

**PLANNING COMMISSION STAFF REPORT  
ADMINISTRATIVE ITEM**



Planning Division  
Department of Community  
and Economic Development

**BrewHaHa Tavern  
Conditional Use PLNPCM2013-00348  
2108 East 1300 South  
August 14, 2013**

**Applicant:** Bryce Jones

**Staff:** Maryann Pickering at  
(801) 535-7660 or  
[maryann.pickering@slcgov.com](mailto:maryann.pickering@slcgov.com)

**Tax ID:** 16-10-360-001 and  
16-10-360-026 (*the two lots  
have been combined but a new  
number is not available yet*)

**Current Zone:** CB  
(Community Business)

**Master Plan Designation:**  
East Bench Master Plan –  
Neighborhood Business

**Council District:** District 6  
represented by Charlie Luke

**Community Councils:**  
Bonneville Hills and  
Foothill/Sunnyside (*the location  
is within 600 feet of each  
community councils boundaries*)

**Lot Size:** Approximately  
18,731 square feet

**Current Use:** Former day spa  
and bank

**Applicable Land Use  
Regulations:**

- 21A.26.030 – Community Business District standards
- 21A.36.300 – Alcohol Related Establishments
- 21A.44 – Off Street Parking and Loading
- 21A.54 – Conditional Uses

***Request***

Bryce Jones is requesting a Conditional Use to open and operate a new tavern at 2108 East 1300 South in order to serve beer on the premises. The Planning Commission has final decision making authority for Conditional Uses.

***Recommendation***

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

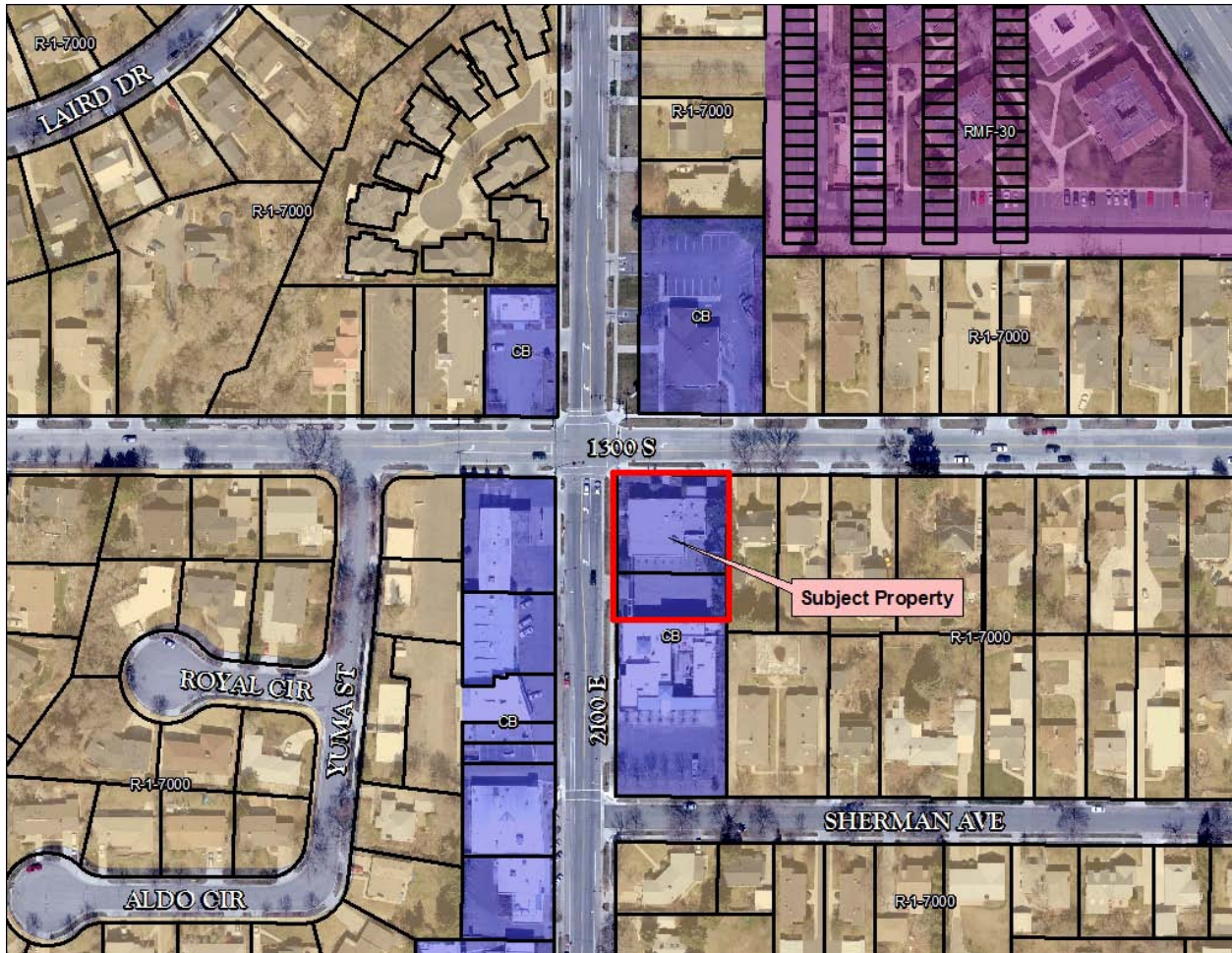
***Recommended Motion***

Based on the findings listed in the staff report and the testimony heard, I move that the Planning Commission approve the proposed conditional use with the following conditions:

1. Update the security and operation plans if any changes to the nature of the business are made during the conditional use process. The updated plan will need to be reviewed by the Police Department and Building Official before being submitted for recordation with the City Recorder's office. The plan will need to be recorded before a business license is issued.
2. Modify the language of the parking management plan to remove the names of any businesses where patrons will be encouraged to park unless there is a written agreement attached to the parking management plan. This plan will need to be updated before a business license is issued.
3. Install a sight obscuring fence along the east property line abutting the residentially zoned properties. This fence will replace the existing chain link fence. The final design of the fence shall be approved by staff and be installed prior to issuance of a building license.

<p><b><u>Attachments:</u></b></p> <ul style="list-style-type: none"> <li>A. Site Plan and Floor Plan</li> <li>B. Photographs</li> <li>C. Citizen Input <ul style="list-style-type: none"> <li>1. Open House Sign In Sheets (June 20, 2013)</li> <li>2. Open House Comments (June 13, 2013)</li> <li>3. Community Council Letter</li> <li>4. Emails</li> <li>5. Letters</li> <li>6. Neighborhood Petitions</li> <li>7. A Gallery and Chase Bank Emails</li> </ul> </li> <li>D. Additional Applicant Information <ul style="list-style-type: none"> <li>1. Business Plan</li> <li>2. Security and Operations Plan</li> <li>3. Conditional Use Information</li> <li>4. Parking Management Plan</li> </ul> </li> <li>E. Department Comments</li> </ul>	<ul style="list-style-type: none"> <li>4. Current landscaping should be maintained as part of the project. Landscaping should be regularly maintained to keep its current height so that it does not encourage the creation of hiding places on the premises.</li> <li>5. Any graffiti on the building shall be removed within 48 hours, weather permitting.</li> <li>6. All lighting on the property shall be shielded accordingly in order to prevent the lighting from being a nuisance on the abutting residentially zoned property. The shielding shall be installed prior to issuance of a business license.</li> <li>7. The outdoor patio shall be closed at 10:00 p.m. every day.</li> <li>8. The drive-through for the coffee shop and deli shall not be used for any operations related to the tavern.</li> </ul>
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## VICINITY MAP



### Background

#### Project Description

The applicant, Bryce Jones, is proposing to open and operate a tavern located at approximately 2108 East 1300 South. The Salt Lake City Zoning Ordinance defers to State Statute to define a tavern. According to the Department of Alcoholic Beverage Control, Taverns are “beer bars, parlors, lounges, cabarets and nightclubs where the revenue from the sale of beer exceeds the revenue of the sale of food.” Taverns are limited to beer that contains 4.0% alcohol by volume or less and minors are prohibited from working or patronizing the establishment.

The proposed tavern is located at the southeast corner of 2100 East and 1300 South. The building where the tavern is proposed to be located was most recently the Finnish Day Spa and was a bank prior to the day spa. The property has vehicular access to both 2100 East and 1300 South. Currently, the driveway leading to 1300 South is a one-way drive with traffic flowing north onto 1300 South. As part of the proposed tavern, the applicant is not proposing to substantially change the exterior of the building in terms of construction. Minor changes such as painting and landscaping have been done already.

One point to note, in addition to operating the business as a tavern, the applicant intends to have a drive-through coffee shop and a deli in conjunction with the proposed tavern. Both the drive-through coffee shop and deli are permitted uses in the CB zoning district and the drive-through function has already been approved through the permitted use review and building permit review process. The drive-through coffee shop and deli is proposed to be open at 6:00 a.m. and will close around 5:00 p.m. or earlier if there is not enough business. The drive-through is not part of the conditional use request, and if approved, the tavern will not be able to utilize the drive-through for the sale of alcoholic beverages.

The applicant made the decision to open the coffee shop and deli portion of the business prior to potentially obtaining approval for the sale of alcoholic beverages. Building permits have already been issued at this time for the interior remodel of the building and to construct a kiosk related to the drive-through coffee shop and deli business.

As for the proposed tavern, the projected hours of operation are from 10:00 a.m. daily until 11:00 p.m. Sunday through Thursday. The applicant proposes to stay open until 12:00 a.m. on Friday and Saturday nights. In addition, the applicant is proposing to close the outside patio (during the part of the year when it is open) at 10:00 p.m. Sunday through Thursday, and at 11:00 p.m. on Friday and Saturday. The applicant has indicated that hours of operation may be shortened in response to conditions and customer demand. It should also be noted that the Utah Department of Alcoholic Beverage Control regulations govern the hours of operations for business that serve alcohol.

