com)



**From:** [Scott Holman](#)  
**To:** [Anderson, John](#)  
**Cc:** [Garrott, Luke](#)  
**Subject:** Epic Brewing Zoning Map Amendment  
**Date:** Tuesday, June 26, 2012 1:01:22 PM  
**Attachments:** [Signed Letter to Planning and Zoning.pdf](#)

---

John and board members,

Below is a letter I'd like to submit for consideration. Also, attached is a signed copy in PDF format.

Thank you,

Scott Holman

June 25, 2012

John Anderson  
Salt Lake City Planning Division  
451 S State Street, Room 406  
Salt Lake City, UT 84114-5480

RE: PLNPCM2012-00114 Epic Brewing Zoning Map Amendment

Mr. Anderson and members of the Board,

I am writing to encourage you to deny the request for a zoning map amendment. For the entirety of my life I have watched Salt Lake City struggle to become a "mixed use" city and I'm afraid that our officials have never really understood what this term means. I wonder if they've ever really spent time in other cities to see how this really works.

It's not just about high-rise, high-rent condos in million and even billion dollar developments. It's about little old (affordable!) historic homes on side streets right behind commercial areas. I've been familiar with this area for years and it's ironic that at just the time this area is gaining traction as a true mixed-use area, Salt Lake would consider a change in zoning that would insure continued blight for years to come. A mixed-use area is not unlike a plate of food at a family picnic—keep the gravy on the potatoes or you've ruined your Jello salad. You've got to keep that line in place or you've just got a mess on your hands.

Residents need to have faith that their rights and desires can stand up against the lure of elected and appointed official's desire to tout the sales and property taxes they've been able to increase during their tenures. Many people in this area have invested much to stay put over the years and hold the line between residential and commercial uses. Will Salt Lake City overlook their rights and efforts for the application of one business that has come along only recently?

Utah has a number of microbreweries and many of them have separate locations for manufacture and retail divisions. Salt Lake City should be helping them find a more appropriate location for its tavern plans. Perhaps a location that would improve an existing area with empty retail space would be a better option. In fact, aren't there several long-empty retail locations directly across the street?

I have owned property in Salt Lake City all my life. I've also had experience in several areas of city planning in my career so I feel qualified to share my opinions. It would be nice to know that Salt Lake truly understands, finally, what mixed-use is and could make the right decision based on long-term goals and not knee-jerk reactions.

Thank you for your consideration,

Scott Holman  
633 east 2700 south  
Salt Lake City, Utah 84106

**From:** [Scott Holman](#)  
**To:** [Anderson, John](#)  
**Subject:** Re: Epic Brewing Zoning Map Amendment  
**Date:** Tuesday, June 26, 2012 1:10:30 PM

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Thank you John, and thanks for sharing your feelings as well! I really appreciate it.

Scott Holman

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**From:** "Anderson, John" <[John.Anderson@slcgov.com](mailto:John.Anderson@slcgov.com)>  
**Date:** Tuesday, June 26, 2012 1:06 PM  
**To:** Scott Holman <[sholman@xmission.com](mailto:sholman@xmission.com)>  
**Subject:** RE: Epic Brewing Zoning Map Amendment

Mr. Holman,

Your comments are certainly appreciated and they will be shared with the Planning Commission prior to their meeting. I think you should know that as the city staff representative, I am recommending against the proposed zoning change. The commission and City Council will still review the application and there will be a public hearing because all citizens have the right to apply for any zoning change on their property.

I do have some very important information about the public hearing tomorrow night. I just shared an email with my existing contact list only a few moments ago. Please share this information with anybody that you think may be interested, the email read:

“If you are receiving this message it is because you have submitted a comment to me concerning the public hearing tomorrow night for the Epic Brewing Zoning Map Amendment. I have just received word that the public hearing must be **postponed** at this time. This is occurring because of a lack of a sufficient voting quorum in the Planning Commission. By ordinance there must be 6 voting members of the commission present at the meeting. Due to some of the commissioners being out of town and one that is recusing himself from the vote there will only be 5 voting members attending the meeting.

I apologize for the delay of the meeting. It should be rescheduled for July 11, 2012. Please share this information with any pertinent parties that I may miss with this email. If you have any questions please feel free to reply to this message or to give me a call.”

**John Anderson**  
Principal Planner  
Salt Lake City Corporation  
451 South State Street, Rm. 406  
Salt Lake City, Utah 84111  
801-535-7214  
[www.slcgov.com](http://www.slcgov.com)

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**From:** Scott Holman [<mailto:sholman@xmission.com>]  
**Sent:** Tuesday, June 26, 2012 1:01 PM  
**To:** Anderson, John  
**Cc:** Garrott, Luke  
**Subject:** Epic Brewing Zoning Map Amendment

John and board members,

Below is a letter I'd like to submit for consideration. Also, attached is a signed copy in PDF format.

Thank you,

Scott Holman

June 25, 2012

John Anderson  
Salt Lake City Planning Division  
451 S State Street, Room 406  
Salt Lake City, UT 84114-5480

RE: PLNPCM2012-00114 Epic Brewing Zoning Map Amendment

Mr. Anderson and members of the Board,

I am writing to encourage you to deny the request for a zoning map amendment. For the entirety of my life I have watched Salt Lake City struggle to become a "mixed use" city and I'm afraid that our officials have never really understood what this term means. I wonder if they've ever really spent time in other cities to see how this really works.

It's not just about high-rise, high-rent condos in million and even billion dollar developments. It's about little old (affordable!) historic homes on side streets right behind commercial areas. I've been familiar with this area for years and it's ironic that at just the time this area is gaining traction as a true mixed-use area, Salt Lake would consider a change in zoning that would insure continued blight for years to come. A mixed-use area is not unlike a plate of food at a family picnic—keep the gravy on the potatoes or you've ruined your Jello salad. You've got to keep that line in place or you've just got a mess on your hands.

Residents need to have faith that their rights and desires can stand up against the lure of elected and appointed official's desire to tout the sales and property taxes they've been able to increase during their tenures. Many people in this area have invested much to stay put over the years and hold the line between residential and commercial uses. Will Salt Lake City overlook their rights and efforts for the application of one business that has come along only recently?

Utah has a number of microbreweries and many of them have separate locations for manufacture and retail divisions. Salt Lake City should be helping them find a more appropriate location for its tavern plans. Perhaps a location that would improve an existing area with empty retail space would be a better option. In fact, aren't there several long-empty retail locations directly across the street?

I have owned property in Salt Lake City all my life. I've also had experience in several areas of city planning in my career so I feel qualified to share my opinions. It would be nice to know that Salt Lake truly understands, finally, what mixed-use is and could make the right decision based on long-term goals and not knee-jerk reactions.

Thank you for your consideration,

Scott Holman

633 east 2700 south  
Salt Lake City, Utah 84106

**From:** [Peterson, Loretta](#)  
**To:** [Anderson, John](#)  
**Subject:** RE: PLNPCM2012-00114 Eric Brewing Zoning Map Amendment  
**Date:** Tuesday, June 26, 2012 1:10:42 PM

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Thanks for letting me know.

Loretta Peterson, Project Manager  
Premier Performance Partners  
[Loretta\\_Peterson@premierinc.com](mailto:Loretta_Peterson@premierinc.com)  
801 201 5057 phone / 704 816 4630 fax

---

**From:** Anderson, John [mailto:John.Anderson@slcgov.com]  
**Sent:** Tuesday, June 26, 2012 12:52 PM  
**To:** Peterson, Loretta  
**Subject:** RE: PLNPCM2012-00114 Eric Brewing Zoning Map Amendment

Loretta,

Thanks for your comments, they will be shared with the Planning Commission prior to their meeting. I do have some very important information about the public hearing tomorrow night. I just shared an email with my existing contact list only a few moments ago. Please share this information with anybody that you think may be interested, the email read:

“If you are receiving this message it is because you have submitted a comment to me concerning the public hearing tomorrow night for the Epic Brewing Zoning Map Amendment. I have just received word that the public hearing must be **postponed** at this time. This is occurring because of a lack of a sufficient voting quorum in the Planning Commission. By ordinance there must be 6 voting members of the commission present at the meeting. Due to some of the commissioners being out of town and one that is recusing himself from the vote there will only be 5 voting members attending the meeting.

I apologize for the delay of the meeting. It should be rescheduled for July 11, 2012. Please share this information with any pertinent parties that I may miss with this email. If you have any questions please feel free to reply to this message or to give me a call.”

**John Anderson**  
Principal Planner  
Salt Lake City Corporation  
451 South State Street, Rm. 406  
Salt Lake City, Utah 84111  
801-535-7214  
[www.slcgov.com](http://www.slcgov.com)

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**From:** Peterson, Loretta [mailto:Loretta\_Peterson@PremierInc.com]  
**Sent:** Tuesday, June 26, 2012 12:46 PM

**To:** Anderson, John  
**Cc:** Garrott, Luke  
**Subject:** PLNPCM2012-00114 Eric Brewing Zoning Map Amendment

Mr. Anderson,

Attached is a letter of opposition to PLNPCM2012-00114 Eric Brewing Zoning Map Amendment. Please distribute to the appropriate individuals on the planning and zoning commission. I will also be in attendance at the meeting tomorrow night. Let me know if you have any questions.

Loretta Peterson, Project Manager  
Premier Performance Partners  
[Loretta\\_Peterson@premierinc.com](mailto:Loretta_Peterson@premierinc.com)  
801 201 5057 phone / 704 816 4630 fax

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**\*\*\*Note: The information contained in this message may be privileged and confidential and protected from disclosure. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the Sender immediately by replying to the message and deleting it from your computer. Thank you. Premier Inc.**

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**\*\*\*Note: The information contained in this message may be privileged and confidential and protected from disclosure. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the Sender immediately by replying to the message and deleting it from your computer. Thank you. Premier Inc.**

**From:** [Peter Erickson](#)  
**To:** [Anderson, John](#)  
**Subject:** RE: Tomorrow Night  
**Date:** Tuesday, June 26, 2012 1:25:52 PM

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Thanks for letting me know. Not sure what kind of omen this is, but it will give me time to try to get our latest ideas explained to the hood.

---

**From:** Anderson, John [mailto:John.Anderson@slcgov.com]  
**Sent:** Tuesday, June 26, 2012 12:35 PM  
**To:** 'Peter Erickson'  
**Cc:** 'Flores-Sahagun + Associates PC'  
**Subject:** Tomorrow Night

Peter,

I just got off the phone with Bernardo but thought I should personally send you an email to let you know that the public hearing tomorrow night has been postponed due to a lack of a voting quorum. By ordinance we are required to have 6 voting members. Unfortunately, 4 of our commissioners are out of town and Bernardo may not act as a voting member due to an obvious conflict which leaves us with only 5 commissioners.

I apologize that the hearing has to be delayed a second time. If it could have been avoided, it would have been. The next Planning Commission meeting is in two weeks on July 11, 2012. I will be contacting all those that have commented previously to let them know but if you know of anybody else that may be attending the meeting tomorrow night, please let them know.

As always, if you have any questions please feel free to contact me.

**John Anderson**  
Principal Planner  
Salt Lake City Corporation  
451 South State Street, Rm. 406  
Salt Lake City, Utah 84111  
801-535-7214  
[www.slcgov.com](http://www.slcgov.com)



**From:** [Peterson, Pat](#)  
**To:** [Anderson, John](#)  
**Subject:** Re: Epic  
**Date:** Thursday, June 28, 2012 8:42:44 AM

---

Never mind, i read the update. Again,thank you for your insight and support

Pat Peterson

Sent from my iPhone

On Jun 27, 2012, at 9:59 PM, "Peterson, Pat" <Pat.Peterson@slcgov.com> wrote:

> John,  
>  
> Please assure me that this is still on the agenda July 11 and wasn't voted on tonight.  
>  
> The Tribune is coming down tomorrow to talk to the neighbors and Fox 13 mentioned Edison this morning.  
>  
> Pat Peterson  
>  
> Sent from my iPhone

**From:** [Peter Erickson](#)  
**To:** [Anderson, John](#); "[Flores-Sahagun + Associates PC](#)"  
**Subject:** RE: Planning Commission Meeting  
**Date:** Thursday, June 28, 2012 10:46:37 AM

---

Hi John,

I'd like to stay on the agenda for July 11, 2012.

Thanks,  
Peter

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**From:** Anderson, John [mailto:John.Anderson@slcgov.com]  
**Sent:** Wednesday, June 27, 2012 3:32 PM  
**To:** 'Peter Erickson'; 'Flores-Sahagun + Associates PC'  
**Subject:** Planning Commission Meeting

Good afternoon, I wanted to send you an email to talk about the upcoming meeting. You had mentioned that you may want to add property to your request for a zoning map amendment. If you wanted to do that I need a signed letter from the property owner indicating that he's interested. Also, because I would need to amend my staff report your project could not be on the next agenda which is July 11, 2012. The soonest it could be on an agenda is August 8, 2012 because there is only a single meeting in July. If there are no changes your project would be on the next agenda. Please let me know how you would like to proceed.

**John Anderson**

Principal Planner

Salt Lake City Corporation

451 South State Street, Rm. 406

Salt Lake City, Utah 84111

801-535-7214

[www.slcgov.com](http://www.slcgov.com)

**From:** [Michelle Embleton](#)  
**To:** [Anderson, John](#)  
**Subject:** Epic Brewing  
**Date:** Friday, June 29, 2012 9:50:04 AM

---

Hi John,

I left you a voicemail regarding the proposed addition at the Epic Brewing and the mixed-use project as well. I was wondering if you could tell me a little more about the actual construction on the project ( building square footage, etc.) and where it's at currently in the approval process. I was also seeing if there is contact information available for the applicant? I wanted to reach out to them about construction opportunities.

Thanks so much, I appreciate it.

**Michelle Embleton** | Researcher

BidClerk

<http://www.bidclerk.com>

[membleton@bidclerk.com](mailto:membleton@bidclerk.com)

312.380.4810 phone

312.275.7197 fax

*The Construction Industry Search Engine...*

**From:** [Peter Erickson](#)  
**To:** [Anderson, John](#)  
**Cc:** [Bernardo Flores-Sahagun](#)  
**Subject:** FW: Zoning and Epic  
**Date:** Monday, July 02, 2012 1:37:54 PM

---

Hi John,

After Bernardo and I met with you and then Barry at the transportation department about the merits of getting a turnaround on the D-2 section and 2-way traffic on the south side of our existing building, I sent this note to Pat last week, but didn't hear back from her. I did talk about it with Lloyd, though.

Last week, I also met with the Principal of the Salt Lake Arts Academy, Amy Wadsworth and she said she is fine with our project.

Hope you had a nice trip.

Best Regards,  
Peter Erickson  
Co-founder  
Epic Brewing Company  
825 S. State Street  
Salt Lake City, UT 84111  
Office: (801) 906-0123

---

**From:** Peter Erickson [<mailto:peter@epicbrewing.com>]  
**Sent:** Tuesday, June 26, 2012 1:23 PM  
**To:** 'pat.anderson@slcgov.com'  
**Subject:** Zoning and Epic

Hi Pat,

After talking to neighborhood folks on Saturday, I put a lot of thought into our rezoning request and consulted with several people, including city planners and engineers, and think I've found a solution that will keep our traffic off Edison St which was the number one objection I heard.

It would be great if you could find the time to meet me before the planning commission meeting. I plan to meet with Lloyd after he gets off work tonight to show him the changes.

You said you are suspicious of our plans because they keep changing. But another way to look at it is that rezoning is a very public and fluid process in which people wishing to cause change cannot work in a vacuum but must take into consideration the effect it will have on the various other stakeholders involved. And if the people wishing to make change are listening to those stakeholders, they will necessarily have to adopt their plans to fit the situation.

Most of our prior modifications were the result of adapting what we want to what the city needed

and what we learned in the community council meeting. The change I would like to propose to you now is the result of us trying to adapt our plans to what our closest neighbors want. You may think the neighborhood's needs should have been obvious to me, but they were not. The important thing is your concerns have been heard and, since receiving the most recent public notice, you and the neighborhood have become part of the process now, too.

Again, I hope you will take the time to hear what I have in mind.

Thanks,  
Peter Erickson  
Epic Brewing  
801.906.0123

**From:** [Flores-Sahagun + Associates PC](#)  
**To:** [Wilford.summerkorn@slcgov.com](mailto:Wilford.summerkorn@slcgov.com)  
**Cc:** [Peter Erickson](#); [Anderson, John](#)  
**Subject:** request of a meeting.  
**Date:** Monday, July 02, 2012 2:10:47 PM

---

Hi Wilf,

I wonder if It will be possible to meet with you to bring you up to date on the current development proposal from Epic Brewing Co.

During our last meeting discussing the change of zoning with John Anderson from your office, the question came up about having an informal meeting with you to discuss the possibilities that we had come up with.

Please, let me know if this request can be granted.

Respectfully,  
Bernardo Flores

--

Flores-Sahagun + Associates PC  
801.350.0136  
[fsarch@clear.net](mailto:fsarch@clear.net)

**From:** [Peter Erickson](#)  
**To:** "Peter"; [barry.welsh@slcgov.com](mailto:barry.welsh@slcgov.com)  
**Cc:** ["Bernardo Flores-Sahagun"](#); [Anderson, John](#)  
**Subject:** RE: Question about 2-way traffic for Epic Brewing  
**Date:** Thursday, July 05, 2012 3:53:05 PM

---

Hi Barry,

Thanks for taking the time to meet with Bernardo and me the other day.

As discussed in the meeting, we need to expand our existing warehouse to the north and east property lines of our lot on 825 S State St. This addition would cut-off the current traffic flow back on to State St. To address this problem, we purchased two residential lots to the east of us, and are trying to get them rezoned according to the city's master plan. Our first idea was to extend the driveway on the south side of our building all the way to Edison, but our neighbors on Edison would prefer us not reroute the traffic their way. That is why we came to you with the revised plan of having traffic turnaround on the back portion of the new lots and exit the same way the come in on the south side of the existing building.

At our meeting you reviewed our site plan and confirmed that it would be possible for us to have 2-way traffic on the driveway on the south side of our building and a turnaround on the west side of the residential properties.

It would be great if you could send an email to John Anderson letting him know how our conversation went.

Best Regards,  
Peter Erickson  
Co-founder  
Epic Brewing Company  
825 S. State Street  
Salt Lake City, UT 84111  
Office: (801) 906-0123

**From:** [Peter](#)  
**To:** [Walsh, Barry](#)  
**Cc:** ["Bernardo Flores-Sahagun"; Anderson, John](#)  
**Subject:** Question about 2-way traffic for Epic Brewing  
**Date:** Thursday, July 05, 2012 6:59:11 PM

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Hi Barry,

Thanks for taking the time to meet with Bernardo and me the other day.

As discussed in the meeting, we need to expand our existing warehouse to the north and east property lines of our lot on 825 S State St. This addition would cut-off the current traffic flow back on to State St. To address this problem, we purchased two residential lots to the east of us, and are trying to get them rezoned according to the city's master plan. Our first idea was to extend the driveway on the south side of our building all the way to Edison, but our neighbors on Edison would prefer us not reroute the traffic their way. That is why we came to you with the revised plan of having traffic turnaround on the back portion of the new lots and exit the same way the come in on the south side of the existing building.

At our meeting you reviewed our site plan and confirmed that it would be possible for us to have 2-way traffic on the driveway on the south side of our building and a turnaround on the west side of the residential properties.

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Best Regards,  
Peter Erickson  
Co-founder  
Epic Brewing Company  
825 S. State Street  
Salt Lake City, UT 84111  
Office: (801) 906-0123



**From:** [Tracey Bushman](#)  
**To:** [dave\\_robinson](#)  
**Cc:** [Anderson, John](#); [Thesing, Jessica](#); [Robinson, Molly](#)  
**Subject:** Re: Edison St. inquiry  
**Date:** Friday, July 06, 2012 10:22:45 AM

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All:

How would either Wednesday, July 11th or Tuesday, July 17th work for everyone?  
On Wednesday, a morning meeting would be best for me.

Thank you!  
Tracey

On Jul 6, 2012 7:53 AM, "dave robinson" <[dcr628@yahoo.com](mailto:dcr628@yahoo.com)> wrote:  
i should be able to meet most anytime with just a day or two notice. thanks

dave

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**From:** Tracey Bushman <[tracey.bushman@gmail.com](mailto:tracey.bushman@gmail.com)>  
**To:** "Robinson, Molly" <[Molly.Robinson@slcgov.com](mailto:Molly.Robinson@slcgov.com)>  
**Cc:** "Thesing, Jessica" <[Jessica.Thesing@slcgov.com](mailto:Jessica.Thesing@slcgov.com)>; "Anderson, John" <[John.Anderson@slcgov.com](mailto:John.Anderson@slcgov.com)>; dave robinson <[dcr628@yahoo.com](mailto:dcr628@yahoo.com)>  
**Sent:** Thursday, July 5, 2012 8:15 PM  
**Subject:** Re: Edison St. inquiry

Thank you Molly and Jessica,

I appreciate your responses. Jessica, thank you for the information on the Epic Brewing zoning changes affecting the project area I am referencing (See attached 'Edison\_800\_900S.pdf'—development proposals are for properties outlined in orange). And Molly, thank you for the reports. We aim to highlight the walk- and bike-ability of this section of Edison Street, while emphasizing bus and Trax proximity, so reading about some of the ideas in the works for Salt Lake City is very encouraging.

Woonerfs serve as good precedents for this street (UK 'Home Zone' initiative precedent attached) since multi-modal, road-sharing behavior is presently observable there, requiring minimal traffic-calming intervention. Since private design jurisdiction is limited, the in-progress proposal focuses on architecture, street-facing landscaping, informal design implementations with partnering businesses and neighbors, and parcel-level lighting specifications that might highlight the history of electrification on Edison Street.

Looking forward to meeting with you. My availability black-out dates this month are July 12-15, 18, 21-23. Dave, are you available in the next couple of weeks?

Thank you!

Sincerely,  
Tracey Bushman

[510-725-2957](tel:510-725-2957)

On Thu, Jul 5, 2012 at 4:15 PM, Robinson, Molly <[Molly.Robinson@slcgov.com](mailto:Molly.Robinson@slcgov.com)> wrote:  
Hi Tracey,

Nan told me about your project last week so I'm glad you emailed.

Yes, the Planning Division is coordinating with the RDA on a Midblock Walkways Initiative for the Downtown. Our objective is to increase pedestrian connectivity and overall livability downtown by developing a comprehensive strategy for midblock walkway development, design guidelines, and by building an attractive and functional midblock walkway as a demonstration project. This effort will tie in with the Downtown Master Plan revision process and plan, which is expected to kick off this fall.

We are just getting started so we don't have any resources to share yet, but there are a couple of reports you might want to look at. They are [Downtown in Motion](#) (the Transportation Department's 2008 Downtown transportation plan) and *Towards a Walkable Downtown* (2000) (attached). Consequently, if you have discovered any precedent studies from other cities that you think could serve as good examples for SLC, please pass them my way.

I think it would be a good idea for us to sit down sometime soon and discuss your project and how we might help each other out. It would be good if our design guidelines were applicable to sites outside the Downtown. What is your availability over the next few weeks for a meeting?

Thanks for getting in touch!

Cheers,  
Molly

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**From:** Thesing, Jessica  
**Sent:** Thursday, July 05, 2012 3:43 PM  
**To:** 'Tracey Bushman'; Robinson, Molly  
**Cc:** Anderson, John  
**Subject:** RE: Edison St. inquiry

Hi Tracey,

I believe the properties you're working with are part of a development proposal for Epic Brewing...am I correct here? If so, please refer to the following staff report: <http://www.slcclassic.com/boards/plancom/2012/June/EpicBrewing6.12.pdf> which references the master plan. You may also contact John Anderson, the lead planner assigned to this project at 801-535-7214. John can give you insight into this development process as well as master planning efforts.

Feel free to contact me with further questions.

Sincerely,

Jessica Thesing

*Jessica Thesing  
Small Business Manager | Office of Economic Development  
Salt Lake City Corporation | 451 South State Street | Room 404  
Office: 801-535-7159*

*Cell: 801-598-3749*

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**From:** Tracey Bushman [<mailto:tracey.bushman@gmail.com>]  
**Sent:** Thursday, July 05, 2012 3:14 PM  
**To:** Robinson, Molly; Thesing, Jessica  
**Subject:** Edison St. inquiry

Greetings Molly and Jessica,

I spoke with Nan Ellin, my Graduate advisor at the University of Utah, about a project I am working on with a local developer on Edison Street between 800 and 900 S., and she recommended I get in contact with the City about mid-block revitalization efforts in progress. Lance Tyrrell has also referred me. Thank you for your time.

I am working with Dave Robinson, who has proposals for three empty lots on the aforementioned Edison Street portion, hoping to incorporate street improvements as part of my graduate work in City Planning/Urban Design. We are interested in any shareable recommendations within the Downtown master plan that might apply in outlying mid-block streets in order to encourage consistency. I would appreciate any information on guidelines or best practices, and will share our project-related assets upon interest.

Sincerely,  
Tracey Bushman  
510-725-2957

**From:** [Peterson, Pat](#)  
**To:** [Capitol Hill CC Chair](#); [Downtown CC Chair](#); [Fairpark CC Chair](#); [Glendale CC Chair](#); [Poplar Grove CC Chair](#); ["bhoogie@xmission.com"](#); ["dretdavis@msn.com"](#); ["pollyh@xmission.com"](#)  
**Cc:** [Lloyd Hart](#); [Natalie Pascual](#); [weh2510@suddenlink.net](#); [Anderson, John](#); [Tiff Sandberg](#) ([tiffany\\_sandberg@yahoo.com](#)); [Al Peterson](#) ([bchali@worldnet.att.net](#)); [Sherry Peterson](#)  
**Subject:** HELP US: Proposed zoning change on Edison Street:  
**Date:** Friday, July 06, 2012 11:06:29 AM

---

Dear Neighbors and Friends,

You are most likely wondering why you should be concerned about a request for a zoning change that is not in your area? Each of your areas have sections of SR3 zoning, those areas could also be threatened if we do not join together to prevent chunks of SR3's from being taken piece by piece. We are asking you to help us and help your neighbors by opposing **PLNPCM2012-00114 Epic Brewing Zoning Map Amendment** which is being presented to the Planning Commission on July 11, 2012.

*"Neighbors aim to cap brewery expansion plan"* was an article in the *Salt Lake Tribune* last Monday July 2. This article concerned the proposal by Epic brewery to change the zoning on Edison Street and to expand their brewery into this SR3 neighborhood. Our efforts to protect Edison Street is why you should be interested in protecting your SR3's. I have copied copied a couple (of the 348) comments made on the article (no, we are not actively promoting boycotting Epic). The following is the expressed view that if you buy a house adjacent to a commercial area that you can and should expect to have the area rezoned (I didn't use spell check since the author didn't).

*"...No, if you buy a house in a primarily commercial area, you should indeed expect that one day, maybe sooner rather than later, the zoning will change, and you change with it. This block is entirely surrounded by urban shops like art studios, galleries and record shops. They didn't pop in over night, the buyers of those houses KNEW they were surrounded by cool little shops and commerical areas. You can't complain about it now. The simple fact that there are only 11 houses left on the block should have indicated to the buyer as well as the appraiser that this neighborhood is experiancing a cycle of change FROM residential TO commercial. Follow the trend, and put in some kind of cool urban front, add to the city, and celebrate the wonder of urban life!"*

If this attitude prevailed the cute little **Guadalupe** neighborhood would never have been saved. I remember when Council Person told me they wanted to fence off Guadalupe and have Hill Air Force bomb it out of existence. If you look at the location of Guadalupe having I-15 on one side, the railroad on the other, 600 North on top and North Temple as the boundary on the south, 28 years ago the area really didn't look good. Now it is one of the nicest areas with a combination of old and new homes.

This comment was posted on *Keep Edison Street Residential* on Facebook. This statement holds the reason to save Edison and your SR3's:

*"I am a practicing City Planner originally from SLC (but live out of state) and am encouraged that the City has recognized the value of these pocket neighborhoods and encourages their preservation in its Master Plan. These neighborhoods possess unique form, character, and historic qualities that*

*cannot be replicated. When protections are put into place, current and future property owners can reasonably expect that these protections will be upheld and that their investments will be protected. These neighborhoods should not be redeveloped but nurtured. The elephant in the room, IMO, is the State Street corridor that is currently dominated by single-use, auto-oriented commercial development. This is exactly the location in which redevelopment should be pursued. Redeveloping a stable residential neighborhood outside of the corridor while leaving lands within the corridor to languish in a dated, suburban form will have detrimental effects for both areas and quite honestly makes no sense from a Planner's perspective. So, keep up the good work! Efforts like this often are the precursor to sustained neighborhood enhancement, something that benefits the whole community".*

Please read the article in the Tribune, look up the *Keep Edison Street Residential* wall on Facebook, and please consider attending the Planning Commission with us next week. Help us keep these commercial incursions out of both yours and our neighborhood.

Sincerely,

Pat Peterson  
801.706.7939

---

### **PLNPCM2012-00114 Epic Brewing Zoning Map Amendment**

Planning Commission.

**Wednesday, July 11, 2012**

**5:30 pm**

City & County Building

451 South 200 East, room 326

(801) 535-7105

**Please plan on attending this meeting or call, send letters or send emails to the following:**

Planning Department:

John Anderson

Principal Planner

Salt Lake City Corporation

451 South State Street, Rm. 406

Salt Lake City, Utah 84111

801-535-7214

[www.slcgov.com](http://www.slcgov.com)

-

City Council

Salt Lake City Corporation

451 South State Street,

Salt Lake City, Utah 84111

You can contact the Central City Council Person for District 4, Luke Garrott at 801.535-7782 or all of the City Council.