As part of the building permit process, an occupancy number was determined based on the building code by the City plan reviewers. The occupancy approved is 93 inside and 41 outside for a maximum allowed occupancy of 134 for the proposed use. The applicant has noted that this occupancy is based on the formula for how many people can be in the space at a given time, but does not indicate that this many patrons will be there at one time. Within the parking management plan submitted as part of the conditional use application, Mr. Jones has indicated that based on business projections, the average number of customers at any time during the day will be between 20 and 30. He also projects approximately 50 to 60 patrons during busy hours and more than 60 on rare occasions, such as major sporting events. A statement provided by the applicant explains that even though that many people could be in the proposed tavern at one time, most will walk, ride their bikes or take public transportation and there will be little need for additional parking than what is required by the Zoning Ordinance. There are a total of 17 parking stalls on the site. The proposed tavern is utilizing a section of the Zoning Ordinance which allows 2,500 square feet of the business to be exempted from parking requirements. This leaves a total of six stalls required for the proposed tavern.

In addition to the occupancy for patrons of the proposed tavern, Mr. Jones expects to employ 15-20 people with a maximum of six working at any 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 June 20, 2013. Comments and notes can be found in Attachments C1 and C2. The Open House was held for both the Bonneville Hills and Foothill/Sunnyside Community Councils.
- A second combined community council meeting held on July 30, 2013. Planning staff attended this meeting also. A combined letter of opposition was received from the two community councils and is located in Attachment C.3.

Notice of the public hearing for the proposal includes:

- Public hearing notice mailed on August 1, 2013.
- Public hearing notice posted on property on August 2, 2013.
- Public hearing notice posted on City and State websites on August 1, 2013.
- Public hearing notice emailed to the Planning Division list serve on August 1, 2013.

## **Citizen Comments**

At the Open House on June 20, there were approximately 315 in attendance. A majority of those in attendance were there to voice their opposition to the project. In addition to the Open House, Planning staff has received approximately 200 letters and emails regarding the proposed tavern. Again, a majority of those comments are opposed to the project. Copies of all the letters and emails received can be found in Attachment C.4. The following are the main points that have been raised in opposition to the project:

- Hours of operation.
- Noise from the patio and also patrons leaving the bar late at night.
- Lack of parking.
- More traffic on already congested streets.
- Safety of children who walk in the area due to the increased number of cars.
- Too many bars and alcohol serving establishments in the area already.

Those who support the proposed tavern support it because it is a local business, people can meet and gather to talk, another option for the area than restaurants on Foothill Drive.

## **City Department Comments**

The proposed changes to the interior of the building have already been reviewed, signed off and a building permit issued. Therefore, all pertinent City Department / Divisions comments have been incorporated at this time. A copy of those comments can be found in Attachment E. Conditions provided in this staff report are based on the Planning Division's review of the project.

## ***Analysis and Findings***

### **Findings**

**21A.54.080 A. Specific Standards:** A conditional use permit shall be approved unless the evidence presented shows that one or more of the standards set forth in this subsection cannot be

met. The Planning Commission, or, in the case of administrative conditional uses, the Planning Director or the Director's designee, may request additional information as may be reasonably needed to determine whether the standards of this subsection can be met

**1. The use complies with applicable provisions of this title;**

**Analysis:** 21A.26.030 – Community Business (CB) District Development Standards. The proposed use is part of an existing commercial site with a developed parking lot and building already located on the site. The applicant is not proposing to make any structural exterior additions to the existing building as part of the conditional use requests. Therefore, the minimum standards for lot development have been met since the building already exists.

**Finding:** The proposed use meets this portion of the standard as no new exterior construction is proposed as part of the conditional use request.

**Analysis:** 21A.26.080: Table of Permitted and Conditional Uses for Commercial Districts. This table in the Zoning Ordinance shows that taverns (more than 2,500 square feet in size) are a conditional use in the CB zoning district. All taverns in the CB zoning district are subject to footnote number 12, which states: 'Subject to conformance with the provisions of section 21A.36.300, "Alcohol Related Establishments", of this title.'

**Finding:** The applicant of the proposed use has applied for a conditional use permit to operate the proposed tavern. The potential tavern cannot operate unless this conditional use approval is obtained. Therefore, the proposed use and petition meet this portion of the standard.

**Analysis:** 21A.36.300 Alcohol Related Establishments. This section of the zoning ordinance was adopted in 2012. The purpose of the code section is to permit the establishment of various alcohol related establishments, including taverns, subject to licensing procedures and where appropriate as conditional uses. There are several items within the code section and each will be described as follows.

Section 21A.36.300.B – No tavern, social club, dining club, brewpub, or microbrewery shall be established, operated, or maintained within the City without a valid license issued by the Utah Department of Alcoholic Beverage Control, and without a valid business license issued by the City.

**Analysis:** Should the conditional use be approved, the applicant will need to obtain a business license from the City and then work with the Utah Department of Alcoholic Beverage Control to obtain the applicable alcoholic beverage license for the establishment.

**Finding:** If the applicant is approved, the proposed use will need to meet this portion of the standard. It cannot be met unless the conditional use approval is granted.

Section 21A.36.300.C. – Taverns, Social Clubs, Dining Clubs, Brewpubs, and Microbreweries; Authorized As Permitted Uses: Taverns, social clubs, brewpubs, dining clubs and microbreweries shall be permitted pursuant to Subsection B of this section in zoning districts noted in the tables of permitted and conditional uses.

**Analysis:** Section C of this subsection is not applicable as the proposed use is listed as a conditional use in the (CB) zoning district.

**Finding:** This portion of the standard is not applicable because the proposed use is a conditional use.

Section 21A.36.300.D. – Taverns, Social Clubs, Dining Clubs, Brewpubs, and Microbreweries; Authorized As Conditional Uses: Taverns, social clubs, dining clubs, brewpubs, and microbreweries may be allowed as conditional uses pursuant to the provisions of Chapter 21A.54 of this title, and pursuant to Subsection B of this section in zoning districts noted in the tables of permitted and conditional uses provided the following standards are achieved:

21A.36.300.D.1.a. – Require that a security and operations plan be prepared by the applicant and approved by the Salt Lake City Police Department and the Building Official, and filed with the City Recorder’s office, which shall include:

- (1) A complaint-response community relations program; and
- (2) A provision for a representative of the tavern, social club, dining club, brewpub, or microbrewery to meet with neighbors upon request in order to attempt to resolve any neighborhood complaints regarding the operations on the business premises;
- (3) Design and construction requirements to ensure that any sound level originating within the premises, measured within fifteen feet (15’) from an exterior wall or door thereof, does not exceed the maximum permissible sound level set forth for the applicable zoning district in Chapter 9.28 of this code;
- (4) A provision stating that live entertainment shall only be located within an enclosed building subject to the foregoing sound limit;
- (5) Prohibiting electronically amplified sound in any exterior portion of the premises;
- (6) Designation of a location for smoking tobacco outdoors in conformance with state law;

- (7) A provision stating that any trash strewn on the premises be collected and deposited in a trash receptacle by six o'clock (6:00) A.M. the following day, including any smoking and parking lot areas; and
- (8) A provision stating that portable trash receptacles on the premises be emptied daily and automated receptacles be emptied at least weekly. Automated receptacles shall be located only within a city approved trash storage area; and
- (9) A parking management plan, which shall include consideration of the impact of parking on surrounding neighborhoods;

**Analysis:** For items 1-8 noted above (item 9 will be discussed separately), the applicant has submitted a security and operations plan that states all of the requirements of items 1-8 will be completed as required above. A copy of the security and operations plan can be found in applicant's materials in Attachment D. The Police Department and the Building Services Division have also reviewed the proposed security and operations plan. Staff has included a condition of approval that the document be approved and recorded with the City Recorder's office following any changes are necessary as a result of the conditional use process.

**Finding:** The security and operations plan as proposed by the applicant meets this portion of the standard.

**Analysis:** For item number 9 above, the applicant has submitted a parking management plan in accordance with the above requirements. A copy of the parking management plan can be found in Attachment D.4. Before the parking management plan is discussed, it should be noted that the applicant has provided the required amount of parking per the standards of the Zoning Ordinance. A detailed analysis of the parking will be discussed later in the staff report. The parking management plan identifies that the site does meet the minimum parking requirements of the Zoning Ordinance, but discusses in more detail the operations and expected number of patrons at any one time and where those patrons will be encouraged to park should the parking lot be at capacity.

The applicant and owner of the business has included in the parking management plan information regarding the expected number of patrons at various times during the proposed hours of operation. The applicant has noted that major sporting events would be the busiest time at the proposed tavern and most of the time, the existing number of parking stalls in the lot would accommodate most of the patrons. It has also been stated by the applicant that a large majority of the patrons will walk, ride their



bike or take public transportation to the potential tavern, but a neighborhood travel survey has not been completed by the applicant. Planning staff does not typically complete studies about when patrons would most likely visit a business and what mode of transportation they would take.

Within the parking management plan, the applicant has stated that there are approximately 160 parking spaces on public streets within one block of the proposed tavern. It has been noted that these spaces are on-street parking that are located only in front of businesses and not in front of residences. The applicant provided this information after a review of an aerial photograph of the vicinity and determining where parking spaces are available. It should be noted that the City has not verified this claim by the applicant and the neighborhood disputes this information.

In addition to noting the number of parking spaces available in the area, the applicant has noted that two businesses in the area will allow him to utilize their parking lots. One is the Chase Bank located to the north across 1300 South and the other is A Gallery which is located directly to the south. Staff has received email correspondence from both the bank and the owner of the gallery and both emails indicated that neither business is willing to allow the patrons of the proposed tavern to utilize their parking. Copies of these emails can be found in Attachment C.7. This has been discussed by staff with the applicant and he continues to state there is a verbal agreement between the two business owners. Staff has asked on several occasions for the parking agreements to be put in writing and made part of the parking management plan, but the applicant continues to indicate that these business owners are only willing to make a verbal agreement, not written.

**Finding:** Due to the size of the subject site, there is an opportunity for patrons of the proposed tavern to utilize on-street parking, but there may be a potential impact to neighboring residents from patrons parking in front of residential uses. The applicant has stated in the parking management plan that patrons will be discouraged from parking in front of residential properties, but there is no way to ensure that parking is not in front of residences without some sort of parking restrictions or controls.

In addition, staff would not consider the parking at either Chase Bank or A Gallery to be considered part of the parking management plan unless written agreements are provided. This would mean that patrons are not encouraged to park at these locations and those references are to be removed from the parking

management plan. Staff would recommend that the references to the other businesses allowing patrons to park on their property are removed. In addition, Staff finds that this portion of the standard for the parking management plan includes all elements required by the Zoning Ordinance but that the Planning Commission may desire that the plan propose additional parking mitigation if it finds that the proposed plan does not adequately address the potential impacts.