[luke.garrott@slcgov.com](mailto:luke.garrott@slcgov.com)

[soren.simonsen@slcgov.com](mailto:soren.simonsen@slcgov.com)  
[charlie.luke@slcgov.com](mailto:charlie.luke@slcgov.com)  
[carlton.christensen@slcgov.com](mailto:carlton.christensen@slcgov.com)  
[stan.penfold@slcgov.com](mailto:stan.penfold@slcgov.com)  
[jill.love@slcgov.com](mailto:jill.love@slcgov.com)  
[kyle.lamalfa@slcgov.com](mailto:kyle.lamalfa@slcgov.com)

or email:

[CityCouncilALLMEMBERS@slcgov.com](mailto:CityCouncilALLMEMBERS@slcgov.com)

**For more information please contact your neighbors:**

Natalie Pasqual  
801.631.5670

Lloyd Hart  
435.633.5637

Pat Peterson  
801.706.7939

**From:** [Peter Erickson](#)  
**To:** [Anderson, John](#); "Flores-Sahagun + Associates PC"  
**Subject:** RE: July 11, 2012 Planning Commission Agenda  
**Date:** Monday, July 09, 2012 9:45:12 AM

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John

Would be great if, after talking to Barry, you could confirm my understanding matches his. More specifically, that he believes that 2-way traffic on and off State St. on the south side of our building will work if we get a turnaround on the proposed D-2 portion of the residential properties.

Thanks,  
Peter

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

From: Anderson, John [<mailto:John.Anderson@slcgov.com>]  
Sent: Monday, July 09, 2012 8:02 AM  
To: 'Flores-Sahagun + Associates PC'; 'Peter Erickson'  
Subject: FW: July 11, 2012 Planning Commission Agenda

Attached is the agenda for our upcoming Planning Commission Meeting. I did see your emails that you sent while I was on vacation. I can speak with Barry about the matter that you brought up prior to the meeting on Wednesday.

Please let me know if you need anything or have any questions prior to the meeting.

John Anderson  
Principal Planner  
Salt Lake City Corporation  
451 South State Street, Rm. 406  
Salt Lake City, Utah 84111  
801-535-7214  
[www.slcgov.com](http://www.slcgov.com)

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

From: [noreply.ced@slcgov.com](mailto:noreply.ced@slcgov.com) [<mailto:noreply.ced@slcgov.com>]  
Sent: Thursday, June 28, 2012 3:39 PM  
Subject: July 11, 2012 Planning Commission Agenda

This information was sent with automated software and is not monitored for replies. [noreply.ced@slcgov.com](mailto:noreply.ced@slcgov.com) is the group responsible for this information.

Please see attached.

You received this e-mail because you requested information from Salt Lake City Corporation. If you would like to unsubscribe from this information, click on the link <http://asp.slcgov.com/General/ListServer/userdata/subform.asp> or copy the link to your browser.





**From:** [Natalie Pascual](#)  
**To:** [Anderson, John](#); [Central City CC Chair](#); [Lukegarrott@slcgov.com](mailto:Lukegarrott@slcgov.com)  
**Subject:** PLNPCM2012-00114 Epic Brewing Zoning Map Amendment  
**Date:** Wednesday, July 11, 2012 4:21:30 PM

---

Natalie Pascual  
842 Edison Street  
Salt Lake City, Utah 84111  
M (801) 631-5670  
[msnatti@mac.com](mailto:msnatti@mac.com)

July 11th, 2012

Dear Mr. Anderson, Mr. Mutter and Mr. Garrott

I write you in regards of the Epic Brewery expansion onto Edison Street which is how the residence view [PLNPCM2012-00114 Epic Brewing Zoning Map Amendment](#). My name is Natalie Pascual and I am the owner of 842 Edison Street (145 East) Salt Lake City Utah 84111 and I desperately wish my voice to be heard on the issue of Epic Brewery's expansion into our neighborhood and off of state of which I am emphatically against.

I will start in saying that I am a fan of Epic since it's arrival to our neighbor. Because it is nearly in my backyard from state street . it was convenient and I tend to Buy Local First I supported them. But they didn't make it easy. From Epic's beginnings it had a short sightedness that has them scurrying for expansion. When they first opened there cooler had nearly anything in it's coolers, hardly anything to offer.... All because they had obviously underestimated the stock needed for the start they had planed. There product was well crafted an so it survived on State Street. So the addison went up to provide the space they had not planned for even though they seemed experienced enough to brew the beer. From the beginning they have had no foresight. Now they wish to break up a residential neighborhood of over 120 years in order to meet their no doubt immediate short term goals.

Epic's plan to demolish the three historical homes in the center of the block divides the efforts of the home owners ( mostly within the last 3 years) who have vested their interests and that of their families to restore and care for this unique historically urban salt lake city neighborhood. We all have put and great deal of work into Edison . In a short time it has become a charming safe residential area involved city cycling community, wonderful restaurants, shops and walkability to community assets such as the downtown library. location, location, location. There is a brewery out side of my back gate which is lovely to offer guests and a welcome to our neighborhood. The expanding arts school directly in front of my home has lovely symphonies outside my door and fills the neighborhood with children and music. The best burgers, philly-cheese stake, thai food and tacos all within walking distance..and delicious beer! We like Epic beer even more not just for it's quality but for it's local flavor.... We on Edison are trying to maintain and fight for fringe community, after all, and they fit right in.

What doesn't fit in is trucks and large warehouses in replacement of three historically beautiful architectural characters of Edison Street . Nor do any size of brewing truck down and old narrow one way street the entrance of being the cities beloved and establishing bike route (see [bikeslc.com](http://bikeslc.com)). While I'm on the subject of what does not fit in. The other residence of the neighborhood have had issue with First Class Cars which not only has

contributed to previous zoning and use problems with the neighbors, acquiring and plowing lots on our street, and blaring their lights and speaker system with music ALL NIGHT LONG. First Class Cars, as opposed to Epic who's outreach of ales reaches beyond this street and state as a source of local pride, adds nothing to the neighborhood by ripping off the financially vulnerable with shady exorbitant car loans and over priced lemons. It's my understanding that Epic too has been unable to a mutual agreement with First Class Cars as well. Even a small portion of the car lot would get Epic out of doing 7 point turns to get out of it's driveway and use the homes for staff and offices. I think the idea of having a lively brewery and restaurant on a bike route which encourages a reduction of so many problems for a community and keep the trucks on state and closer to the freeway seems reasonable. We may also remove a predator and just plain nuisance and bad neighbor.

Epic would do a greater good the the city by occupying many of it's vacant storefronts and restaurant spaces. Not displacing it's local customer base like myself. I honestly think that if the neighborhood and Epic brewing came together, *as a neighborhood*, which most obviously now includes Epic Brewery. Possibly to zone out First Class Cars or other neighborhood and community blights maybe we could accomplish more for toward clever planning of a sustainable and safe community. It's safer for Edison, the bike route, the expanding art school, the financially venerable and we get to have our beer and eats too!... adding to the hoods already amazing walkability and food scene. Compromise and creativity should be considered regarding Epic's plans for growth. I am not in favor of the vague plan currently being proposed. But I am in favor of planning together, now that we all know each other, to find a solution best grows the community and the businesses that are beneficial to us all.

I implore our city council members and planning commissions to see the the whole picture, preserving our established historical urban neighborhoods. And to help maintain these areas crucial to the revitalization of the downtown area and economic growth.

Sincerely yours,

Natalie Pascual

**From:** [Peterson, Pat](#)  
**To:** [Anderson, John](#)  
**Subject:** Re: Family Dollar  
**Date:** Thursday, July 12, 2012 4:48:01 PM

---

We are hoping more for September or at least the second meeting in August.

Please see what you can do. There are a bunch of us that would not make it to the August 8, meeting. And I think we need physical bodies at the meeting. The letters didn't seem to make that much of impression on the PC.

Pat Peterson  
Salt Lake City Engineering  
801.535.7235

Sent from my iPhone

On Jul 12, 2012, at 4:38 PM, "Anderson, John" <[John.Anderson@slcgov.com](mailto:John.Anderson@slcgov.com)> wrote:

They will definitely not be on an agenda until August as there is not a Planning Commission Meeting until 8 August 2012.

John Anderson

Principal Planner

Salt Lake City Corporation

451 South State Street, Rm. 406

Salt Lake City, Utah 84111

801-535-7214

[www.slcgov.com](http://www.slcgov.com)

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**From:** Peterson, Pat  
**Sent:** Thursday, July 12, 2012 3:57 PM  
**To:** Anderson, John  
**Subject:** RE: Family Dollar

John,

Thank you.

If you can postpone through August it would be better for us. We need as much time as you can give us to gain the support we need. We are not even close to agreeing with Epic. Epic has submitted too many architectural pictures and has not addressed enough planning.

What our current strategies are:

- We are talking to other Community Councils that have SR3 zones asking for their support in fighting off commercial encroachments in any SR3 zones.
- We also are gathering information related to how much improvements have been invested into Edison since the street was first looked at in the master plan. We are hoping that we can show that when the master plan was done, Edison most likely appeared as an area that needed to be redeveloped. Our position will be: that Edison is undergoing a rebirth, and is being revitalized. Just on my nieces house, I know that she has made over \$60,000 in improvements to her house. On Edison Street within the last 10 years most of the properties have changed hands and the new owners have made substantial improvements, which in turn encouraged the 'old' owners into making improvements to their residential properties.
- This is not the same neighborhood that was it when the master plan was made.
- Just a rough guess, I could estimate that combined cost that has been invested into the residential property improvements on Edison in the last 10 years is easily over a \$250,000 (a quarter million dollars).
- When you add in the funds that were invested in the reconstruction of the pavement by the City that adds an additional \$200,000.
- Combined together there has been around \$500,000 worth of improvements on saving this little residential neighborhood since the

master-plan was adopted.

An additional question we have is: did you hear Dick Jones at the PC meeting last night? He stated that he has not agreed to include his property in the proposed change, nor has he agreed to share his driveway with a business. This leaves us with questions on the dimensions noted on Epic's architectural drawings.

Again this is not the same street that it was when the master plan was written. This neighborhood is not 'broken' and does not need fixing.

It is the consensus of the neighbors is: that what Epic wants would hurt the neighborhood, discourage the trend of property improvement, which would lead to decline in the care of the properties and cause a steady decline into its ultimate destruction as a residential neighborhood. Similar to a cancer.

Epic interests are not for what is best for the neighborhood, only what is best for Epic.

Give me a call when you get a chance.

Thanks,

*Pat Peterson*

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**From:** Anderson, John  
**Sent:** Thursday, July 12, 2012 2:57 PM  
**To:** Peterson, Pat  
**Subject:** RE: Family Dollar

Good afternoon,

I apologize that I haven't emailed you back yet today. I'm working the Permits Office today and tomorrow and I don't have a great deal of free time as I'm trying to help the general public. I would be happy to discuss the situation with you in greater detail on the phone or in person but I won't be able to do that until I'm back upstairs next week.

To answer your initial questions about last night's meeting, the Planning Commission tabled the item in order to allow the applicant to return with a different proposal. They mentioned that they would entertain discussions about a development agreement. These agreements are not often approved in conjunction with a map amendment. The agreement would bind the applicants to a specific plan or design. No matter what the zoning ordinance states is permitted they would be forced to develop according to that approved design. The commission stated only that they would be willing to hear the proposal.

They did recommend to the applicants that they speak to the neighbors on Edison Street but they are certainly not required to do that. I will be making the same recommendation. There will be another public hearing when the commission discusses the new proposal. I haven't spoke with the applicants yet today so I have no information about a new proposal.

To answer your second email, Family Dollar was constructed without any variances. Their entire parcel is zoned D-2 Downtown Support and retail sales are a permitted use.

I will be meeting very soon with my managers to discuss this petition and hopefully with the applicants as well. As soon as I receive a new proposal and write a new staff report, I will be happy to share that information with you.

John Anderson

Principal Planner

Salt Lake City Corporation

451 South State Street, Rm. 406

Salt Lake City, Utah 84111

801-535-7214

[www.slcgov.com](http://www.slcgov.com)

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**From:** Peterson, Pat  
**Sent:** Thursday, July 12, 2012 2:37 PM  
**To:** Anderson, John  
**Subject:** Family Dollar

John,

Did you mention last night that the Dollar place was built without a variance so they built into the SR3 zone?

Please let me know,

*Pat Peterson*

**From:** [Peter Erickson](#)  
**To:** [Anderson, John](#)  
**Subject:** Community Meeting next week?  
**Date:** Saturday, July 14, 2012 4:15:15 PM

---

Hi John,

Tom Mutter (Central City Neighborhood Council President) and I are trying to set up a meeting with our Edison St. neighbors to try to figure this thing out. Most likely after work later this coming week. Would you be willing to attend?

Best Regards,  
Peter Erickson  
Co-founder  
Epic Brewing Company  
825 S. State Street  
Salt Lake City, UT 84111  
Office: (801) 906-0123



**From:** [Peter Erickson](#)  
**To:** [Anderson, John](#)  
**Subject:** RE: Community Meeting next week?  
**Date:** Wednesday, July 18, 2012 1:38:18 PM

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Still haven't heard from any of our neighbors about a time to meet. They must still be gloating.

---

**From:** Anderson, John [mailto:John.Anderson@slcgov.com]  
**Sent:** Monday, July 16, 2012 9:35 AM  
**To:** 'Peter Erickson'  
**Subject:** RE: Community Meeting next week?

Good morning, I apologize that I didn't call you back on Friday afternoon but I would be happy to give you a call today. I could attend a community meeting if you would like. I could do it any day but Thursday or Friday.

Let me know when you would like to hold the meeting and also please let me know if you would like to me to still return your call.

## John Anderson

Principal Planner  
Salt Lake City Corporation  
451 South State Street, Rm. 406  
Salt Lake City, Utah 84111  
801-535-7214  
[www.slcgov.com](http://www.slcgov.com)

---

**From:** Peter Erickson [mailto:peter@epicbrewing.com]  
**Sent:** Saturday, July 14, 2012 4:15 PM  
**To:** Anderson, John  
**Subject:** Community Meeting next week?

Hi John,

Tom Mutter (Central City Neighborhood Council President) and I are trying to set up a meeting with our Edison St. neighbors to try to figure this thing out. Most likely after work later this coming week. Would you be willing to attend?

Best Regards,  
Peter Erickson  
Co-founder  
Epic Brewing Company  
825 S. State Street  
Salt Lake City, UT 84111  
Office: (801) 906-0123

**From:** [Peter Erickson](#)  
**To:** [Anderson, John](#)  
**Subject:** RE: Community Meeting next week?  
**Date:** Wednesday, July 18, 2012 4:02:21 PM

---

Hi John,

Tom told me he saw you, too. He thinks you are coming to his August 1 CCNC meeting, so I will let him know you aren't sure it is official.