21A.36.300.D.1.b. – Require a review and approval of the site and floor plan proposed for the premises by the Salt Lake City Police Department. Such review may require design features for the purpose of reducing alcohol related problems such as consumption by minors, driving under the influence, and public drunkenness;

**Analysis:** The proposed site and floor plan have been forwarded to the Police Department for their review. They have found that the proposed layout of the interior of the building and the site is adequate.

**Finding:** Staff finds that this portion of the standard has been met.

21A.36.300.D.1.c. – Require buffering where a tavern, social club, dining club, brewpub, or microbrewery abuts a residentially zoned parcel. Said buffering shall include vegetative landscaping or walls along any property line or within any required yard area on the lot where the premises are located;

**Analysis:** The site of the proposed tavern abuts residentially zoned property along the east property line. Due to the natural slope in the area, the residentially zoned property is approximately four to five feet higher in elevation than the subject site. There is currently a chain link fence that separates the two parcels. Due to the nature of the potential tavern and the proposed business hours, staff has included a condition of approval that a solid fence is constructed in lieu of the existing chain link fence. The final design of the fence would be reviewed by staff, but a chain link fence with slats would not qualify. This would help mitigate some of the potential noise impacts from the proposed tavern.

**Finding:** Staff finds that this portion of the standard can be mitigated with the installation of a solid fence in lieu of the chain link fence along the east property line.

21A.36.300.D.1.d. – Require that landscaping be located, and be of a type, that cannot be used as a hiding place; and

**Analysis:** As part of the proposed project, the applicant is not intending to add any new landscaping to the site. All of the landscaping that exists on the site is either trees or low shrubs. It would be difficult for this type of landscaping to be used as a hiding place. Staff would recommend that a condition of approval be included that requires this type of landscaping to remain.

**Finding:** The current landscaping is sufficient for the proposed project. Staff has recommended that a condition be included that this type of landscaping be maintained. With the condition of approval, staff feels that this portion of the standard is met.

21A.36.300.D.1.e. – Require that the exterior of the premises be maintained free of graffiti, including the main building, any accessory buildings or structures, and all signs. Graffiti shall be removed from the exterior of the premises within forty-eight hours, weather permitting.

**Analysis:** The applicant has stated in the security and operations plan that graffiti will be removed within the required 48 hours, weather permitted. A condition of approval has been included to ensure that it is removed.

**Finding:** Staff finds that the proposed use meets this portion of the standard.

21A.36.030.D.2.a Limit the size and kind of signage located on the outside of any building in conformance with Chapter 21A.46 of this title;

**Analysis:** The applicant has not proposed any signage at this time. Any new signage must conform to the requirements of the sign regulations in Chapter 21A.46.

**Finding:** Staff finds that this portion of the standard has been met.

21A.36.030.D.2.b. – Require parking area lighting to produce a minimum foot-candle that provides safe lighting for pedestrians, but does not intrude on residents' enjoyment of their homes; and

**Analysis:** The applicant has indicated he intends to utilize the existing lighting on the premises. There are building mounted lights on the building that are directed to shine down into the parking lot. For all lights that are located on the east side of the building or would affect the current residential property on the east, those lights should be shielded in order to direct the light downward. A condition of approval has been included to ensure that the lights are shielded.

**Finding:** A condition of approval to shield the current lights from any residential property would mitigate any negative impact from lighting on the adjoining properties. Staff finds that with this condition, this portion of the standard has been met.

21A.36.030.D.2.c. – Consider the proposed location of an outdoor smoking area in the security and operations plan and the potential effect on neighboring residences, businesses, and buildings and designating a new area if the potential effects of the area in the security and operations plan appear to adversely affect neighboring residences, businesses, and buildings.

**Analysis:** The applicant has indicated to staff that the potential tavern and patio will be non-smoking areas. An outdoor smoking area has been provided approximately 25 feet from the east entrance into the parking lot, next to the handicapped parking stall. The proposed outdoor smoking area has been located in this area to minimize impact to adjoining businesses or neighboring residences.

**Finding:** The proposed smoking area has been located to minimize impact to adjoining businesses and neighboring residents. Staff does not feel that a condition of approval could be included that would better mitigate the impact of the smoking area. The location of the designated smoking area could be moved to another location on the property, but it would impact either adjoining business or residences. If it was moved to the front of the building, it would be adjacent to the sidewalk which the community has expressed concern with. The current area appears to be the location with the least amount of impact and therefore, staff finds that this portion of the standard is met.

21A.36.030.E. – Minimum Area: In the CN and RB zoning districts, an alcohol related establishment shall only be allowed if such zoning district in which the alcohol related establishment is proposed is at least one-half ( $1/2$ ) acre in contiguous area.

**Analysis:** This standard is not applicable because the site is zoned CB.

**Finding:** This standard is not applicable.

21A.36.030.F. – Concentration Prohibited: In the CN and RB zoning districts, not more than one alcohol related establishment as noted in the table of permitted and conditional uses shall be located within six hundred feet (600') of another alcohol related establishment as measured linearly without regard to intervening structures from the nearest point on the property line of one establishment to the nearest point on the property line of the second establishment. In CB zoning

districts, not more than one social club, dining club, brewpub, or tavern shall be located within three hundred fifty feet (350') of another alcohol related establishment as measured linearly without regard to intervening structures from the nearest point of the property line of one establishment to the nearest point on the property line of the second establishment.

**Analysis:** By having the above language in the Zoning Ordinance, the City has identified what a detrimental concentration is incorporating this standard into the Zoning Ordinance. This project would comply with the standard as there are no other alcohol related establishing within 350 feet of the subject property. An alcohol related establishment is defined as follows: ALCOHOL RELATED ESTABLISHMENT: Tavern, social club, dining club, brewpub, or microbrewery. The Top Stop convenience store across the street does not fall within this definition.

**Finding:** Staff finds that this portion of the standard has been met.

#### 21A.44.020.M.1 – Parking Exemptions For Pedestrian Friendly Development:

1. In the CB, CN, RB, SNB, MU, R-MU, R-MU-35 and R-MU-45 zoning districts, businesses may be granted a partial exemption from off street parking requirements if they satisfy the criteria set forth below.
2. For any business that has pedestrian friendly amenities, such as bike racks, baby buggy parking areas, benches or other similar pedestrian oriented amenities, which are located within 100 feet of the entrance to the business, either on public or private property, the first 2,500 square feet of the building area shall be excluded from parking calculations and exempt from parking requirements. Any such pedestrian oriented amenities must be permanently affixed to the property and shall be installed and maintained at the property owner or business owner's expense. Any pedestrian oriented amenities to be located on public property may only be installed pursuant to authorization granted by appropriate city officials, and upon proof of adequate insurance.

**Analysis:** The applicant has demonstrated on the site plan that bike racks have been installed within 100 feet of an entrance to the business and therefore is allowed to exempt a total of 2,500 square feet of the building area from the parking requirements. By utilizing this exemption the number of required parking spaces has been reduced in accordance with the standards of the Zoning Ordinance.

**Finding:** Staff finds that the reduction in parking for the proposed use meets this portion of the standard.

Table 21A.44.060.F – Schedule of Minimum Off Street Parking Requirements

**Analysis:** Parking for restaurants, taverns and socials clubs is required at two spaces per 1,000 square feet gross floor area. The existing business on the site is required to have four five parking stalls and BrewHaHa requires six stalls when utilizing the pedestrian friendly development standards in Chapter 21A.44.020.M. As noted above, the pedestrian friendly development standards allow for the first 2,500 square feet to be exempted from parking calculations when a pedestrian friendly amenity is installed on the site. In the case of BrewHaHa, a 10 bike bicycle rack has been installed which satisfies the standards of Chapter 21A.44.020.M. Since there are 17 stalls on site, the use does meet parking. A summary table is below:

Use/Parking Requirement	Square Footage	Stalls Required
Crossfit Massif (gym)	1,248 square feet	4 stalls
BrewHaHa Tavern	Total of 4,493 square feet minus the 2,500 allowed per code leaves 1,993 square feet	4 stalls
BrewHaHa new patio deck (3 stalls per 1,000 square feet)	630 square feet	2 stalls
<b>Total stalls required</b>		<b>10 stalls</b>
<b>Total stalls shown</b>		<b>17 stalls</b>

**Finding:** Staff has determined that the parking for the proposed use has been met.

**2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;**

**Analysis:** The intersection where the tavern is proposed to be located is also zoned CB or Community Business on all four corners. The commercial zoning also extends south along 2100 East. In the immediate area, there are retail shopping establishments, financial institutions, restaurant uses, and directly to the west a fuel service station. Outside the intersection and the area along 2100 East, the area has several different residential zoning districts. To the east, approximately one-half a mile is Foothill Drive with its various residential and commercial uses.

The subject site was previously a day spa and financial institution. The intersection has been commercially zoned for some time and has always been a smaller scale commercial area when compared to Foothill Drive to the east.

Almost all of the businesses in the area operate six days a week and a few do operate seven days a week. Those in the community have indicated that most businesses in the area are closed by 9:00 p.m. each night with the exception of the fuel service station which does stay open until around 11:00 p.m.

The proposed use of a tavern is a conditional use in the zoning district and is similar to other commercial businesses that operate in the area. However, there has been much concern expressed about the hours of operation for the potential tavern and it has been noted that should it be allowed to stay open until 2:00 a.m., it would not be compatible with the other commercial business in the area as there are no business that are open that late.

The applicant has agreed to reduce the hours of operation and to close at 10:00 p.m. on Sunday through Thursday, but stay open until 12:00 a.m. on Friday and Saturday nights. While staff is agreeable to these hours of operation based on the applicant's word, it is not something that can be enforced or regulated by the City. Utah Department of Alcoholic Beverage Control allows the business to stay open until 2:00 a.m. The reasoning for this hour by the state is that the last alcoholic beverage can be served at 1:00 a.m. and the business must then stay open until that beverage is finished, up to an hour. Again, while the Planning Division appreciates the applicant's willingness to close early, it is not something that we can assure will happen.

However, the City can regulate the hours of operation for the patio associated with the proposed tavern. Again, the applicant had originally proposed to keep the patio open as long as the business is open. Several concerns were expressed that noise from the patio could be disruptive to the neighborhood. Similar to the hours of operation for the potential tavern itself, the applicant has agreed to close the patio at 10:00 p.m. on Sunday through Thursday and close it at 11:00 p.m. on Friday and Saturday. Staff has been informed that the Planning Commission can impose conditions on the patio hours and Staff would recommend a condition of approval that the patio close at 10:00 each night. The reasoning for closing it at the same time every night is so that there is consistency for ease of administration.