I'd like to work with my neighbors just because I think it is best for both of us to get that turnaround area in the backyard, so we aren't forced to do the driveway thing neither of us really wants. Lloyd, the Baron guy, seems to get the idea best, but it will be a struggle to get Pat to see the light.

If we can't convince our neighborhoods to back the SF3/D2 plan, I think we'll go the all RMU35 w/site development route that you suggested a long time ago. Maybe our neighbors are more worried about someone/someday building a 120' building in the new D2 area than they are about having us put a driveway onto Edison St in the near future.

Thanks,  
Peter

---

**From:** Anderson, John [mailto:John.Anderson@slcgov.com]  
**Sent:** Wednesday, July 18, 2012 2:49 PM  
**To:** 'Peter Erickson'  
**Subject:** RE: Community Meeting next week?

I haven't heard a lot from your neighbors either. I had a few calls after the meeting asking what the Planning Commission's decision meant for them and I randomly ran into Thomas Mutter from the Central City Neighborhood Council over last weekend. He mentioned something about attending their meeting on August 1, 2012 but I haven't received an actual request from them. I told him at the time that I didn't like to discuss work issues during the weekend.

You certainly are not required to meet with the public though obviously it was recommended by the Planning Commission. I think that if you can document that you attempted to meet with them that it will go a long way and they are aware that you cannot force someone into a meeting. I really do think that most of the Planning Commission is sincerely interested in seeing a new proposal from you.

I would be happy to meet with you, if you would like to discuss ideas for your proposal. I am going to go over the minutes from the meeting to see if I can glean any ideas from them about what they would actually like to see in a new proposal. I will try and sit down with the management that was there as well to see if they have any ideas.

Meanwhile if you have any questions or comments please let me know. As soon as we have an

official proposal from you I will do my best to get it on an agenda as soon as possible. I will need to write a new staff report and analyze the new proposal so it will take some time.

## John Anderson

Principal Planner  
Salt Lake City Corporation  
451 South State Street, Rm. 406  
Salt Lake City, Utah 84111  
801-535-7214  
[www.slcgov.com](http://www.slcgov.com)

---

**From:** Peter Erickson [<mailto:peter@epicbrewing.com>]  
**Sent:** Wednesday, July 18, 2012 1:38 PM  
**To:** Anderson, John  
**Subject:** RE: Community Meeting next week?

Still haven't heard from any of our neighbors about a time to meet. They must still be gloating.

---

**From:** Anderson, John [<mailto:John.Anderson@slcgov.com>]  
**Sent:** Monday, July 16, 2012 9:35 AM  
**To:** 'Peter Erickson'  
**Subject:** RE: Community Meeting next week?

Good morning, I apologize that I didn't call you back on Friday afternoon but I would be happy to give you a call today. I could attend a community meeting if you would like. I could do it any day but Thursday or Friday.

Let me know when you would like to hold the meeting and also please let me know if you would like to me to still return your call.

## John Anderson

Principal Planner  
Salt Lake City Corporation  
451 South State Street, Rm. 406  
Salt Lake City, Utah 84111  
801-535-7214  
[www.slcgov.com](http://www.slcgov.com)

---

**From:** Peter Erickson [<mailto:peter@epicbrewing.com>]  
**Sent:** Saturday, July 14, 2012 4:15 PM  
**To:** Anderson, John  
**Subject:** Community Meeting next week?

Hi John,

Tom Mutter (Central City Neighborhood Council President) and I are trying to set up a meeting with our Edison St. neighbors to try to figure this thing out. Most likely after work later this coming

week. Would you be willing to attend?

Best Regards,  
Peter Erickson  
Co-founder  
Epic Brewing Company  
825 S. State Street  
Salt Lake City, UT 84111  
Office: (801) 906-0123

**From:** [Lloyd Hart](#)  
**To:** [Valdez, Joyce](#); [Anderson, John](#); [Garrott, Luke](#)  
**Cc:** [csmart@sltrib.com](mailto:csmart@sltrib.com)  
**Subject:** Epic Brewing Zoning Proposal  
**Date:** Monday, July 23, 2012 5:02:24 PM

---

## Epic Brewing Zoning Proposal (update)

As requested by the Planning Commission, a group of neighbors met with Epic Brewing owners Saturday to discuss possible solutions to the proposed zoning change on Edison Street to accommodate the Epic expansion.

Negotiations quickly deteriorated when Epic co-owner David Cole launched a violent tirade of insults and threats against a female member of the Edison Street representatives, accompanied by physically threatening actions.

Our consensus is that Epic has shown its true colors and cannot be dealt with in good faith, due to the unethical, irresponsible behavior and animosity exhibited by it's owner.

On a personal note, I have had numerous dealings in community issues having served with the Central City Neighborhood Council for some years, even spending two terms as Chair of that organization. I cannot recall in all my dealings a personal attack so vicious and openly threatening occurring in the course of a neighborhood dispute. I find this reprehensible behavior indicative of Epic's total lack of respect for our residents, our neighborhood, and women in general.

I feel there should be no accommodation made, in any situation, either by the neighborhoods or the City with anyone who finds the use of threats and intimidation an acceptable recourse in an attempt to achieve their goals.

Sincerely,

Lloyd Hart  
Representative of Save Edison Street  
435.633.5637

**From:** [Peter Erickson](#)  
**To:** [Anderson, John](#); [Peter Erickson](#); [Bernardo Flores-Sahagun](#)  
**Subject:** RE: Epic zoning  
**Date:** Wednesday, July 25, 2012 11:35:29 AM

---

Hi John,

How about 2pm tomorrow at your offices?

Thanks,  
Peter

"Anderson, John" <[John.Anderson@slcgov.com](mailto:John.Anderson@slcgov.com)> wrote:

I have time to meet tomorrow. My day is actually pretty open. Just let me know when you would like to meet and where.

I think I am done with vacations for a while or at least my bank account is telling me that I should be done, haha.

John Anderson

Principal Planner

Salt Lake City Corporation

451 South State Street, Rm. 406

Salt Lake City, Utah 84111

801-535-7214

[www.slcgov.com](http://www.slcgov.com)

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**From:** Peter Erickson [<mailto:peter@epicbrewing.com>]  
**Sent:** Wednesday, July 25, 2012 10:21 AM  
**To:** Anderson, John  
**Cc:** Bernardo Flores-Sahagun  
**Subject:** Epic zoning

Hi John,

Yes, we did meet over the weekend with several of the neighbors. I'd like to meet with you as soon as possible to figure out our next step. Bernardo will be back in town tomorrow. Will you have time to meet this Thursday or Friday?

Are you done with vacations for a while?

Thanks,

Peter

---

**From:** Anderson, John [mailto:John.Anderson@slcgov.com]  
**Sent:** Wednesday, July 25, 2012 10:02 AM  
**To:** 'Peter Erickson'  
**Subject:** RE: Community Meeting next week?

Peter,

In going through my emails I realized that I read your email last week but I did not respond. I certainly apologize. I am generally really good about responding. It didn't help that I was out of the office on Monday and Tuesday of this week.

I have responded with Tom about that meeting on August 1, 2012. I told him that I thought it would be inappropriate for me to attend the meeting as I haven't received a new proposal from you. I also received an email from a neighbor over the weekend stating that you had met with them as a group. If you have a new proposal at this time please let me know. I'd be happy to meet with you to discuss it and then prepare a new staff report.

As always, if you have any questions please let me know.

John Anderson

Principal Planner

Salt Lake City Corporation

451 South State Street, Rm. 406

Salt Lake City, Utah 84111

801-535-7214

[www.slcgov.com](http://www.slcgov.com)

---

**From:** Peter Erickson [<mailto:peter@epicbrewing.com>]  
**Sent:** Wednesday, July 18, 2012 4:02 PM  
**To:** Anderson, John  
**Subject:** RE: Community Meeting next week?

Hi John,

Tom told me he saw you, too. He thinks you are coming to his August 1 CCNC meeting, so I will let him know you aren't sure it is official.

I'd like to work with my neighbors just because I think it is best for both of us to get that turnaround area in the backyard, so we aren't forced to do the driveway thing neither of us really wants. Lloyd, the Baron guy, seems to get the idea best, but it will be a struggle to get Pat to see the light.

If we can't convince our neighborhoods to back the SF3/D2 plan, I think we'll go the all RMU35 w/site development route that you suggested a long time ago. Maybe our neighbors are more worried about someone/someday building a 120' building in the new D2 area than they are about having us put a driveway onto Edison St in the near future.

Thanks,

Peter

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**From:** Anderson, John [<mailto:John.Anderson@slcgov.com>]  
**Sent:** Wednesday, July 18, 2012 2:49 PM  
**To:** 'Peter Erickson'  
**Subject:** RE: Community Meeting next week?



I haven't heard a lot from your neighbors either. I had a few calls after the meeting asking what the Planning Commission's decision meant for them and I randomly ran into Thomas Mutter from the Central City Neighborhood Council over last weekend. He mentioned something about attending their meeting on August 1, 2012 but I haven't received an actual request from them. I told him at the time that I didn't like to discuss work issues during the weekend.

You certainly are not required to meet with the public though obviously it was recommended by the Planning Commission. I think that if you can document that you attempted to meet with them that it will go a long way and they are aware that you cannot force someone into a meeting. I really do think that most of the Planning Commission is sincerely interested in seeing a new proposal from you.

I would be happy to meet with you, if you would like to discuss ideas for your proposal. I am going to go over the minutes from the meeting to see if I can glean any ideas from them about what they would actually like to see in a new proposal. I will try and sit down with the management that was there as well to see if they have any ideas.

Meanwhile if you have any questions or comments please let me know. As soon as we have an official proposal from you I will do my best to get it on an agenda as soon as possible. I will need to write a new staff report and analyze the new proposal so it will take some time.

John Anderson

Principal Planner

Salt Lake City Corporation

451 South State Street, Rm. 406

Salt Lake City, Utah 84111

801-535-7214

[www.slcgov.com](http://www.slcgov.com)

---

**From:** Peter Erickson [<mailto:peter@epicbrewing.com>]

**Sent:** Wednesday, July 18, 2012 1:38 PM

**To:** Anderson, John

**Subject:** RE: Community Meeting next week?

Still haven't heard from any of our neighbors about a time to meet. They must still be gloating.

---

**From:** Anderson, John [<mailto:John.Anderson@slcgov.com>]  
**Sent:** Monday, July 16, 2012 9:35 AM  
**To:** 'Peter Erickson'  
**Subject:** RE: Community Meeting next week?

Good morning, I apologize that I didn't call you back on Friday afternoon but I would be happy to give you a call today. I could attend a community meeting if you would like. I could do it any day but Thursday or Friday.

Let me know when you would like to hold the meeting and also please let me know if you would like to me to still return your call.

John Anderson

Principal Planner

Salt Lake City Corporation

451 South State Street, Rm. 406

Salt Lake City, Utah 84111

801-535-7214

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---

**From:** Peter Erickson [<mailto:peter@epicbrewing.com>]  
**Sent:** Saturday, July 14, 2012 4:15 PM  
**To:** Anderson, John  
**Subject:** Community Meeting next week?

Hi John,

Tom Mutter (Central City Neighborhood Council President) and I are trying to set up a meeting with our Edison St. neighbors to try to figure this thing out. Most likely after work later this coming week. Would you be willing to attend?

Best Regards,

Peter Erickson

Co-founder

Epic Brewing Company

825 S. State Street

Salt Lake City, UT 84111

Office: (801) 906-0123

**From:** [davidwaynecole@gmail.com](mailto:davidwaynecole@gmail.com) on behalf of [David Cole](#)  
**To:** [Anderson, John](#)  
**Subject:** Re: Edison Street  
**Date:** Wednesday, July 25, 2012 11:47:34 AM

---

Thanks John!

On Wed, Jul 25, 2012 at 11:42 AM, Anderson, John <[John.Anderson@slcgov.com](mailto:John.Anderson@slcgov.com)> wrote:

Dave,

I just realized that the person you should call is John Naiser. He can be reached at [801-535-7961](tel:801-535-7961). Sorry about the mistake. Scott Weiler is our contact there but not the head of the division.

**John Anderson**

Principal Planner

Salt Lake City Corporation

451 South State Street, Rm. 406

Salt Lake City, Utah 84111

[801-535-7214](tel:801-535-7214)

[www.slcgov.com](http://www.slcgov.com)

---

**From:** [davidwaynecole@gmail.com](mailto:davidwaynecole@gmail.com) [mailto:[davidwaynecole@gmail.com](mailto:davidwaynecole@gmail.com)] **On Behalf Of** David Cole  
**Sent:** Wednesday, July 25, 2012 11:38 AM  
**To:** Anderson, John  
**Subject:** Re: Edison Street

Hi John,

Thank you very much for the information. For now I hope the Baron's are a grandfathered use I guess since the leader Don now says he is behind our latest plan. I really don't want a feud in our neighborhood.

I will put a call into Scott Weiler soon and bring him up to speed, maybe he can let this trouble maker know her actions are at a minimum very unprofessional. Thank you for pointing me in the right direction.

Best regards,

--

Dave Cole  
Co-Founder  
Epic Brewing Company, LLC  
825 S. State Street  
Salt Lake City, UT 84111  
b [801.906.0123](tel:801.906.0123)  
c [801.201.3153](tel:801.201.3153)  
[dave@epicbrewing.com](mailto:dave@epicbrewing.com)

[www.epicbrewing.com](http://www.epicbrewing.com)

On Wed, Jul 25, 2012 at 9:08 AM, Anderson, John <[John.Anderson@slcgov.com](mailto:John.Anderson@slcgov.com)> wrote:

David,

I apologize for the delay in my response, I have been out of the office since last week. To answer your first question, it does not appear that the type of current use that the motorcycle club is using the building would be allowed with today's zoning ordinance. The deeper question would be whether or not it was legal when it began. If a use is legal at its inception then the use can continue, it's considered a "grandfathered use" or in technical terms a legal non-conforming use. I do not have sufficient information to answer that question. You could make a complaint to the Zoning Enforcement Office at [801-535-7757](tel:801-535-7757) if you would like or you can make a request for records by submitting a GRAMA request form with the City Recorder's Office.

Your second question is certainly something that I cannot personally address. If it occurred as you described it then it certainly sounds disturbing. This is something that should be addressed with her boss. Scott Weiler is Director for the Engineering Division. He can be reached at [801-535-6248](tel:801-535-6248).

If you have any other questions please let me know.

John Anderson

Principal Planner

Salt Lake City Corporation

451 South State Street, Rm. 406

Salt Lake City, Utah 84111

[801-535-7214](tel:801-535-7214)

[www.slcgov.com](http://www.slcgov.com)

---

**From:** [davidwaynecole@gmail.com](mailto:davidwaynecole@gmail.com) [mailto:[davidwaynecole@gmail.com](mailto:davidwaynecole@gmail.com)] **On Behalf Of** David Cole  
**Sent:** Friday, July 20, 2012 12:39 AM  
**To:** Anderson, John  
**Cc:** Peter Erickson  
**Subject:** Edison Street

Hi John,

I have a couple quick questions for you.

First is the Baron's Motorcycle Club House a permitted use in the zone they are in or do they have some other exemption for that type of use?

Is it common practice for city employees to remove and relocate Salt Lake Valley Health Department "Closed to Occupancy" signs and calling the Health Department after the fact letting them know a "City employee" moved the placard? Just wondering since I saw Pat Peterson arrive with Loyd (of the Baron's) and do just that on July 18th around 6pm and was told by Debbie H at the Health department that her supervisor had been notified by a city worker that the sign had been moved. The sign was moved to a location not visible from the street. I took the liberty to return the sign to its original location yesterday under the assumption that it's a misdemeanor for her to tamper with the placard (UCA 76-6-206, 76-8-301, 76-8-417) as stated on the order.

Looking forward to your responses.

Thanks,

Dave Cole

Epic Brewing Co.

--

Sent from Gmail Mobile

--

Dave Cole  
Co-Founder  
Epic Brewing Company, LLC  
825 S. State Street  
Salt Lake City, UT 84111  
b 801.906.0123  
c 801.201.3153  
[dave@epicbrewing.com](mailto:dave@epicbrewing.com)  
[www.epicbrewing.com](http://www.epicbrewing.com)

**From:** [Peter Erickson](#)  
**To:** [Anderson, John](#)  
**Cc:** [Bernardo Flores-Sahagun](#)  
**Subject:** FW: what we are thinking  
**Date:** Wednesday, July 25, 2012 5:28:29 PM

---

Hi John,

Thought I'd give you some insight as to what where we think we are headed with our next request.

Our neighbors are dead set against us dumping traffic onto Edison St and would like us to keep the houses in place. In my way of thinking, our last proposal solves these problems, but they are still concerned about what could happen if we change our minds or sell the property to someone else after the zoning is changed.

So, one possible compromise is to leave the 2 houses (and sufficient area around them) zoned SR-3 (or whatever they are now) back to the point we had the D-2 drawn in our last proposal. Then, zone the space that we called out as D-2 in our last request to RMU-35 instead. We will then take the approach you suggested long ago to do the Site Plan so that we can make it a parking lot and/or turnaround. I want to make sure you still think that will work.

One of our neighbors (and the others that might follow his lead) are still somewhat concerned about what might be allowed in RMU-35 in the event we change our minds or sell the property to someone else. But at least one of the Baron leaders was on board with it.

I learned the last go around that we must go to the Planning Commission with a plan for which you will feel comfortable making a favorable recommendation, even if there is an alternative that is better for both our neighbors and us. Your help tomorrow helping us to refine our request that meets the cities requirements first and foremost and then takes as much of our neighbors concerns into account will be greatly appreciated.

Best Regards,  
Peter Erickson  
Co-founder  
Epic Brewing Company  
825 S. State Street  
Salt Lake City, UT 84111  
Office: (801) 906-0123



**From:** [Pat Peterson](#)  
**To:** [Pat Peterson](#)  
**Cc:** [Lloyd Hart](#); [Tiffany Taylor](#); [Jon Moore](#); [Natalie Pascual](#); [Anderson, John](#); [Cherish Tharpe](#)  
**Subject:** Re: CCNC by-laws and Epic  
**Date:** Thursday, July 26, 2012 5:29:28 PM

---

Please delete this, it is a rough draft that escaped before it was finished.

Pat Peterson

Sent from my iPhone

On Jul 26, 2012, at 5:27 PM, Pat Peterson <pat.saltlakecity@gmail.com> wrote:

> All,  
>  
> FYI,  
>  
> The letter from the CCNC to the PC was not done as per the By-Laws and should not be accepted.  
>  
> \* No minutes were taken.  
> \* No attendance record was made.  
> \* The land use proposal was not voted on in the next meeting (see item #6 page 5).  
> \* The By-laws and letters of incorporation are so old that the current chair is not recognized.  
>  
> As far as I know and what from what Mutters has told me, there are no other board members on the CCNC. The By-law require a: Chair, Vice-Chair, and a Secretary.  
>  
> The letter from the CCNC to the PC regarding the Epic Proposal can only represent a personal observation, from an individual, not as representing the approval of the letter. The letter should not be accepted as submitted without having documentation to backup the reported consensus. Approximately 15 people in attendance would include those representing Epic, the City staff members, and the SLCPD representative.  
>  
> A letter that was accepted by the PC as showing as approval of Epic Proposal from the Community Council, has no more weight than a personal letter sent in by anyone else. If it is to be 'the letter' by the CCNC the submitted letter should be thrown out, and the process started over.  
>  
>  
>  
> <Articles of Incorporation.pdf>  
>  
>>  
>

**From:** [Pat Peterson](#)  
**To:** [Anderson, John](#)  
**Subject:** Re: Planning Commission  
**Date:** Monday, July 30, 2012 4:00:03 PM

---

Okay I kept reading. #13 has a lot more information.

Is the PC who is representing Epic a one man company?

Did you hear Epic wants to 'show' their new proposal at the CCNC this Wednesday?

Pat Peterson

Sent from my iPhone

On Jul 30, 2012, at 3:53 PM, Pat Peterson <[pat.saltlakecity@gmail.com](mailto:pat.saltlakecity@gmail.com)> wrote:

John, did you read #12?

On Mon, Jul 30, 2012 at 3:44 PM, Anderson, John  
<[John.Anderson@slcgov.com](mailto:John.Anderson@slcgov.com)> wrote:

Pat,

Here is a link to the policies and procedures for the Planning Commission, they can be found on the Salt Lake City website:  
<http://www.slcclassic.com/boards/plancom/2012/POLICIEANDPROCEDURES2012.pdf>

Commissioners may make presentations through their employment as an advocate or agent. The same commissioner may not vote on the matter. Bernardo, at the meeting, was acting as a representative of his company who is employed by Epic Brewing LLC.

John Anderson  
Principal Planner  
Salt Lake City Corporation  
451 South State Street, Rm. 406  
Salt Lake City, Utah 84111  
[801-535-7214](tel:801-535-7214)  
[www.slcgov.com](http://www.slcgov.com)

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

From: Pat Peterson [mailto:[pat.saltlakecity@gmail.com](mailto:pat.saltlakecity@gmail.com)]  
Sent: Monday, July 30, 2012 3:31 PM  
To: Anderson, John  
Cc: Polly Hart; Liberty Wells CC Chair; Lloyd Hart; Garrott, Luke  
Subject: Planning Commission

John,

Are there rules the PC has to follow?

The CC Chairs I spoke with told me that if a PC member is hired for a project that comes before the PC, that commissioner can not present the project nor can they be in the room when it is presented to the PC. Nor are they to seek

consensus with other commissioners when the item is not before the PC due to unfair access.

Is that written down some where?

Please let us know,

Thanks,

Pat Peterson

Sent from my iPhone

**From:** [Pat Peterson](#)  
**To:** [Central City CC Chair](#)  
**Cc:** [Lloyd Hart](#); [Natalie Pascual](#); [Tiffany Taylor](#); [Amy Picklesimer](#); [Jon Moore](#); [Cherish Tharpe](#); [University Neighborhood Council CC Chair](#); [Anderson, John](#)  
**Subject:** Fwd: CCNC  
**Date:** Wednesday, August 01, 2012 12:10:11 PM  
**Attachments:** [Articles of Incorporation.pdf](#)  
[ATT00001.txt](#)

---

Thomas,

The attachment is for your convenience.

Thank you for putting this back on the agenda.

We will attend the CCNC this evening and attend next month to vote for a consensus for a letter to be written in September to be submitted to the PC on epic's new proposal.

Pat Peterson

Sent from my iPhone

Begin forwarded message:

**From:** [Pat Peterson](#)  
**To:** [Pat Peterson](#)  
**Cc:** [tiffanydtaylor@O.com](mailto:tiffanydtaylor@O.com); [Natalie Pascual](#); [Cherish Tharpe](#); [Jon Moore](#); [Amy Picklesimer](#); [Cindy Comer](#); [Polly Hart](#); [Liberty Wells CC Chair](#); [Steven Stancher](#); [Dick Jones](#); [Misty Johnson](#); [Stacy Crofutt](#); [University Neighborhood Council CC Chair](#); [Laurin & Loretta Peterson](#); [Garrott, Luke](#); [Anderson, John](#); [Reed Foster](#); [Central City CC Chair](#); [Warren And Muffi Henschel](#); [Valdez, Joyce](#); [Tarbet, Nick](#)  
**Subject:** Re: Epic's new proposal summary  
**Date:** Wednesday, August 01, 2012 9:47:41 PM

---

Sorry, a clarification: I meant to say the new owners of the vacant lots. Those new owners have submitted plans to the building department for new single family homes to infill these lots. Not the owner of the vacant houses as I wrote it, although there is hope for having those houses fixed up also.

Thanks,

Pat Peterson

Sent from my iPhone

On Aug 1, 2012, at 8:55 PM, Pat Peterson <pat.saltlakecity@gmail.com> wrote:

- > CCNC meeting:
- >
- > New proposal: Epic has dropped the tearing down of the houses and will leave them as SR3.
- >
- > But Epic's new proposal takes 65' of the back yards. Leaving the back yards a whole 16' deep from the back side of the houses. Any tenant parking for the houses would either be on the street or in the driveways. (this is allowed in a SR3, although mostly for 'infill' houses). Epic said the south house could also park in the driveway (but that won't work because it is shared with the house south of it).
- >
- > Epic stated that their north house will be rented to an employee. They avoided answering questions about if their south house would be used as a house until pressed by others, then they admitted that they are using the house as an office. An individual at the meeting told them that using the house as a business was illegal. The line of their presentation changed, they became angry (and showed it) when we disagreed to accept their plans and started to ask questions. They were unprofessional to the degree that they made snide comments about bad landlords, stupid people, moving signs, and people involved that don't live on the street.
- >
- > Epic did say the new owners of the vacant houses were in favor of Epic's proposal. We mentioned that new house owners/buyers would be discouraged from buying into a neighborhood that is being chewed up by commercial interests.
- >
- > We are really appreciative of the support and understanding expressed by our Central City Community neighbors in attendance at the meeting tonight (and they don't live on Edison).
- >
- > We are still trying to arrange a day/time to meet with Luke Garrott to visit Edison to show him our neighborhood. We will let you know if he can find time in his busy schedule, a Saturday morning would work and allow most of us to be here to meet with him.
- >
- > We did point out to the CCNC that if a vote was taken tonight, the individual folks on Edison did outnumber all others present at the meeting and we strongly expressed that the feeling of the neighbors are: NO, we do not support any change to our SR3.
- >
- > The consensus would be we do not support (against) encroachments into any SR3's, into our SR3's, and no to Epic's proposal on Edison.
- >
- > The council chair was asked to ask the planning staff if, with this new proposal, would Epic have to start the process over? We will await their response.
- >

> It isn't over, we continue to gain support from other Community Councils to save all SR3's.  
>  
> Epic doesn't want to give up, they feel that they have given enough concessions, meaning we can't quit either.  
>  
> We will keep you posted to what we need to do next. Please keep getting signatures on the petitions, we will need them. Have others write letters, keep the pressure up.  
>  
> If you have any questions please call me,  
>  
> Thanks,  
>  
> Pat Peterson  
> 801.706.7939  
>  
> Sent from my iPhone

**From:** [Peterson, Pat](#)  
**To:** [Liberty Wells CC Chair](#); [Lane Carter](#); [Reed Foster](#); [Warren And Muffi Henschel](#); [Jon Moore](#); [Natalie Pascual](#); [Laurin & Loretta Peterson](#); [Jason Phillips](#); [Amy Picklesimer](#); [David Richardson](#); [Steven Stancher](#); [Tiffany Taylor](#); [Cherish Tharpe](#); [Lloyd Hart](#); [Cindy Comer](#); [Anderson, John](#); [Joey Velasquez](#)  
**Subject:** Saturday visit with Council Member Luke  
**Date:** Wednesday, August 15, 2012 6:54:07 AM

---

Hello neighbors,

This Saturday at 9:30, District 4 Council Member Luke Garrott is coming to Edison to talk to the neighbors. He will be meeting us in the parking lot of Arctic Circle. He wants to hear from us about our view of the neighborhood, hear our feelings about the future zoning of Edison and our opinion of the immediate issue of Epic. I really hope you will come out to meet Mr. Garrott.

In anticipation of his visit, we will be doing 'house cleaning' on Edison to spruce it up a bit. This will be this Thursday (tomorrow) meeting on Edison at 6:30 pm. We look pretty good but it is always good to clean up before visitors.

Hope to see you tomorrow and on Saturday morning.

Pat Peterson

Sent from my iPhone

**From:** [Pat Peterson](#)  
**To:** [cindy.cromer](#)  
**Cc:** [Anderson, John](#); [Liberty Wells CC Chair](#); [Lane Carter](#); [Reed Foster](#); [Warren And Muffi Henschel](#); [Jason Phillips](#); [Amy Picklesimer](#); [David Richardson](#); [Steven Stancher](#); [Tiffany Taylor](#); [Cherish Tharpe](#); [Jon Moore](#); [Lloyd Hart](#); [Polly Hart](#)  
**Subject:** Re: Thursday visit with Council Member Luke  
**Date:** Wednesday, August 15, 2012 8:42:56 AM

---

Great to hear from you.

Thank you for backing us up on Edison vs commercial encroachment.

No we have not changed our minds. And Epic has been out talking to and telling individual neighbors that we still have a lousy neighborhood, and saying that there are only a couple of folks that are apposed to their plans. I think they are trying to divide and separate.

As for consensus, and as we mentioned in the CCNC meeting and no one has said different: We do not support a development agreement, we do not support reducing a back yard to 16', we do not support losing any off street parking, we do not support losing 65' of the back yards for a parking lot, and we do not support their houses being used as offices for their State Street business.

Our desire is that Edison (all of Edison) should stay residential. And that all SR-3's be preserved, we are an endangered species.

Sincerely, and with our thanks,

Pat Peterson

Sent from my iPhone

On Aug 15, 2012, at 8:10 AM, "cindy cromer" <[3cinslc@live.com](mailto:3cinslc@live.com)> wrote:

Pat-I was going to send you a message this morning asking you to call me, and here's a message from you! So I went to the City Council meeting last night to hear the discussion of the 400 S Corridor. I have been trying to talk to Luke on the phone for weeks and he came over to where I was sitting and suggested that we just get together. So we are meeting TOMORROW afternoon. I will be talking to him mostly about 400 S but also about Edison, historic preservation, housing inspections, ADU's, small business zoning, and the latest fiasco... the County's forcing smokers at drug treatment facilities into the neighborhood to smoke.

CALL ME OR SEND ME A SHORT MESSAGE IF YOU HAVE AN UPDATE ON THE SITUATION ON EDISON. IF I DON'T HEAR FROM YOU, I WILL ASSUME THAT IT IS THE SAME AS AT THE COMMUNITY COUNCIL MEETING FOR CCNC. I DID TALK TO JOHN ANDERSON TUESDAY OF LAST WEEK AND HE SAID THAT HE STILL HADN'T RECEIVED A REVISED PROPOSAL. I TOLD HIM THAT EPIC WAS SAYING (AT CCNC) THAT WILF WOULD SUPPORT A DEVELOPMENT AGREEMENT.