**Finding:** The City is not able to impose any conditions or regulations on the hours of operation for the proposed tavern overall. Planning staff has included a condition that the outdoor patio closes at 10:00 p.m. each night in order to mitigate any potential impacts from noise associated with the use on the neighboring properties. Staff believes that the project meets this finding with the condition on the patio hours of operation.

**3. The use is consistent with applicable adopted city planning policies, documents, and master plans; and**

**Analysis:** The Zoning Ordinance designates this property as CB or Community Business. With the change in the alcohol related establishments last year by the City Council; alcohol related establishments were added as a conditional use in this zoning district. A conditional use is defined in state law as follows: 'a land use that, because of its unique characteristics or potential impact on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.' The use is a permitted use subject to any adverse impacts being mitigated by conditions. The

commercial zoning is also consistent with the master plan for the area. It should be noted that this request is not to determine if the use is allowed on the site. The question is if the use can be regulated with conditions to be compatible with the surrounding area or if the use generates an impact that cannot be reasonably mitigated.

The East Bench Master Plan designates this property as Neighborhood Business. The zoning is compatible with the master plan designation.

**Finding:** Staff finds that the use meets this standard because it is a conditional use in the zoning district.

**4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions.**

**Analysis:** Zoning Ordinance section 21A.54.080.B identifies specific items that may determine what constitutes a detrimental effect. In determining a detrimental effect, the following items shall be complied with:

1. This title specifically authorizes the use where it is located;

**Finding:** The Zoning Ordinance authorizes this use as a conditional use in the zoning district that it is located within. This item has been complied with.

2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps;

**Finding:** Both the Zoning Ordinance and community master plan designate this site as a commercial site. The City Council has adopted a Zoning Ordinance that identifies the permitted and conditional uses allowed in each zoning district. This item has been complied with.

3. The use is well suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area;

**Finding:** The use is compatible in intensity, size and scale compared to existing commercial uses in the area. The proposed use is similar to a restaurant use and there are several restaurants in the area. This item has been complied with.

4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered;

**Finding:** As there is no new construction proposed as part of this project, the existing building is compatible with the surrounding area. The building



was constructed in the 1970's and very few exterior modifications have been made. This item has been complied with.

5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows;

**Finding:** Both of the access points or driveways exist and have existed for some time. The property is located at the intersection of two arterial streets, which are designed to accommodate traffic from commercial uses. This item has been complied with.

6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;

**Finding:** The internal circulation system currently exists. The flow of the one-way driveway will be reversed from its current direction, but does not impact the overall circulation or flow of the site. The change in the flow in traffic was due to the drive-through coffee shop and deli art of the business which is a permitted use. The proposed tavern, which is under review by the Planning Commission, will not be utilizing the drive-through portion of the business. This item has been complied with.

7. The site is designed to enable access and circulation for pedestrian and bicycles;

**Finding:** The site and its internal circulation are not proposed to be changed. Access for pedestrians and bicycles will remain the same as it is today. This item has been complied with.

8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street;

**Finding:** The City's Transportation Division has reviewed the request and determined that a traffic impact study is not necessary. This item has been complied with.

9. The location and design of off-street parking complies with applicable standards of this code;

**Finding:** The proposed off-street parking meets all requirements of the Zoning Ordinance. This item has been complied with.

10. Utility capacity is sufficient to support the use at normal service levels;

**Finding:** The City's Engineering Division and the Public Utilities Division initially reviewed the project. They determined that adequate utility service is or can be provided to the proposed use. This item has been complied with.

11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts;

**Finding:** The site is located at the corner of an intersection. Commercial zoning and uses are located on three sides of the proposed use. To the east is an existing residence and staff has included a condition of approval that a solid fence is put in place to mitigate and potential impacts from the proposed tavern. This item has been complied with.

12. The use meets city sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke;

**Finding:** The use meets city sustainability plans by encouraging patrons to walk or ride their bikes to the site. There will be no anticipated negative impacts that significantly affect the surrounding environment. A cigarette smoking area has been provided away from the entrances and will be subject to the standards of the Salt Lake County Health Department. This item has been complied with.

13. The hours of operation and delivery of the use are compatible with surrounding uses;

**Finding:** Due to the nature of this proposed use being a potential tavern, hours of operation are regulated by the State of Utah. The City can impose limited hours on the outdoor patio and has included a condition of approval to mitigate the potential noise impact. This item has been complied with.

14. Signs and lighting are compatible with, and do not negatively impact surrounding uses; and

**Finding:** There are no signs proposed at this time, but any proposed sign must comply with the sign regulations in Chapter 21A.46 of the Zoning Ordinance. The proposed tavern will utilize the current lighting on the site and staff has included a condition that the lights will be shielded to mitigate any impacts on the residentially zoned properties to the east. This item has been complied with.

15. The proposed use does not undermine preservation of historic resources and structures.

**Finding:** There are no historic resources or structures on the site. This item has been complied with.

### ***Conditions Imposed***

The Planning Commission may impose any condition upon a proposed conditional use in order to address any of the factors listed in section 21A.54.080 of the Zoning Ordinance. The conditions may include:

1. Conditions on the scope of the use; its character, location, hours and methods of operation, architecture, signage, construction, landscaping, access, loading and parking, sanitation, drainage and utilities, fencing and screening, and setbacks; and
2. Conditions needed to mitigate any natural hazards; assure public safety; address environmental impacts; and mitigate dust, fumes, smoke, odor, noise, vibrations; chemicals, toxins, pathogens, gases, heat, light, and radiation.

**Analysis:** Conditions of approval have been recommended for potential impacts that can be mitigated by the City. As stated in the above analysis, the proposed use meets Zoning Ordinance standards for location, loading and parking, and setbacks. Potential negative impacts such as the noise and privacy impacts on the east side of the property have been addressed by conditions. In addition, conditions have been imposed on the operations or character of the business based on the standards found in the alcohol related establishments section of the Zoning Ordinance.

Staff has identified some potential negative impacts from the physical operation of the proposed tavern. Conditions have been included to address noise and light impacts. The potential impacts from smoke are to be addressed by Salt Lake County Health Department per the Salt Lake City Code.

**Finding:** Staff finds that appropriate conditions are proposed as part of the approval to mitigate potential negative impacts.

### ***Commission Options***

If the project is approved, the applicant will need to comply with any conditions made part of the approval before the Planning Division will sign off on a business license. Typically, conditions are to be met prior to issuance of a building permit, but the applicant has already obtained a building permit to do all of the improvements inside the building. Should the project be approved and it is not appealed, the applicant will need to apply for a business license. After that, the applicant will need to obtain approval from the Utah Department of Alcoholic Beverage Control in order to sell beer at the business.

A proposed conditional use shall be denied if:

1. The proposed use is unlawful; or

2. The reasonably anticipated detrimental effects of the proposed conditional use cannot be substantially mitigated as proposed in the conditional use application or by the imposition of reasonable conditions to achieve compliance with applicable standards set forth in this section.

The use is an allowed conditional use in the zoning district in which it is located. It would not be considered an unlawful use. The potential impacts of the proposed tavern on the community will likely be mitigated through conditions of approval when legally feasible. As stated previously, the hours of operation for the proposed tavern itself cannot be regulated by the City.

### **Potential Motions**

The motion recommended by the Planning Division is located on the cover page of this staff report. The recommendation is based on the above analysis. Conditional uses are administrative items that are regulated by State Law as well as City Ordinance. State law *10-9a-507 Conditional Uses* states that “a conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.” If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied. If the Planning Commission determines that this is the case, then the Planning Commission must make findings related specifically to one of the standards below, identify the reasonably anticipated detrimental effects, and find that the detrimental effects cannot be reasonably mitigated.

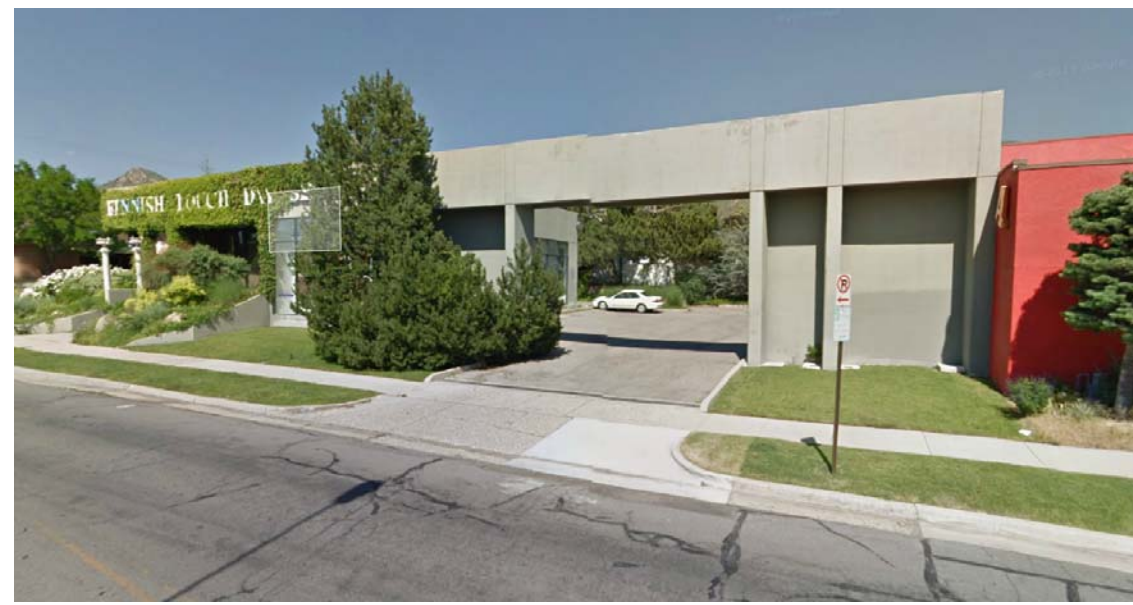
**Not Consistent with Staff Recommendation:** Based on the testimony, plans presented and the following findings, I move that the Planning Commission deny the conditional use to allow the operation of a new tavern, located at approximately 2108 East 1300 South. The proposed conditional use will create detrimental effects, which cannot be reasonably mitigated. Therefore, the proposed conditional use is not compliant with the following standard or standards:

1. The use complies with applicable provisions of this title;
2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;
3. The use is consistent with applicable adopted city planning policies, documents, and master plans; and
4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions.