MY OWN MESSAGE TO LUKE IS TO STAND BACK BECAUSE THIS



PROPOSAL IS GOING TO BLOW UP IF THE APPLICANTS CONTINUE ON THE PATH THEY HAVE TAKEN SO FAR. I WILL ALSO TELL HIM THAT DOWN THE ROAD IT LOOKS AS IF SOMEONE NEEDS TO FILE A PETITION TO AMEND THE MASTER PLAN REGARDING THE FUTURE LAND USE FOR EDISON. AT THE MOMENT, PLANNING IS DOING A GOOD JOB AND LUKE NEEDS TO ALLOW PLANNING TO DO ITS JOB. (That was one of the recommendations of the Citygate study of the collapse of Planning during the Anderson Administration.)

c 801 209-9225

> From: [Pat.Peterson@slcgov.com](mailto:Pat.Peterson@slcgov.com)  
> To: [lw.chair@lwccslc.com](mailto:lw.chair@lwccslc.com); [lanecarter@hotmail.com](mailto:lanecarter@hotmail.com);  
[reed@buildanicon.com](mailto:reed@buildanicon.com); [weh2510@suddenlink.net](mailto:weh2510@suddenlink.net); [moorsky@gmail.com](mailto:moorsky@gmail.com);  
[msnatti@mac.com](mailto:msnatti@mac.com); [lapete@netzero.com](mailto:lapete@netzero.com); [phillips6416@msn.com](mailto:phillips6416@msn.com);  
[amypicklesimer@hotmail.com](mailto:amypicklesimer@hotmail.com); [dsr@caphillcon.com](mailto:dsr@caphillcon.com);  
[expressconst@gmail.com](mailto:expressconst@gmail.com); [tiffanydtaylor@Q.com](mailto:tiffanydtaylor@Q.com);  
[nycminutemassage@gmail.com](mailto:nycminutemassage@gmail.com); [jukeboxrepair@yahoo.com](mailto:jukeboxrepair@yahoo.com);  
[3cinslc@live.com](mailto:3cinslc@live.com); [John.Anderson@slcgov.com](mailto:John.Anderson@slcgov.com); [jv973363@hotmail.com](mailto:jv973363@hotmail.com)  
> Date: Wed, 15 Aug 2012 06:53:57 -0600  
> Subject: Saturday visit with Council Member Luke  
>  
> Hello neighbors,  
>  
> This Saturday at 9:30, District 4 Council Member Luke Garrott is coming to Edison to talk to the neighbors. He will be meeting us in the parking lot of Arctic Circle. He wants to hear from us about our view of the neighborhood, hear our feelings about the future zoning of Edison and our opinion of the immediate issue of Epic. I really hope you will come out to meet Mr. Garrott.  
>  
> In anticipation of his visit, we will be doing 'house cleaning' on Edison to spruce it up a bit. This will be this Thursday (tomorrow) meeting on Edison at 6:30 pm. We look pretty good but it is always good to clean up before visitors.  
>  
> Hope to see you tomorrow and on Saturday morning.  
>  
> Pat Peterson  
>  
> Sent from my iPhone

**From:** [Peter Erickson](#)  
**To:** [Anderson, John](#)  
**Subject:** Epic Brewing neighbor to the south  
**Date:** Thursday, August 16, 2012 12:53:43 PM

---

Hi John,

Do you have any contact info for our lovely neighbor to the south? His first name is Richard. He called you about getting on the bandwagon so he could lease his backyard to us.

Thanks,  
Peter

**From:** [Peter Erickson](#)  
**To:** [Anderson, John](#); "[Bernardo Flores-Sahagun](#)"  
**Subject:** RE: Epic Brewing  
**Date:** Thursday, August 16, 2012 4:35:20 PM

---

Hi John,

Bernardo and I just met with Barry. We worked everything out. Bernardo will be getting Barry revised drawings and then Barry expects to be able to get back to us Monday afternoon.

Thanks,  
Peter

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

From: Anderson, John [<mailto:John.Anderson@slcgov.com>]  
Sent: Thursday, August 16, 2012 12:04 PM  
To: 'Peter Erickson'; 'Bernardo Flores-Sahagun'  
Subject: FW: Epic Brewing

Gentlemen,

Below are some comments I received from Barry Walsh about your submitted plan. It does not appear that your 15' drive aisle as shown on the plan will meet the required 18' drive aisle for two way traffic. Please respond to his comments.

John Anderson  
Principal Planner  
Salt Lake City Corporation  
451 South State Street, Rm. 406  
Salt Lake City, Utah 84111  
801-535-7214  
[www.slcgov.com](http://www.slcgov.com)

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

From: Walsh, Barry  
Sent: Wednesday, August 15, 2012 2:42 PM  
To: Anderson, John  
Cc: Young, Kevin  
Subject: RE: Epic Brewing

August 15, 2012

John,

Re: Epic Brewing

Your comments are accurate.

The minimum two way isle is 18 feet and the loading dock would be limited to a single unit van, the 30-34' truck shown could get in but I question the existing turn around maneuvers.  
The ware house on the north driveway has never been answered for staging in the road or backing into over head doors?

A closer look and operation document would need to be submitted to see if there are conflicts.

Barry Walsh

Cc Kevin Young, P.E.  
File

**From:** [Peter Erickson](#)  
**To:** [Anderson, John](#)  
**Cc:** [Bernardo Flores-Sahagun](#)  
**Subject:** RE: Epic Neighbors  
**Date:** Sunday, August 19, 2012 10:59:15 AM

---

Hi John,

I met with Lloyd Hart of the Barron's OMG at their clubhouse today. He claimed to be representing "all" our Edison St and 800 S neighbors including his wife Pat who lives in the Avenues but NOT including Dick Jones who was not consulted. Lloyd said they are all willing to go along if we leave the houses zoned as is and rezone the backyard D-2 if the separation is drawn even with All-A-Dollar – essentially the request we most recently presented to the Planning Commission. He also said he can get it in writing and would be happy to sit in on any planning meetings. The rationale given is that they all want to get on with their lives and they will have gotten what they want – houses on Edison and no Epic traffic.

Unless you think we would be better served by sticking to our recent course of action, I'd like to ask Lloyd to write us the letter and collect the neighbors' signatures. Please let me know what you think about which course to take, and what should be addressed in the letter assuming that is the way you think we should to go. I may be getting ahead of myself, but please also ask around your department to see if anyone can come up with a way for you to feel comfortable about recommending approval to the commission for such a request. Would be great if we can get this behind us at the next Planning Commission meeting.

Best Regards,  
Peter Erickson  
Co-founder  
Epic Brewing Company  
825 S. State Street  
Salt Lake City, UT 84111  
Office: (801) 906-0123

**From:** [Peter Erickson](#)  
**To:** [Anderson, John](#)  
**Cc:** ["Bernardo Flores-Sahagun"](#)  
**Subject:** Nex Meeting  
**Date:** Thursday, August 23, 2012 11:53:46 AM

---

Hi John,

Bernardo said you two spoke and that our next meeting will be on Monday.

Everyone seems to be comfortable now with the ability of the turnaround to keep all Epic traffic on State St. even after we expand our building to the North, so I've gone ahead and asked Lloyd to get a letter signed by most of our neighbors that shows they support a SR3/D2 plan divided roughly evenly with All-A-Dollar east property line. They often see each other on weekends, so there is a chance I could have it by Monday.

Assuming Lloyd has accurately represented the neighbors' position, the wild card left will be whether you can recommend approval. If not, will the Commission still approve it, going against your negative recommendation because the neighborhood supports it?

I would like Nick and Wilf to be at our next meeting, so that I can better gage the level of success we might have going back to the SR3/D2 plan instead of switching to a Development Agreement. The former seems a lot simpler, but I don't want to waste anyone's time working on something that is doomed from the start.

Thanks,  
Peter

---

**From:** Anderson, John [mailto:John.Anderson@slcgov.com]  
**Sent:** Monday, August 20, 2012 8:56 AM  
**To:** 'Peter Erickson'  
**Cc:** Bernardo Flores-Sahagun  
**Subject:** RE: Epic Neighbors

Gentlemen,

I will definitely take a look at your revised plan. I will discuss it with my managers to get some feedback from them once I have taken a look at it. I will also contact Barry Walsh to discuss the proposal again.

**John Anderson**

Principal Planner

Salt Lake City Corporation

451 South State Street, Rm. 406

Salt Lake City, Utah 84111

801-535-7214

[www.slcgov.com](http://www.slcgov.com)

---

**From:** Peter Erickson [<mailto:peter@epicbrewing.com>]  
**Sent:** Sunday, August 19, 2012 10:59 AM  
**To:** Anderson, John  
**Cc:** Bernardo Flores-Sahagun  
**Subject:** RE: Epic Neighbors

Hi John,

I met with Lloyd Hart of the Barron's OMG at their clubhouse today. He claimed to be representing "all" our Edison St and 800 S neighbors including his wife Pat who lives in the Avenues but NOT including Dick Jones who was not consulted. Lloyd said they are all willing to go along if we leave the houses zoned as is and rezone the backyard D-2 if the separation is drawn even with All-A-Dollar – essentially the request we most recently presented to the Planning Commission. He also said he can get it in writing and would be happy to sit in on any planning meetings. The rationale given is that they all want to get on with their lives and they will have gotten what they want – houses on Edison and no Epic traffic.

Unless you think we would be better served by sticking to our recent course of action, I'd like to ask Lloyd to write us the letter and collect the neighbors' signatures. Please let me know what you think about which course to take, and what should be addressed in the letter assuming that is the way you think we should to go. I may be getting ahead of myself, but please also ask around your department to see if anyone can come up with a way for you to feel comfortable about recommending approval to the commission for such a request. Would be great if we can get this behind us at the next Planning Commission meeting.

Best Regards,  
Peter Erickson  
Co-founder  
Epic Brewing Company  
825 S. State Street  
Salt Lake City, UT 84111  
Office: (801) 906-0123

**From:** [Peter Erickson](#)  
**To:** [Anderson, John](#)  
**Cc:** ["Bernardo Flores-Sahagun"](#)  
**Subject:** RE: Nex Meeting  
**Date:** Thursday, August 23, 2012 2:19:22 PM

---

John,

Let's wait for Wilf.

Thanks,  
Peter

---

**From:** Anderson, John [mailto:John.Anderson@slcgov.com]  
**Sent:** Thursday, August 23, 2012 2:10 PM  
**To:** 'Peter Erickson'  
**Cc:** 'Bernardo Flores-Sahagun'  
**Subject:** RE: Nex Meeting

Peter,

Good afternoon, I did speak with Bernardo yesterday about meeting next week. Wilf is out of the office today and tomorrow so I am not sure if he is free to meet on Monday. It may be better for me to talk to him when he gets back to the office on Monday morning.

To answer some of your questions from your last email, I should begin by saying that having your neighbors approve of your proposed plan is certainly never a bad thing. My professional recommendation will still be based on the Master Plan and the Standards of Review from the Zoning Ordinance and to be frank, your current proposal does not appear to have changed significantly from a land use perspective from the last submittal and I do not think that my recommendation will change. As I haven't yet conducted an analysis, I am not giving you an official recommendation at this time. Now that being said, the Planning Commission does not have to follow staff's recommendation. In my own experience at Salt Lake City I have seen the commission make decisions and recommendations that do not follow the recommendation of staff. The commission will take staff's recommendation into consideration as they deliberate. They will also take other things into consideration including public testimony.

To answer your last question, you're completely right, getting an approval with a development agreement is generally more complicated than simply requesting to change the zone. As we have discussed, there are leaders in the city that do not like to make approvals based on development agreements. When we meet next, I would be happy to discuss with you the advantages and disadvantages of either process.

If you would like to meet on Monday without Wilf, please let me know. If not, I will plan on contacting you on Monday with a date and time for a meeting.

John Anderson



Principal Planner  
Salt Lake City Corporation  
451 South State Street, Rm. 406  
Salt Lake City, Utah 84111  
801-535-7214  
[www.slcgov.com](http://www.slcgov.com)

---

**From:** Peter Erickson [<mailto:peter@epicbrewing.com>]  
**Sent:** Thursday, August 23, 2012 11:54 AM  
**To:** Anderson, John  
**Cc:** 'Bernardo Flores-Sahagun'  
**Subject:** Nex Meeting

Hi John,

Bernardo said you two spoke and that our next meeting will be on Monday.

Everyone seems to be comfortable now with the ability of the turnaround to keep all Epic traffic on State St. even after we expand our building to the North, so I've gone ahead and asked Lloyd to get a letter signed by most of our neighbors that shows they support a SR3/D2 plan divided roughly evenly with All-A-Dollar east property line. They often see each other on weekends, so there is a chance I could have it by Monday.

Assuming Lloyd has accurately represented the neighbors' position, the wild card left will be whether you can recommend approval. If not, will the Commission still approve it, going against your negative recommendation because the neighborhood supports it?

I would like Nick and Wilf to be at our next meeting, so that I can better gage the level of success we might have going back to the SR3/D2 plan instead of switching to a Development Agreement. The former seems a lot simpler, but I don't want to waste anyone's time working on something that is doomed from the start.

Thanks,  
Peter

---

**From:** Anderson, John [<mailto:John.Anderson@slcgov.com>]  
**Sent:** Monday, August 20, 2012 8:56 AM  
**To:** 'Peter Erickson'  
**Cc:** Bernardo Flores-Sahagun  
**Subject:** RE: Epic Neighbors

Gentlemen,

I will definitely take a look at your revised plan. I will discuss it with my managers to get some feedback from them once I have taken a look at it. I will also contact Barry Walsh to discuss the proposal again.

## John Anderson

Principal Planner

Salt Lake City Corporation

451 South State Street, Rm. 406

Salt Lake City, Utah 84111

801-535-7214

[www.slcgov.com](http://www.slcgov.com)

---

**From:** Peter Erickson [<mailto:peter@epicbrewing.com>]

**Sent:** Sunday, August 19, 2012 10:59 AM

**To:** Anderson, John

**Cc:** Bernardo Flores-Sahagun

**Subject:** RE: Epic Neighbors

Hi John,

I met with Lloyd Hart of the Barron's OMG at their clubhouse today. He claimed to be representing "all" our Edison St and 800 S neighbors including his wife Pat who lives in the Avenues but NOT including Dick Jones who was not consulted. Lloyd said they are all willing to go along if we leave the houses zoned as is and rezone the backyard D-2 if the separation is drawn even with All-A-Dollar – essentially the request we most recently presented to the Planning Commission. He also said he can get it in writing and would be happy to sit in on any planning meetings. The rationale given is that they all want to get on with their lives and they will have gotten what they want – houses on Edison and no Epic traffic.

Unless you think we would be better served by sticking to our recent course of action, I'd like to ask Lloyd to write us the letter and collect the neighbors' signatures. Please let me know what you think about which course to take, and what should be addressed in the letter assuming that is the way you think we should to go. I may be getting ahead of myself, but please also ask around your department to see if anyone can come up with a way for you to feel comfortable about recommending approval to the commission for such a request. Would be great if we can get this behind us at the next Planning Commission meeting.

Best Regards,

Peter Erickson

Co-founder

Epic Brewing Company

825 S. State Street

Salt Lake City, UT 84111

Office: (801) 906-0123

**From:** [Pat Peterson](#)  
**To:** [Anderson, John](#)  
**Cc:** [Lloyd Hart](#); [Dick Jones](#)  
**Subject:** Fwd: Edison Street vs Epic  
**Date:** Monday, August 27, 2012 9:35:09 AM

---

FYI

Pat Peterson  
Sent from my iPhone

Begin forwarded message:

**From:** Pat Peterson <[pat.saltlakecity@gmail.com](mailto:pat.saltlakecity@gmail.com)>  
**Date:** August 27, 2012 9:29:47 AM MDT  
**To:** Steven Stancher <[expressconst@gmail.com](mailto:expressconst@gmail.com)>, Jeff Bair <[lw.chair@lwccslc.com](mailto:lw.chair@lwccslc.com)>, Lane Carter <[lanecarter@hotmail.com](mailto:lanecarter@hotmail.com)>, Reed Foster <[reed@buildanicon.com](mailto:reed@buildanicon.com)>, Warren And Muffi Henschel <[weh2510@suddenlink.net](mailto:weh2510@suddenlink.net)>, Jon Moore <[moorsky@gmail.com](mailto:moorsky@gmail.com)>, Natalie Pascual <[msnatti@mac.com](mailto:msnatti@mac.com)>, Laurin & Loretta Peterson <[lapete@netzero.com](mailto:lapete@netzero.com)>, Jason Phillips <[phillips6416@msn.com](mailto:phillips6416@msn.com)>, Amy Picklesimer <[amypicklesimer@hotmail.com](mailto:amypicklesimer@hotmail.com)>, David Richardson <[dsr@caphillcon.com](mailto:dsr@caphillcon.com)>, Tiffany Taylor <[tiffanydtaylor@Q.com](mailto:tiffanydtaylor@Q.com)>, Cherish Tharpe <[nycminutemassage@gmai.com](mailto:nycminutemassage@gmai.com)>, Luke Garrott <[Luke.Garrott@slcgov.com](mailto:Luke.Garrott@slcgov.com)>  
**Subject: Edison Street vs Epic**

All,

I am very remise about getting back to you, and I apologize.

We (6 neighbors) met with Luke Garrott on Saturday August 18th, and we told him we would not protest a portion of the back yards of Epic's two houses becoming D2. But not the 65' the they are asking for. I think we surprised Luke on how many showed up to meet with him, and how much the neighborhood is improving. We talked about the neighborhood and our future hopes for it. The outcome is: Luke said he could petition the Council to have the Planning Department reevaluated the future use overlay. Which would protect our SR-3 from future commercial invasion.

Lloyd Hart met with Eric Peterson of Epic later that day and told him what the neighborhood would be willing to have as a

compromise.

Epic would still have to provide access to the rear of the house to the south of theirs (there is a shared easement) and we would be willing to have the 'take' be even with the rear of the easement to give both houses fairly good sized back yards. But without having through access to Edison from their brewery. We would also like to have hard surface off street parking for the houses with defined yard areas. With a defined separation of the brewery and Edison's SR-3, such as a curb wall, fence, or landscaped set back.

Eric Peterson called Lloyd a couple of days later and told Lloyd that the brewery needs the 65' of the yards to turn trucks around, which isn't any different than what they asked at the CCNC. Which is not acceptable because it leaves the rear yards at 16'.

If they do not accept our offer they will still face the opposition from us.

I'll keep you informed. We plan on writing up the proposal and asking you all to sign it. We will then give Epic and the Planning Department a copy of this compromise agreement.

Pat Peterson

Sent from my iPhone

**From:** [Peter Erickson](#)  
**To:** [Anderson, John](#); "Bernardo Flores-Sahagun"  
**Subject:** RE: Meeting  
**Date:** Tuesday, August 28, 2012 3:32:50 PM

---

Hi John,

Both Bernardo and I can make it to your place tomorrow at 11am.

Thanks,  
Peter

---

**From:** Peter Erickson [<mailto:peter@epicbrewing.com>]  
**Sent:** Tuesday, August 28, 2012 2:04 PM  
**To:** 'Anderson, John'; 'Bernardo Flores-Sahagun'  
**Subject:** RE: Meeting

I can make it then.

Peter

---

**From:** Anderson, John [<mailto:John.Anderson@slcgov.com>]  
**Sent:** Tuesday, August 28, 2012 1:58 PM  
**To:** 'Peter Erickson'; 'Bernardo Flores-Sahagun'  
**Subject:** RE: Meeting

I'm trying to find a time when all 3 of us here are free. How about 11:00AM?

John Anderson  
Principal Planner  
Salt Lake City Corporation  
451 South State Street, Rm. 406  
Salt Lake City, Utah 84111  
801-535-7214  
[www.slcgov.com](http://www.slcgov.com)

---

**From:** Peter Erickson [<mailto:peter@epicbrewing.com>]  
**Sent:** Tuesday, August 28, 2012 11:18 AM  
**To:** Anderson, John; 'Bernardo Flores-Sahagun'  
**Subject:** RE: Meeting

I am.

Peter

---

**From:** Anderson, John [<mailto:John.Anderson@slcgov.com>]  
**Sent:** Tuesday, August 28, 2012 10:30 AM  
**To:** 'Peter Erickson'; 'Bernardo Flores-Sahagun'

**Subject:** Meeting

Are you free to meet tomorrow morning?

**John Anderson**

Principal Planner

Salt Lake City Corporation

451 South State Street, Rm. 406

Salt Lake City, Utah 84111

801-535-7214

[www.slcgov.com](http://www.slcgov.com)

**From:** [Pat Peterson](#)  
**To:** [Liberty Wells CC Chair](#); [Lane Carter](#); [Reed Foster](#); [Warren And Muffi Henschel](#); [Jon Moore](#); [Natalie Pascual](#); [Laurin & Loretta Peterson](#); [Jason Phillips](#); [Amy Picklesimer](#); [David Richardson](#); [Steven Stancher](#); [Tiffany Taylor](#); [Cherish Tharpe](#); [Al Peterson](#); [Sherry Peterson](#); [Ray Waldon](#); [Lloyd Hart](#)  
**Cc:** [Polly Hart](#); [Ball Park CC Chair](#); [Capitol Hill CC Chair](#); [Downtown CC Chair](#); [Glendale CC Chair](#); [Poplar Grove CC Chair](#); [University Neighborhood Council CC Chair](#); [Garrott, Luke](#); [Central City CC Chair](#); [Anderson, John](#); [Fairpark CC Chair](#); [Bonneville Hills - Ellen Reddick](#); [Christensen, Carlton](#)  
**Subject:** Fwd: Central City Neighborhood Council September agenda  
**Date:** Monday, September 03, 2012 9:28:17 AM  
**Attachments:** [September 2012 agenda.pdf](#)  
[ATT00001.htm](#)

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All,

Attached is the agenda for the CCNC meeting this Wednesday. I highly recommend that you all attend this meeting. The SR3 topic is an outgrowth from our continuing effort to protect Edison from commercial encroachment.

An outgrowth from meeting with our Council Member Luke Garrott, attending the Planning Commission Meeting, attending the CCNC meetings, meeting with the City wide Community Council Chairs Networking group, media coverage, and our expanded concern that all SR-3's are vulnerable to commercial interests.

Edison (our little gem) is still at risk unless we follow through with what we started.

We are working on the wording for our compromise with Epic on what we are willing to let them 'take' and will be knocking on you doors for signatures. The compromise would give them a chunk of the back yard for the brewery (not as much as they would like) and would keep the houses as residential with smaller rear yards and off street parking. Hopefully they will accept the compromise or we will need to continue our efforts to keep all of our neighborhood SR3.

Please keep in touch, hope to see you at the meeting this Wednesday.

Pat Peterson  
801,706.7939

Sent from my iPhone

Begin forwarded message:

**From:** "thomas mutter" <[ccnc@rock.com](mailto:ccnc@rock.com)>  
**Date:** September 1, 2012 2:07:04 PM MDT  
**To:** [joe.andrade@utah.edu](mailto:joe.andrade@utah.edu), "city council" <[Luke.Garrott@slcgov.com](mailto:Luke.Garrott@slcgov.com)>, [Nick.Tarbet@slcgov.com](mailto:Nick.Tarbet@slcgov.com), "joyce valdez" <[Joyce.Valdez@slcgov.com](mailto:Joyce.Valdez@slcgov.com)>, [mail.agenda@slcgov.com](mailto:mail.agenda@slcgov.com)  
**Subject:** **Central City Neighborhood Council September agenda**

Hi,

I have attached the September agenda. Sorry for getting this out so late. I hope you can still make the meeting. We look forward to seeing you all

there. Thank you.

Tom Mutter  
CCNC Chairperson

--



**From:** [Pat Peterson](#)  
**To:** [Anderson, John](#)  
**Cc:** [Lloyd Hart](#); [Natalie Pascual](#); [Tiffany Taylor](#); [Cherish Tharpe](#); [Jon Moore](#); [Liberty Wells CC Chair](#); [Lane Carter](#); [Reed Foster](#); [Warren And Muffi Henschel](#); [Laurin & Loretta Peterson](#); [Jason Phillips](#); [Amy Picklesimer](#); [Steven Stancher](#); [Dick Jones](#); [Garrott, Luke](#); [Central City CC Chair](#); [Polly Hart](#); [Ball Park CC Chair](#); [Fairpark CC Chair](#); [Capitol Hill CC Chair](#); [Downtown CC Chair](#); [Poplar Grove CC Chair](#); [Glendale CC Chair](#); [University Neighborhood Council CC Chair](#)  
**Subject:** SR3  
**Date:** Monday, September 10, 2012 12:19:41 PM

---

John,

We met with Council Member Garrott, he mentioned that he wants to preserve the remaining pocket neighborhoods (including Edison Street), but he didn't think that SR-3 is the best zoning to keep these neighborhoods as just one and two family residents per lot.

Have you spoke with him about this possible zoning change?

Our question is what zoning designation would best protect the existing housing in these little neighborhoods and restrict the number of units that can be built? We don't want to have large apartment complexes or mixed use structures in these neighborhoods.

Please let us know,

Thanks,

Pat Peterson  
801.706.7939  
Sent from my iPhone

**From:** [Pat Peterson](#)  
**To:** [Anderson, John](#)  
**Cc:** [Lloyd Hart](#); [Liberty Wells CC Chair](#); [Lane Carter](#); [Reed Foster](#); [Warren And Muffi Henschel](#); [Jon Moore](#); [Natalie Pascual](#); [Laurin & Loretta Peterson](#); [Jason Phillips](#); [Amy Picklesimer](#); [David Richardson](#); [Steven Stancher](#); [Tiffany Taylor](#); [Cherish Tharpe](#)  
**Subject:** Edison  
**Date:** Tuesday, September 25, 2012 10:28:38 AM

---

John,

Just looking for an up date, has Epic submitted another request lately, or are they still on hold?

Please let us know,

Thanks,

Pat Peterson  
Sent from my iPhone

**From:** [Pat Peterson](#)  
**To:** [Anderson, John](#)  
**Cc:** [Lloyd Hart](#); [Liberty Wells CC Chair](#); [Lane Carter](#); [Warren And Muffi Henschel](#); [Jon Moore](#); [Natalie Pascual](#); [Laurin & Loretta Peterson](#); [Jason Phillips](#); [Amy Picklesimer](#); [David Richardson](#); [Steven Stancher](#); [Tiffany Taylor](#); [Cherish Tharpe](#); [Garrott, Luke](#); [Jardine, Janice](#); [Ball Park CC Chair](#); [Capitol Hill CC Chair](#); [Downtown CC Chair](#); [Fairpark CC Chair](#); [Glendale CC Chair](#); [Poplar Grove CC Chair](#); [University Neighborhood Council CC Chair](#); [Central City CC Chair](#)  
**Subject:** Fwd: Edison vs Epic  
**Date:** Tuesday, September 25, 2012 10:56:42 AM

---

John,

Please send us the new information. We are curious as to how much of a back yard are they leaving the houses? If it is the 16' Epic proposed in the CCNC they will face the same opposition they have had.

FYI: Most of the neighbors have agreed to give them part of the back but not all. And there are still several property owners who feel that they should not be allowed any changes on these properties stating that Epic gambled when they bought them and Epic accepted the risk of loosing when they bought them. Sometimes you loose when you gamble.

The mostly agreed upon compromise is keeping the residential portion 100' deep starting at the frontage on Edison. That lines up with the length of their shared driveway on the south.

Pat Peterson  
Sent from my iPhone

Begin forwarded message:

**From:** "Anderson, John" <[John.Anderson@slcgov.com](mailto:John.Anderson@slcgov.com)>  
**Date:** September 25, 2012 10:37:25 AM MDT  
**To:** 'Pat Peterson' <[pat.saltlakecity@gmail.com](mailto:pat.saltlakecity@gmail.com)>  
**Subject:** RE: Edison

Pat,

Epic Brewing did submit a new plan that is slightly different than the original plan. At this point they're requesting to leave the houses on Edison Street in the SR-3 zoning district but to extend the D-2 Downtown Support District east into the rear portions of their lot. It is tentatively planned to be on the Planning Commission Agenda on October 10, 2012. Once my staff report has been read and approved by my manager, I will send you a copy. I will also forward the official agenda once it is approved. At this point, my recommendation to the Planning Commission has not changed and I will be recommending against the zoning map amendment.

If you have any other questions please let me know. If it is a question about their specific plans it may be better to wait until I can forward you a copy of the staff report. It should be completed and reviewed later this

week.

John Anderson  
Principal Planner  
Salt Lake City Corporation  
451 South State Street, Rm. 406  
Salt Lake City, Utah 84111  
801-535-7214  
[www.slcgov.com](http://www.slcgov.com)

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

From: Pat Peterson [mailto:[pat.saltlakecity@gmail.com](mailto:pat.saltlakecity@gmail.com)]

Sent: Tuesday, September 25, 2012 10:28 AM

To: Anderson, John

Cc: Lloyd Hart; Liberty Wells CC Chair; Lane Carter; Reed Foster; Warren  
And Muffi Henschel; Jon Moore; Natalie Pascual; Laurin & Loretta  
Peterson; Jason Phillips; Amy Picklesimer; David Richardson; Steven  
Stancher; Tiffany Taylor; Cherish Tharpe  
Subject: Edison

John,

Just looking for an up date, has Epic submitted another request lately, or  
are they still on hold?