**Attachment A**  
**Site Plan and Floor Plan**

PARKING CALCULATION

STALLS (PRIOR)	STALLS REQ'D
EXISTING BUILDING - THIS BUILDING HAS AN UNFINISHED BASEMENT WITH MECHANICAL FOR THE MAIN LEVEL OF 1248 SQ. FT. ONLY ACCESSIBLE BY THE OWNER FROM AN EXTERIOR NON-ADA COMPLIANT STAIR. 3K - 1248/1000 x 3 =	4 STALLS
BREWHAHA COFFEE 4 DELI - THIS BUILDING HAS A MAIN FLOOR OF 3,185 SQ. FT. AND A LOWER LEVEL OF 2,035 SQ. FT. FOR A TOTAL OF 5,230 SQ. FT. THE BASEMENT HAS 131 SQ. FT. THAT IS MECHANICAL AND UNFINISHED SPACE - 5230 - 131 = 4,493. TITLE 21A44.02(2)(M) OF THE SLC ZONING ORDINANCE #1 AND #2 ALLOW FOR THE FIRST 2,500 SQ. FT. TO BE TO BE EXCLUDED FROM THIS CALCULATION DUE TO THE INSTALLATION OF A 10 BIKE BICYCLE RACK - 4,493 - 2,500 = 1,993 SQ. FT. @ 2/1000 SQ. FT. =	4 STALLS
NEW PATIO/ DECK - @ 3/1000 SQ. FT. AREA = 630 SQ. FT./1000 SQ. FT. x 3 =	2 STALLS
TOTAL STALLS REQUIRED	10 STALLS
TOTAL STALLS SHOWN	11 STALLS



5 WEST ELEVATION (SOUTH)  
ST-1 SCALE: N.T.S.



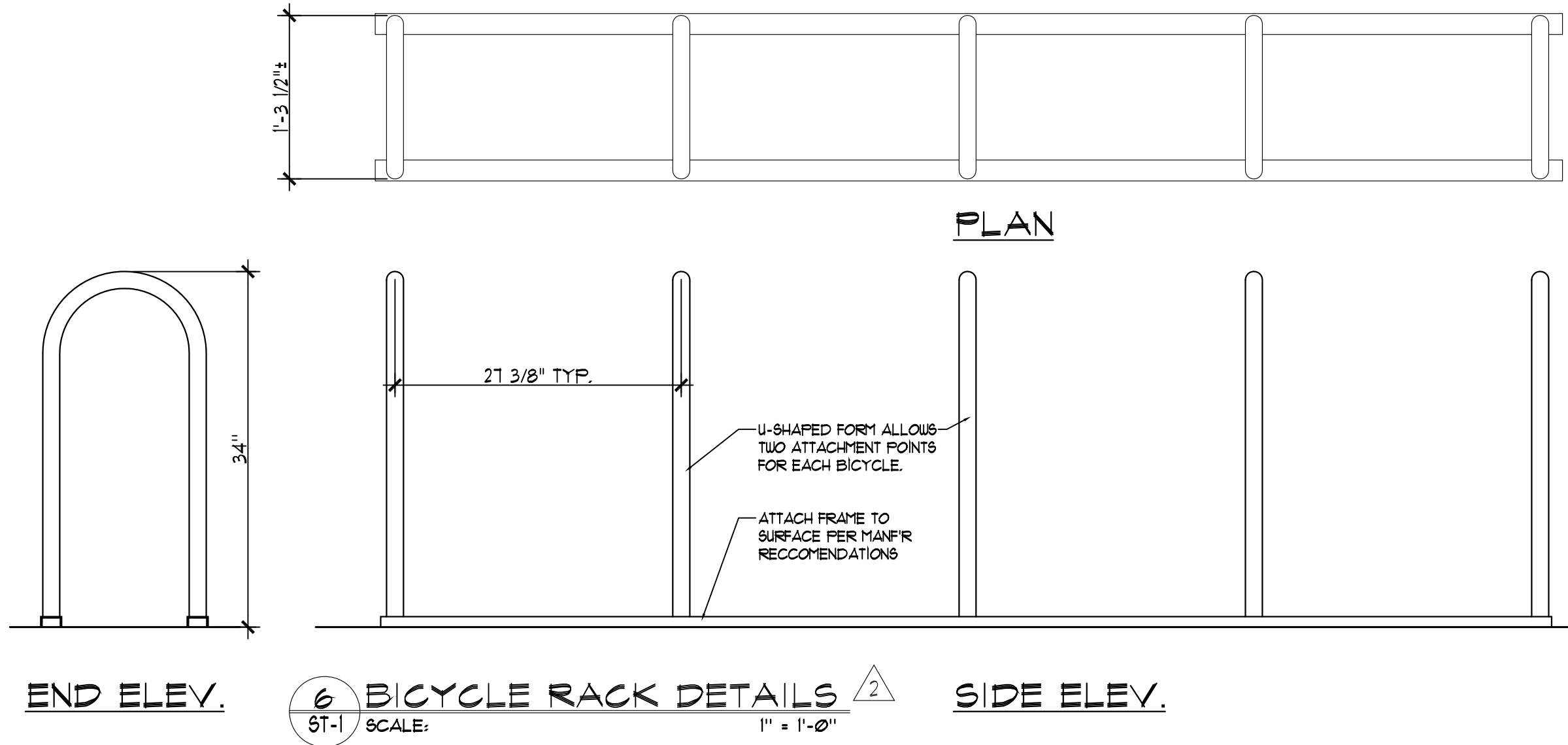
4 WEST ELEVATION (NORTH)  
ST-1 SCALE: N.T.S.



3 NORTH ELEVATION VIEW  
ST-1 SCALE: N.T.S.



2 SOUTH/ EAST PERSPECTIVE  
ST-1 SCALE: N.T.S.



**BICYCLE RACK NOTE:**  
THIS PROJECT REQUIRES PARKING FOR ONE BICYCLE (MIN 5% OF THE NUMBER OF REQUIRED PARKING STALLS). CODE REQUIRES THAT THE RACK SELECTED ALLOWS A BICYCLE BE ATTACHED TO IT IN AT LEAST TWO (2) LOCATIONS. THE RACK SHOWN ALLOWS TEN (10) BICYCLES TO BE ATTACHED TO IT IN THIS MANNER. APPROVE STYLE OF RACK WITH THE CITY PRIOR TO PURCHASE AND INSTALLATION. THE RACK SHOWN IS BY BELSON OUTDOORS AND IS CALLED A U-TWO 5 LOOPS 10 BICYCLES. USE THIS OR SIMILAR, EXTERIOR GRADE FINISH AND COLOR AS SELECTED.



7 FIRE HYDRANT LOCATION GRAPHIC  
ST-1 SCALE: N.T.S.

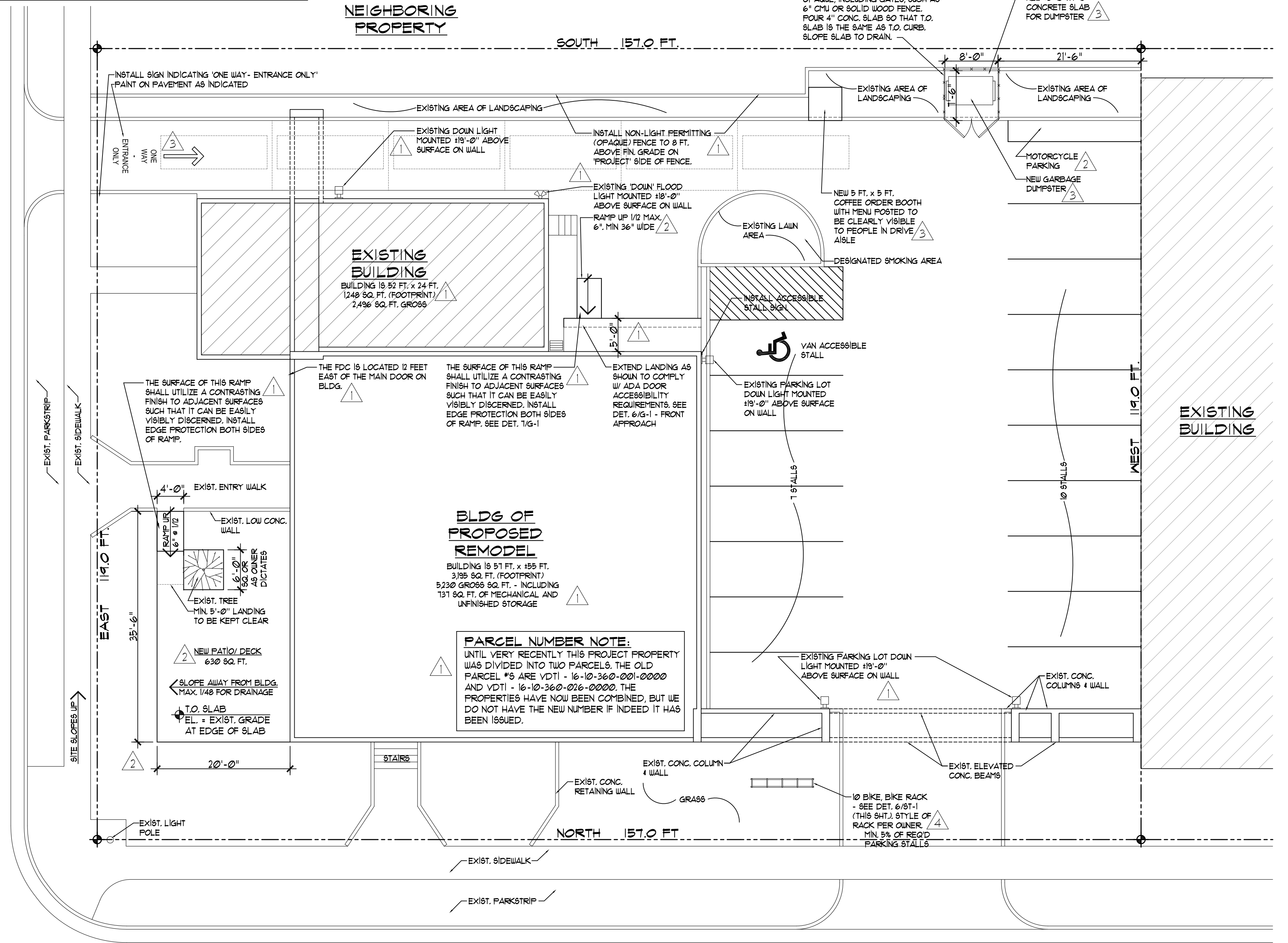
**FIRE HYDRANT NOTE:**  
THERE ARE THREE FIRE HYDRANTS WITHIN 600 FT. OF THE PROJECT BUILDING AS SHOWN ON THIS GRAPHIC.