Please let us know,

Thanks,

Pat Peterson  
Sent from my iPhone

**From:** [Pat Peterson](#)  
**To:** [Anderson, John](#)  
**Subject:** Fwd: SR3  
**Date:** Tuesday, September 25, 2012 11:27:19 AM

---

FYI

Pat Peterson  
Sent from my iPhone

Begin forwarded message:

**From:** "Jardine, Janice" <[Janice.Jardine@slcgov.com](mailto:Janice.Jardine@slcgov.com)>  
**Date:** September 18, 2012 9:13:53 AM MDT  
**To:** "Garrott, Luke" <[Luke.Garrott@slcgov.com](mailto:Luke.Garrott@slcgov.com)>  
**Cc:** "Tarbet, Nick" <[Nick.Tarbet@slcgov.com](mailto:Nick.Tarbet@slcgov.com)>, Pat Peterson <[pat.saltlakecity@gmail.com](mailto:pat.saltlakecity@gmail.com)>  
**Subject:** RE: SR3

Yes, I'll follow-up on this. JJ

---

**From:** Garrott, Luke  
**Sent:** Monday, September 17, 2012 8:28 PM  
**To:** Pat Peterson  
**Cc:** Jardine, Janice; Tarbet, Nick  
**Subject:** Re: SR3

Pat,  
I will put this on my list. Janice, would you create a downzoning category of "mid court SR-3"?  
Thanks,  
Luke

On Sep 10, 2012, at 1:09 PM, "Pat Peterson" <[pat.saltlakecity@gmail.com](mailto:pat.saltlakecity@gmail.com)> wrote:

Luke,

It looks like we have come upon a dead end from our side. Would you be willing to make the official request that would keep this moving forward or is the first step the letter that we discussed at the CCNC that Tom is writing up?

Please let us know,

Thanks,

Pat Peterson  
Sent from my iPhone

Begin forwarded message:

**From:** "Anderson, John"  
<[John.Anderson@slcgov.com](mailto:John.Anderson@slcgov.com)>  
**Date:** September 10, 2012 12:46:36 PM MDT  
**To:** 'Pat Peterson' <[pat.saltlakecity@gmail.com](mailto:pat.saltlakecity@gmail.com)>  
**Subject:** RE: SR3

Pat,

It is generally inappropriate for a member of the City Council to contact a planner directly with such a request. If Councilman Garrott would like to request staff to work on a project like this he will make an official request to the Administration. This would generally occur during an official Council meeting.

There are numerous zoning districts in the city that only allow single family or two family dwellings. If you look at the Zoning Ordinance all R-1, R-2 and SR zoning districts would only allow for single family or two family dwellings.

If you have other questions please let me know.

John Anderson  
Principal Planner  
Salt Lake City Corporation  
451 South State Street, Rm. 406  
Salt Lake City, Utah 84111  
801-535-7214  
[www.slcgov.com](http://www.slcgov.com)

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

From: Pat Peterson [<mailto:pat.saltlakecity@gmail.com>]

Sent: Monday, September 10, 2012 12:19 PM  
To: Anderson, John  
Cc: Lloyd Hart; Natalie Pascual; Tiffany Taylor;  
Cherish Tharpe; Jon Moore; Liberty Wells CC Chair;  
Lane Carter; Reed Foster; Warren And Muffi Henschel;  
Laurin & Loretta Peterson; Jason Phillips; Amy  
Picklesimer; Steven Stancher; Dick Jones; Garrott,  
Luke; Central City CC Chair; Polly Hart; Ball Park CC  
Chair; Fairpark CC Chair; Capitol Hill CC Chair;  
Downtown CC Chair; Poplar Grove CC Chair; Glendale  
CC Chair; University Neighborhood Council CC Chair  
Subject: SR3

John,

We met with Council Member Garrott, he mentioned that he wants to preserve the remaining pocket neighborhoods (including Edison Street), but he didn't think that SR-3 is the best zoning to keep these neighborhoods as just one and two family residents per lot.

Have you spoke with him about this possible zoning change?

Our question is what zoning designation would best protect the existing housing in these little neighborhoods and restrict the number of units that can be built? We don't want to have large apartment complexes or mixed use structures in these neighborhoods.

Please let us know,

Thanks,

Pat Peterson  
801.706.7939  
Sent from my iPhone

Cc Kevin Young, P.E.  
John Anderson, Planning  
File

---

**From:** Peterson, Pat  
**Sent:** Monday, October 01, 2012 10:37 AM  
**To:** Walsh, Barry  
**Subject:** Re: Re-zoning

But from our understanding if the lots are 80' deep this new configuration kills the off street parking they have now. The neighbors want the houses to continue to have at least the two stalls because off street parking is difficult as is.

The 80' makes the back yards 16' deep from the back of the brick portion of the houses. No room for parking.

Do you have that same understanding?

Pat Peterson  
Sent from my iPhone

On Oct 1, 2012, at 10:16 AM, "Walsh, Barry" <[Barry.Walsh@slcgov.com](mailto:Barry.Walsh@slcgov.com)> wrote:

October 1, 2012

Pat,

As you can see from the new Site plan exhibit. The two residential lots remain but have been shortened to 80 feet deep with the rear 60 feet being subdivided and added to Epic for a parking lot.

From what I understand the two lots would remain as SR-3. Any future development of those residential lots would require the two stall onsite parking requirement.

Barry

---

**From:** Peterson, Pat  
**Sent:** Monday, October 01, 2012 9:16 AM  
**To:** Walsh, Barry  
**Subject:** FW: Re-zoning

Barry,

What does this new proposal do to the houses on Edison? Does it allow any off street parking? It is getting a bit crowded now that the two new houses are going in.



Please let me know

*Pat Peterson*

---

**From:** Pat Peterson [<mailto:pat.saltlakecity@gmail.com>]  
**Sent:** Monday, October 01, 2012 8:36 AM  
**To:** Peterson, Pat  
**Subject:** Fwd: Re-zoning

Pat Peterson  
Sent from my iPhone

Begin forwarded message:

**From:** "Anderson, John" <[John.Anderson@slcgov.com](mailto:John.Anderson@slcgov.com)>  
**Date:** September 28, 2012 11:05:21 AM MDT  
**To:** 'Pat Peterson' <[pat.saltlakecity@gmail.com](mailto:pat.saltlakecity@gmail.com)>  
**Subject:** RE: Re-zoning

Pat,

At the upcoming meeting, the Planning Commission can only make a recommendation based on how it was noticed. It was not noticed as a zoning map amendment of RMU-35.

I will assume that you have received my other earlier email that I sent to all of the individuals that have contacted me with regard to this petition. I know that you would like a copy of the staff report. I have attached it to this email.

If you have further questions please let me know.

**John Anderson**  
Principal Planner  
Salt Lake City Corporation  
451 South State Street, Rm. 406  
Salt Lake City, Utah 84111  
801-535-7214  
[www.slcgov.com](http://www.slcgov.com)

---

**From:** Pat Peterson [<mailto:pat.saltlakecity@gmail.com>]  
**Sent:** Friday, September 28, 2012 10:50 AM

**To:** Anderson, John  
**Subject:** Fwd: Re-zoning

John,

This type of message makes the neighbors very concerned. Can the PC just turn around and give them the first proposal they submitted the one that wanted to tear the houses down?

Pat Peterson  
Sent from my iPhone

Begin forwarded message:

**From:** "thomas mutter" <[ccnc@rock.com](mailto:ccnc@rock.com)>  
**Date:** September 25, 2012 2:07:08 PM MDT  
**To:** undisclosed-recipients;;  
**Subject:** **FW: Re-zoning**

Hi,

I have been asked to pass this along to Edison Street folks.

Tom  
CCNC

---

Hi Lloyd,

I hope you guys are still on board with our re-zoning request. If not, let's talk.

The only other way out of it for Epic is to ask for RMU-35 for all of both lots and go back to the restaurant proposal. I don't think this is the first choice for either of us. The way I see it, it's either Epic and the neighborhood against the city's interpretation of the master plan or the city and Epic against what the neighborhood really wants.

You guys have already won major concessions to our original plan, take your chips off the table and celebrate rather than risking it all for little or no extra reward.

Best Regards,  
Peter Erickson  
Co-founder  
Epic Brewing Company  
825 S. State Street  
Salt Lake City, UT 84111  
Office: (801) 906-0123

--

**Attachment E**  
**Downtown Land Use Table**

21A.30.050: TABLE OF PERMITTED AND CONDITIONAL USES FOR DOWNTOWN DISTRICTS: 

Legend:	C =	Conditional	P =	Permitted
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Use	Permitted And Conditional Uses By District			
	D-1	D-2	D-3	D-4
Residential:				
Eleemosynary facilities	P	P	P	P
Group home, large (see section <a href="#">21A.36.070</a> of this title)		C	C	
Group home, small (see section <a href="#">21A.36.070</a> 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 <a href="#">21A.36.100</a> of this title)		C	C	
Residential substance abuse treatment home, small (see section <a href="#">21A.36.100</a> of this title)		C	C	
Transitional treatment home, large (see section <a href="#">21A.36.090</a> of this title)		C	C	
Transitional treatment home, small (see section <a href="#">21A.36.090</a> of this title)		C	C	
Transitional victim home, large (see section <a href="#">21A.36.080</a> of this title)		C	C	
Transitional victim home, small (see section <a href="#">21A.36.080</a> 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
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		P <sup>4</sup>		
Conventional department store	P	P		P
Fashion oriented department store	P <sup>3</sup>			
Furniture repair shop	P	P	P	P
"Gas station" (may include accessory retail sales and/or minor repair) as defined in chapter <a href="#">21A.62</a> of this title	C	P	C	C
Health and fitness facility	P	P	P	P
Liquor store	C	C	C	C
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	P <sup>3</sup>			
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):				

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	P	P	P
Brewpub (outdoor)	P	P	C	P
Commercial indoor recreation	P	P	P	P
Commercial video arcade	P	P	P	P
Dance studios	P	P	P	P
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
Private club (indoor)	P	P	P	P
Private club (outdoor)	P	P	C	P
Squares and plazas on lots less than 4 acres in size	C	C	C	C

Tavern/lounge (indoor)	P	P	P	P
Tavern/lounge (outdoor)	P	P	C	P
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		
Check cashing/payday loan business	P <sup>6</sup>			
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
Community garden	P	P	P	P
Conference centers				P
Convention centers with or without hotels				P
Crematorium	C	C	C	
Exhibition halls				P
Food product processing/manufacturing		P		
Funeral home	P	P	P	
Graphic/design business	P	P	P	P
Heliports, accessory	C	C		
Homeless shelter			C	



Hotels and motels	P	P	P	P
House museum in landmark sites (see subsection <a href="#">21A.24.010T</a> of this title)	C	C	C	C
Industrial assembly		C	C	
Large wind energy system				
Limousine service		P		
Microbreweries		C		
Miniwarehouse		P	P	
Off site parking	P	P	P	P
Offices and reception centers in landmark sites (see subsection <a href="#">21A.24.010T</a> of this title)	C	C	C	C <sup>5</sup>
Outdoor sales and display	C	P	P	C
Precision equipment repair shops		P	C	
Public/private utility buildings and structures <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>
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	P <sup>2</sup>	P
Railroad passenger station	P	P	P	P
Seasonal farm stand	P	P	P	P
Social service missions and charity dining halls		P	P	
Solar array				
Street vendors (see <a href="#">title 5, chapter 5.64</a> of this code)				
TV stations	P	P		P
Temporary labor hiring office		P	C	
Urban farm	P	P	P	P
Vending carts on private property as per <a href="#">title 5, chapter 5.65</a> of this code	P	P	P	P
Warehouse		P	P	
Warehouse, accessory	P	P	P	P
Wholesale distribution		P	P	
Wireless telecommunications facilities (see section <a href="#">21A.40.090</a> , table <a href="#">21A.40.090E</a> of this title)				

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. No check cashing/payday loan business shall be located closer than  $\frac{1}{2}$  mile of other check cashing/payday loan businesses.

(Ord. 21-11, 2011: Ord. 27-10, 2010: Ord. 19-10 § 6, 2010: Ord. 7-09 § 4, 2009: 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)

# **Attachment F**

## **Additional Applicant Information**



# Zoning Amendment

OFFICE USE ONLY  
 Petition No. PLN/PCN 2012-0114  
 Date Received: 3-1-12  
 Reviewed By: John Anderson

- Amend the text of the Zoning Ordinance by amending Section:
- Amend the Zoning Map by reclassifying the above property from a zone to a zone. (attach map or legal description)

SALT LAKE CITY PLANNING

Address of Subject Property: (828 S Edison) 834 and 836 South Edison

Name of Applicant: EPIC BREWING COMPANY, LLC Phone: 801-906-0123

Address of Applicant: 825 South State St. SLC, UT 84111

E-mail Address of Applicant: peter@epicbrewing.com Cell/Fax: 801-201-5602

Applicant's Interest in Subject Property: Owner

Name of Property Owner: The VanPierce Co. LLC, Silver Sands Int'l con. LLC Phone: 801-201-5602

E-mail Address of Property Owner: Same as above Cell/Fax: 866-651-3085 fax

County Tax ("Sidwell #"): Attached Zoning: SR3

Legal Description (if different than tax parcel number): Attached

		Existing Property Use	Proposed Property Use
		Residential	Mixed Use

**Please include with the application:**

1. A statement of the text amendment or map amendment describing the purpose for the amendment and the exact language, boundaries and zoning district.
2. A complete description of the proposed use of the property where appropriate.
3. Reasons why the present zoning may not be appropriate for the area.
4. Printed address labels for all property owners within 450 feet of the subject property. The address and Sidwell number of each property owner must be typed or clearly printed on gummed mailing label. Please include yourself and the appropriate Community Council Chair(s). Address labels are available at the address listed below. The cost of first class postage for each address is due at time of application. Please do not provide postage stamps.
5. Legal description of the property.
6. Six (6) copies of site plans drawn to scale and one (1) 11 x 17 inch reduced copy of each plan and elevation drawing.
7. If applicable, a signed, notarized statement of consent from property owner authorizing applicant to act as agent
8. Filing fee of \$885.92, plus \$110.74 for each acre over one acre and the cost of first class postage is due at time of application.

Applications must be reviewed prior to submission. Please call 535-7700 for an appointment to review your application.

Notice: Additional information may be required by the project planner to ensure adequate information is provided for staff analysis.

All information submitted as part of the application may be copied and made public including professional architectural or engineering drawings which will be made available to decision makers, public and any interested party.

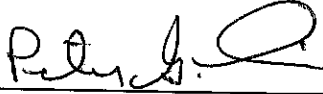
**County tax parcel ("Sidwell") maps and names  
of property owners are available at:**

Salt Lake County Recorder  
2001 South State Street, Room N1600  
Salt Lake City, UT 84190-1051  
Telephone: (801) 468-3391

**File the complete application at:**

Salt Lake City Buzz Center  
451 South State Street, Room 215,  
Salt Lake City, UT 84111

Signature of Property Owner  
*Or authorized agent*



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