**PARKING LOT LIGHTING NOTE:**  
1. THIS IS AN UNUSUAL PARKING LOT IN THAT IT HAS 22 FT. HIGH WALLS SURROUNDING IT ON THREE SIDES AS WELL AS THE FACT THAT IT SITS AROUND 4 FT. LOWER THAN THE ADJACENT PROPERTY ON THE EAST. THERE ARE (3) THREE WALL MOUNTED DOWN LIGHTS @ 19 FT. UP THAT ILLUMINATE THE PARKING LOT AS WELL AS TWO (2) OTHERS ABOVE THE EAST SIDE DRIVE. SEE REVISED SITE PLAN.

1 SITE PLAN  
ST-1 SCALE: 1" = 10'-0"

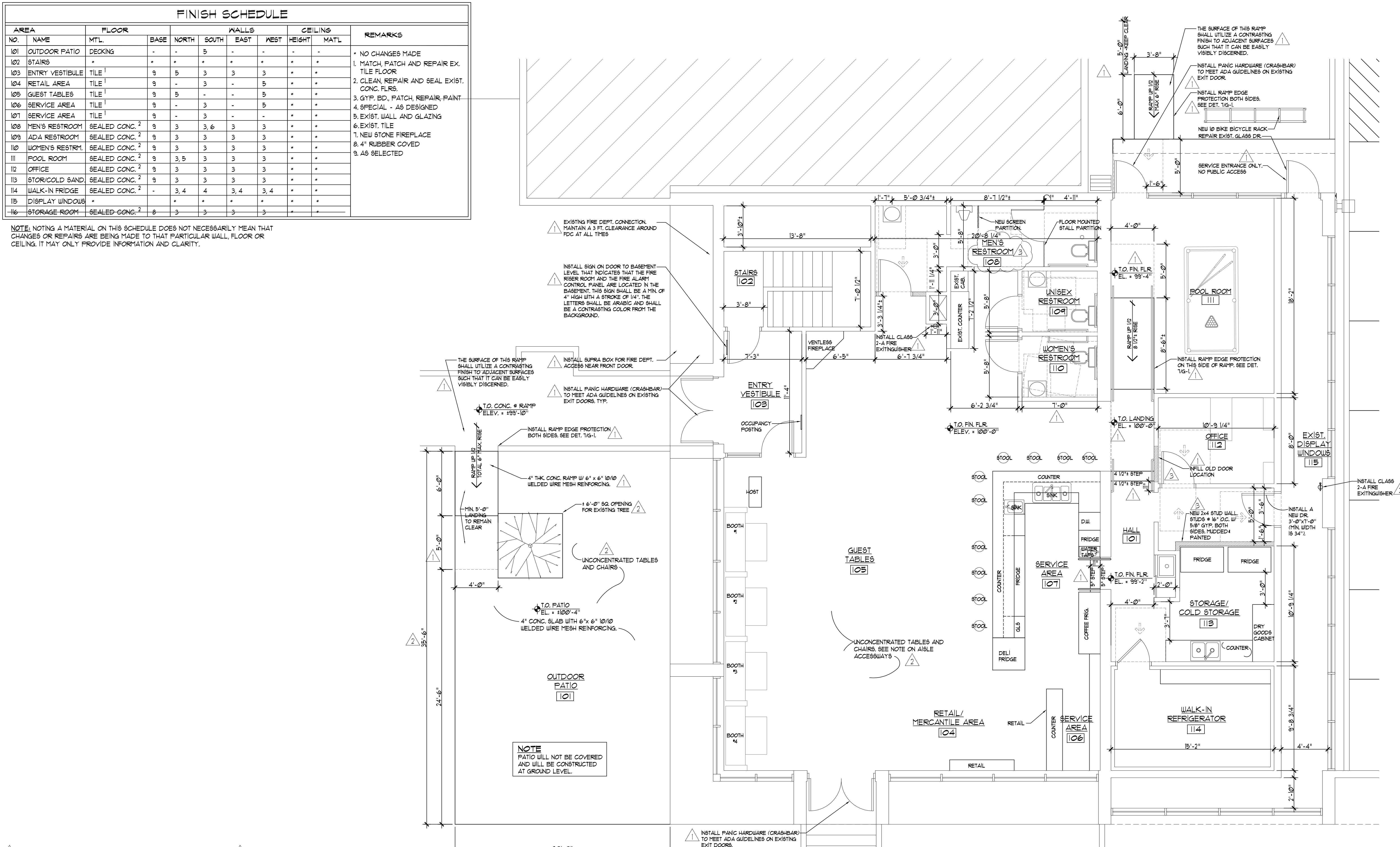
**WALKING SURFACE NOTE:**  
ALL EXTERIOR WALKING SURFACES SHALL BE CONSTRUCTED SUCH THAT ICE AND WATER CANNOT ACCUMULATE ON THEM. OWNER SHALL KEEP WALKING SURFACES FREE OF ICE IN COLD CONDITIONS.

**NEW RAMPS SURFACE NOTE:**  
ALL RAMPS ON THIS PROJECT THAT DO NOT USE HANDRAILS SHALL HAVE A SURFACE FINISH THAT CONTRASTS WITH ALL ADJACENT SURFACES. SUCH RAMP SURFACES SHALL BE NON-SLIP.



FINISH SCHEDULE										
NO.	AREA	FLOOR	WALLS				CEILING		REMARKS	
			MT'L.	BASE	NORTH	SOUTH	EAST	WEST		HEIGHT
101	OUTDOOR PATIO	DECKING	-	-	5	-	-	-	-	• NO CHANGES MADE 1. MATCH, PATCH AND REPAIR EX. TILE FLOOR 2. CLEAN, REPAIR AND SEAL EXIST. CONC. FLRS. 3. GYP. BD., PATCH, REPAIR, PAINT 4. SPECIAL - AS DESIGNED 5. EXIST. WALL AND GLAZING 6. EXIST. TILE 7. NEW STONE FIREPLACE 8. 4" RUBBER COVERED 9. AS SELECTED
102	STAIRS	*	*	*	*	*	*	*	*	
103	ENTRY VESTIBULE	TILE <sup>1</sup>	9	5	3	3	3	*	*	
104	RETAIL AREA	TILE <sup>1</sup>	9	-	3	-	5	*	*	
105	GUEST TABLES	TILE <sup>1</sup>	9	5	-	-	5	*	*	
106	SERVICE AREA	TILE <sup>1</sup>	9	-	3	-	5	*	*	
107	SERVICE AREA	TILE <sup>1</sup>	9	-	3	-	-	*	*	
108	MEN'S RESTROOM	SEALED CONC. <sup>2</sup>	9	3	3, 6	3	3	*	*	
109	ADA RESTROOM	SEALED CONC. <sup>2</sup>	9	3	3	3	3	*	*	
110	WOMEN'S RESTRM.	SEALED CONC. <sup>2</sup>	9	3	3	3	3	*	*	
111	POOL ROOM	SEALED CONC. <sup>2</sup>	9	3, 5	3	3	3	*	*	
112	OFFICE	SEALED CONC. <sup>2</sup>	9	3	3	3	3	*	*	
113	STOR/COLD STND.	SEALED CONC. <sup>2</sup>	9	3	3	3	3	*	*	
114	WALK-IN FRIDGE	SEALED CONC. <sup>2</sup>	-	3, 4	4	3, 4	3, 4	*	*	
115	DISPLAY WINDOWS	*	*	*	*	*	*	*	*	
116	STORAGE ROOM	SEALED CONC. <sup>2</sup>	8	3	3	3	3	*	*	

NOTE: NOTING A MATERIAL ON THIS SCHEDULE DOES NOT NECESSARILY MEAN THAT CHANGES OR REPAIRS ARE BEING MADE TO THAT PARTICULAR WALL, FLOOR OR CEILING. IT MAY ONLY PROVIDE INFORMATION AND CLARITY.



**aisle accessway width between tables:**  
 (1) TABLES AND CHAIRS SHALL BE PLACED SUCH THAT MINIMUM AISLES AND AISLE ACCESSWAYS ARE MAINTAINED BETWEEN THEM BOTH INSIDE THE BUILDING AND ON THE PATIO. THE REQUIRED WIDTH FOR AISLES AND AISLE ACCESSWAYS SHALL BE MEASURED FROM A LINE THAT IS 19 INCHES AWAY FROM THE EDGE OF THE COUNTER OR TABLE AND RUNS PARALLEL TO IT. THAT LINE IS TO BE MEASURED PERPENDICULAR TO THE COUNTER OR TABLE. (2) AISLE ACCESSWAYS SHALL PROVIDE A MINIMUM OF 12 INCHES OF WIDTH PLUS 1/2 INCH OF WIDTH FOR EACH ADDITIONAL ONE FOOT, OR FRACTION THEREOF, BEYOND 12 FEET OF AISLE ACCESSWAY LENGTH. (3) PORTIONS OF AN AISLE ACCESSWAY 6 FEET OR SHORTER IN LENGTH AND USED BY NOT MORE THAN 4 PEOPLE NEED NOT ADHERE TO \* (2). (4) THE LENGTH OF TRAVEL ALONG THE AISLE ACCESSWAY SHALL NOT EXCEED 30 FEET FROM ANY SEAT TO A POINT WHERE A PERSON HAS A CHOICE OF TWO OR MORE PATHS OF EGRESS TO SEPARATE EXITS.

**ACCESSIBLE DINING SURFACE NOTES:**  
 WHERE DINING SURFACES FOR THE CONSUMPTION OF FOOD OR DRINK ARE PROVIDED, AT LEAST 5 PERCENT, BUT NOT LESS THAN ONE, OF THE DINING SURFACES FOR THE SEATING AND STANDING SPACES SHALL BE ACCESSIBLE AND BE DISTRIBUTED THROUGHOUT THE FACILITY AND LOCATED ON A LEVEL ACCESSIBLE BY AN ACCESSIBLE ROUTE  
 THE TOPS OF DINING SURFACES SHALL BE 28 INCHES MINIMUM AND 34 INCHES MAXIMUM IN HEIGHT ABOVE FLOOR.  
 SUCH ACCESSIBLE SURFACES SHALL HAVE A CLEAR FLOOR SPACE THAT IS 48" MINIMUM x 30" MINIMUM POSITIONED FOR FORWARD APPROACH SIMILAR TO DET. 3/ G-1.  
 KNEE AND TOE CLEARANCE SHALL BE PROVIDED. SEE DET 12/ G-2.

**LEGEND**  
 TOP OF WALL, FLY.UD. OR SLAB ELEVATION  
 NEW 2x UD. STUD WALL, STUDS # 16" O.C. WITH 3/8" GYP. BOARD BOTH SIDES, MUDDER, SANDED AND PAINTED.  
 EXIST. W.D. OR METAL STUD WALL, WITH 3/8" GYP. BOARD BOTH SIDES, MUDDER, SANDED AND PAINTED.  
 EXIST. CONC. WALL

**GENERAL NOTE:**  
 ONLY THE MAIN LEVEL OF THIS BUILDING IS LEASED AS, AND IS PART OF THIS PROJECT. THERE IS NO PUBLIC ACCESS TO THE BASEMENT LEVEL.

**ACCESSIBLE SIGNAGE NOTE:**  
 PROVIDE ACCESSIBLE SIGNAGE UTILIZING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT ACCESSIBLE ENTRANCES ON NORTH AND EAST SIDES OF BLDG. AND AT ALL THREE RESTROOM DOORS. PROVIDE DIRECTION SIGNAGE INDICATING THE ROUTE TO THE NORTH ACCESSIBLE ENTRANCE AT THE WEST ENTRANCE TO THE BUILDING.

**NEW RAMPS SURFACE NOTE:**  
 ALL RAMPS ON THIS PROJECT THAT DO NOT USE HANDRAILS SHALL HAVE A SURFACE FINISH THAT CONTRASTS WITH ALL ADJACENT SURFACES AND SHALL BE SLIP RESISTANT AND SECURELY ATTACHED.

**GENERAL BUILDING FINISHES NOTE:**  
 ALL FINISH MATERIALS ARE TO BE A MINIMUM OF CLASS C WITH RESPECT TO THEIR FLAME SPREAD AND SMOKE - DEVELOPED INDEX.

**NOTE**  
 PATIO WILL NOT BE COVERED AND WILL BE CONSTRUCTED AT GROUND LEVEL.

**Attachment B  
Photographs**





*View looking east towards 2100 East driveway entrance.*



*Corner of 2100 East and 1300 South*



*View of 1300 South or primary street entrance. Patio will be located to the right side of the picture.*



*View of east property line (adjacent to residential). Chain link fence would be removed by a condition of approval.*

**Attachment C.1**  
**Open House Sign-In Sheets (June 20, 2013)**

**OPEN HOUSE**  
**BrewHaHa Tavern Conditional Use**  
**ATTENDANCE ROLL**  
**June 20, 2013**

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PRINT NAME: <u>Patti Christensen</u> ADDRESS: <u>2050 Laird Dr</u> ZIP CODE: <u>84108</u> EMAIL: <u>ppchristensen@comcast.net</u>	PRINT NAME: <u>Robin Reddy</u> ADDRESS: <u>2389 St. Mary's Dr</u> ZIP CODE: <u>84108</u> EMAIL: <u>PeterAmec@earthlink.net</u>
PRINT NAME: <u>Sherman B. Sheffield</u> ADDRESS: <u>1436 El Rey St,</u> ZIP CODE: <u>84108</u> EMAIL: _____	PRINT NAME: <u>Ross FULTON</u> ADDRESS: <u>2055 Browning Ave.</u> ZIP CODE: <u>84108</u> EMAIL: _____
PRINT NAME: <u>Karma Rae Sheffield</u> ADDRESS: <u>1436 El Rey St,</u> ZIP CODE: <u>SLC 84108</u> EMAIL: _____	PRINT NAME: <u>Bob Andrews</u> ADDRESS: <u>1971 E HUBBARD</u> ZIP CODE: <u>84108</u> EMAIL: <u>bobslunch@hotmail.com</u>
PRINT NAME: <u>Linda Harrison</u> ADDRESS: <u>2055 Laird Dr.</u> ZIP CODE: <u>SLC 84108</u> EMAIL: <u>harrisonlinda@gmail.com.</u>	PRINT NAME: <u>B. Cannon</u> ADDRESS: <u>1885 E 900 S</u> ZIP CODE: <u>84108</u> EMAIL: <u>byron.cannon@utah.edu</u>

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PRINT NAME: <u>Kimberly Wagstaff</u> ADDRESS: <u>1061 Crestview Cir</u> ZIP CODE: <u>84108</u> EMAIL: <u>queenkimberly@hotmail.com</u>	PRINT NAME: <u>JANET SLOAN</u> ADDRESS: <u>2049 MICHIGAN</u> ZIP CODE: <u>84108</u> EMAIL: <u>janetrobustsloan@gmail.com</u>
PRINT NAME: <u>Gloria Swensen</u> ADDRESS: <u>2034 Browning Ave</u> ZIP CODE: <u>84108-2226</u> EMAIL: <u>gloria.swensen@msn.com</u>	PRINT NAME: <u>Marie Cornwall</u> ADDRESS: <u>2137 Sherman Ave</u> ZIP CODE: <u>84108</u> EMAIL: <u>mcornwall@gmail.com</u>
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PRINT NAME: <u>TOM GEORGE</u> ADDRESS: <u>2077 HARVARD OAKS</u> ZIP CODE: <u>84108</u> EMAIL: <u>ORACE@TNY22.COM</u>	PRINT NAME: <u>Marsha Thatcher</u> ADDRESS: <u>2002 Browning Ave.</u> ZIP CODE: <u>84108</u> EMAIL: <u>thatcher1@sisna.com</u>

PRINT NAME: <u>Sheree Ellis</u> ADDRESS: <u>Po. Box 561344</u> ZIP CODE: <u>84158</u> EMAIL: <u>Sheree.Ellis@hsc.Utah.edu</u>	PRINT NAME: <u>Douglas Polzin</u> ADDRESS: <u>Po. Box 561344</u> ZIP CODE: <u>84158</u> EMAIL: _____
PRINT NAME: <u>Richard Mihlfrith</u> ADDRESS: <u>2146 E. 1300 S.</u> ZIP CODE: <u>84108</u> EMAIL: <u>Richard.Mihlfrith@gmail.com</u>	PRINT NAME: <u>Janet Richardson</u> ADDRESS: <u>2179 E Browning Ave</u> ZIP CODE: <u>84108</u> EMAIL: <u>jr5149586@gmail.com</u>
PRINT NAME: <u>KEITH FINLAYSON</u> ADDRESS: <u>1694 Devonshire</u> ZIP CODE: <u>84108</u> <u>SLC</u> EMAIL: <u>kfinlayson@gmail.com</u>	PRINT NAME: <u>Barbara Finlayson</u> ADDRESS: <u>1694 Devonshire</u> ZIP CODE: <u>84108</u> EMAIL: <u>bjfinlayson@gmail.com</u>
PRINT NAME: <u>Candy Hyde</u> ADDRESS: <u>2036 Laurel Dr.</u> ZIP CODE: <u>84108</u> EMAIL: <u>candyhyde8@gmail.com</u>	PRINT NAME: <u>Sue Moore</u> ADDRESS: <u>1900 Yale</u> ZIP CODE: <u>84108</u> EMAIL: <u>aussiesue@aol.com</u>
PRINT NAME: <u>Robert Hyde</u> ADDRESS: <u>2036 Laurel Dr.</u> ZIP CODE: <u>84108</u> EMAIL: <u>rhyde@kmdaw</u>	PRINT NAME: <u>Jill Tucker</u> ADDRESS: <u>1443 So. 2000 E.</u> ZIP CODE: <u>84108</u> EMAIL: <u>jbbt54@gmail.com</u>
PRINT NAME: <u>Andy Wargula</u> ADDRESS: <u>1443 Yuma St</u> ZIP CODE: <u>84108</u> EMAIL: <u>awargula</u>	PRINT NAME: <u>David R. Tucker</u> ADDRESS: <u>1443 So. 2000 E.</u> ZIP CODE: <u>84108</u> EMAIL: <u>davidrtucker2@gmail.com</u>

PRINT NAME: <u>Janet Madsen</u> ADDRESS: <u>2079 Yale Ave</u> ZIP CODE: <u>84108</u> EMAIL: <u>janet.madsen@gmail.com</u>	PRINT NAME: <u>Beth Parker</u> ADDRESS: <u>1452 South El Rey Street</u> ZIP CODE: <u>84108</u> EMAIL: <u>parker.beth@gmail.com</u>
PRINT NAME: <u>Laurel Rohlfing</u> ADDRESS: <u>2780 Chancellor Place</u> ZIP CODE: <u>84108</u> EMAIL: <u>lrohlfing2780@gmail.com</u>	PRINT NAME: <u>Suzy Matheson</u> ADDRESS: <u>2070 Browning Ave.</u> ZIP CODE: <u>84108</u> EMAIL: <u>suzymatheson@gmail.com</u>
PRINT NAME: <u>Gerri L Herrera</u> ADDRESS: <u>1493 S 1900 East</u> ZIP CODE: <u>84108</u> EMAIL: <u>gerri.herrera@g.com</u>	PRINT NAME: <u>Brent Nilsen</u> ADDRESS: <u>1766 Laurelhurst</u> ZIP CODE: <u>84108</u> EMAIL: <u>brent.f.nilsen@hotmail.com</u>
PRINT NAME: <u>Chris Maxwell</u> ADDRESS: <u>2186 Kensington Ave</u> ZIP CODE: <u>84108</u> EMAIL: <u>chrisimaxwell@gmail.com</u>	PRINT NAME: <u>Kevin Jones</u> ADDRESS: <u>2500 Skyline Dr.</u> ZIP CODE: <u>84108</u> <u>SLC, UT</u> EMAIL: <u>qkevinjones@hotmail.com</u>
PRINT NAME: <u>Cherie Maxfield</u> ADDRESS: <u>1924 Browning Ave.</u> ZIP CODE: <u>84108</u> EMAIL: <u>maxfieldba@hotmail.com</u>	PRINT NAME: <u>Doug Agee</u> ADDRESS: <u>2161 Browning Ave.</u> ZIP CODE: <u>84108</u> EMAIL: <u>DOUGAGEE@gmail.com</u>
PRINT NAME: <u>Wells Parker</u> ADDRESS: <u>1452 South El Rey St.</u> ZIP CODE: <u>84108</u> EMAIL: <u>parker.wells@darsey.com</u>	PRINT NAME: <u>Marbe Agee</u> ADDRESS: <u>2161 Browning Ave</u> ZIP CODE: <u>84108</u> EMAIL: <u>Marbe@method-studio.com</u>

PRINT NAME: <u>Glenn Fassmann</u> ADDRESS: <u>1940 Browning</u> ZIP CODE: <u>84108</u> EMAIL: <u>gfassmann@gmail.com</u>	PRINT NAME: <u>MaryJane Dibble</u> ADDRESS: <u>2051 Princeton Dr.</u> ZIP CODE: <u>84108</u> EMAIL: <u>mjdibbs@yahoo.com</u>
PRINT NAME: <u>Heidi Fassmann</u> ADDRESS: <u>1940 E Browning Ave</u> ZIP CODE: <u>84108</u> EMAIL: <u>hfassmann@gmail.com</u>	PRINT NAME: <u>Elisabeth Theurer</u> ADDRESS: <u>2029 Princeton Dr.</u> ZIP CODE: <u>84108</u> EMAIL: <u>etheurer@gmail.com</u>
PRINT NAME: <u>Audrey Walker</u> ADDRESS: <u>2075 Browning Ave</u> ZIP CODE: <u>84109</u> EMAIL: <u>andreyswalker@gmail.com</u>	PRINT NAME: <u>Kim Peterson</u> ADDRESS: <u>2171 E Kensington Ave</u> ZIP CODE: <u>84108</u> EMAIL: <u>peterson.kim@comcast.net</u>
PRINT NAME: <u>Heather Thiesset</u> ADDRESS: <u>2175 E 1300 S.</u> ZIP CODE: <u>84108</u> EMAIL: <u>hgggn8@yahoo.com</u>	PRINT NAME: <u>Eric Peterson</u> ADDRESS: <u>2171 E Kensington Ave</u> ZIP CODE: <u>84108</u> EMAIL: <u>peterson.kim@comcast.net</u>
PRINT NAME: <u>Thiesset, JB</u> ADDRESS: <u>2175 E 1300 S.</u> ZIP CODE: <u>84108</u> EMAIL: <u>JBthiesset@gmail.com</u>	PRINT NAME: <u>Ann Cunningham</u> ADDRESS: <u>2005 E. Lair Dr.</u> ZIP CODE: <u>84108</u> EMAIL: <u>anncunningham@cirqueproperty.com</u>
PRINT NAME: <u>Colleen Dibble</u> ADDRESS: <u>2051 Princeton Dr</u> ZIP CODE: <u>84108</u> EMAIL: <u>colldibble1@yahoo.com</u>	PRINT NAME: <u>BASIL HARB</u> ADDRESS: <u>2021 E. ST. MARYS DR</u> ZIP CODE: <u>84108</u> EMAIL: <u>BHARB3@Yahoo.com</u>



PRINT NAME: <u>Rebecca Dibble</u> ADDRESS: <u>2051 Princeton Dr SLC, UT</u> ZIP CODE: <u>84108</u> EMAIL: <u>beddibb@hotmail.com</u>	PRINT NAME: <u>LORIMER T. CHRISTENSEN</u> ADDRESS: <u>1904 KaloCrest Ave</u> ZIP CODE: <u>84108</u> EMAIL: <u>lntchristensen@gmail.com</u>
PRINT NAME: <u>Elisabeth Dibble</u> ADDRESS: <u>2051 Princeton Dr. SLC, UT</u> ZIP CODE: <u>84108</u> EMAIL: <u>edibble2@yahoo.com</u>	PRINT NAME: <u>Debbie Atchison</u> ADDRESS: <u>2119 Sherman B</u> ZIP CODE: <u>84108</u> EMAIL: <u>atchdeb@gmail.com</u>
PRINT NAME: <u>Richard Osguthorpe</u> ADDRESS: <u>1942 St. Marys Drive</u> ZIP CODE: <u>84108</u> EMAIL: <u>rtosguthorpe@hotmail.com</u>	PRINT NAME: <u>CHARLES SHEPHERD</u> ADDRESS: <u>2040 E. ALDO CIR, SLC</u> ZIP CODE: <u>84108</u> EMAIL: <u>cshpherd@mysa.com</u>
PRINT NAME: <u>Teresa Osguthorpe</u> ADDRESS: <u>1942 St Mary's Dr</u> ZIP CODE: <u>84108</u> EMAIL: <u>rtosguthorpe@hotmail.com</u>	PRINT NAME: <u>Rick Thornton</u> ADDRESS: <u>2040 Land Drive</u> ZIP CODE: <u>84108</u> EMAIL: <u>rht@pinnaclegates.com</u>
PRINT NAME: <u>Byrle Glissmeyer</u> ADDRESS: <u>1360 Princeton Ave</u> ZIP CODE: <u>84105</u> EMAIL: <u>gliss182@hotmail.com</u>	PRINT NAME: <u>Barbara D. Christensen</u> ADDRESS: <u>1904 KaloCrest Ave.</u> ZIP CODE: <u>84108</u> EMAIL: <u>cbchristensen@gmail.com</u>
PRINT NAME: <u>Ann Glissmeyer</u> ADDRESS: <u>1360 Princeton Ave.</u> ZIP CODE: <u>84105</u> EMAIL: <u>acg1360@hotmail.com</u>	PRINT NAME: <u>PARRY'S</u> ADDRESS: <u>2141 Roosevelt Ave</u> ZIP CODE: <u>84108</u> EMAIL: <u><del>parry@parrys.com</del></u>

PRINT NAME: <u>Brian Crofts</u> ADDRESS: <u>2188 E. 1300 S.</u> ZIP CODE: <u>84108</u> EMAIL: <u>brian.s.crofts@gmail.com</u>	PRINT NAME: <u>R. Eric Thompson</u> ADDRESS: <u>1365 Kristic Lane</u> ZIP CODE: <u>84108</u> EMAIL: <u>eric@thompsonmichic.com</u>
PRINT NAME: <u>Susan Dunn</u> ADDRESS: <u>1956 Michigan Ave</u> ZIP CODE: <u>84108</u> EMAIL: <u>susandunn10@yahoo.com</u>	PRINT NAME: <u>Emma Jones</u> ADDRESS: <u>2180e 1300 S</u> ZIP CODE: <u>84108</u> EMAIL: _____
PRINT NAME: <u>Jon M. Dunn</u> ADDRESS: <u>1956 Michigan Ave</u> ZIP CODE: <u>84108</u> EMAIL: <u>nojnud@gmail.com.</u>	PRINT NAME: <u>REED F. MACK</u> ADDRESS: <u>2008 HERBERT AVE</u> ZIP CODE: <u>84108</u> EMAIL: <u>REEDINPhyl@MSN.COM</u>
PRINT NAME: <u>Jason Perry</u> ADDRESS: <u>1451 S. 2000 E.</u> ZIP CODE: <u>84108</u> EMAIL: <u>Jperryesq@gmail.com</u>	PRINT NAME: <u>Judi Short</u> ADDRESS: <u>867 Harrison Ave</u> ZIP CODE: <u>84105</u> EMAIL: <u>judi.short@gmail.com</u>
PRINT NAME: <u>CARL Mc GAVIN</u> ADDRESS: <u>1977 CLAREMONT WAY</u> ZIP CODE: <u>84108</u> EMAIL: _____	PRINT NAME: <u>John Thomas</u> ADDRESS: <u>2006 Sheridan Road</u> ZIP CODE: <u>84109</u> EMAIL: _____
PRINT NAME: <u>VICKI Mc GAVIN</u> ADDRESS: <u>1977 CLAREMONT WAY</u> ZIP CODE: <u>84108</u> EMAIL: _____	PRINT NAME: <u>Dawn Prisk</u> ADDRESS: <u>1587 South 2100 East</u> ZIP CODE: <u>SLC</u> EMAIL: <u>embodasy@Q.com</u>

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PRINT NAME: Dawn Curtis ADDRESS: 1752 Browning Ave ZIP CODE: 84108 EMAIL: ddcbythesea@netscape.net	PRINT NAME: Jennifer Lawton ADDRESS: 2006 Sheridan Rd ZIP CODE: 84108 EMAIL:
PRINT NAME: Lisa Lloyd ADDRESS: 2045 E. 1300S. ZIP CODE: 84108 EMAIL: marlifam@gmail.com	PRINT NAME: David Hollbrook ADDRESS: 2040 Emerson ZIP CODE: 84108 EMAIL: 2040dlh@gmail.com
PRINT NAME: Rockwell Lloyd ADDRESS: 2045 E. 1300 S. ZIP CODE: 84108 EMAIL:	PRINT NAME: Robert Foye ADDRESS: 1631 Princeton Ave ZIP CODE: 84105 EMAIL: ROBBFOYE@gmail.com
PRINT NAME: Crosby Lloyd ADDRESS: 2045 E. 1300S. ZIP CODE: 84108 EMAIL:	PRINT NAME: DAVID PARKIN ADDRESS: 3060 SHERWOOD CIR ZIP CODE: 84108 EMAIL: dparkin516@gmail.com
PRINT NAME: <del>XXXXXXXXXX</del> ADDRESS: <del>2045 E. 1300S</del> ZIP CODE: <del>84108</del> EMAIL:	PRINT NAME: Matt Parkin ADDRESS: 3060 Sherwood Cir ZIP CODE: 84108 EMAIL: amparkin@mac.com
PRINT NAME: Jennifer Parkin ADDRESS: 3060 Sherwood Cir ZIP CODE: 84108 EMAIL: jenniferhparkin@hotmail.com	PRINT NAME: Brett Parkin ADDRESS: 2215 Dallin Street ZIP CODE: 84109 EMAIL: brettparkin@biometwest.com

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**OPEN HOUSE**  
**BrewHaHa Tavern Conditional Use**  
**ATTENDANCE ROLL**  
**June 20, 2013**

PRINT NAME: <u>Steve Roll</u> ADDRESS: <u>1791 Michigan Ave</u> ZIP CODE: <u>SLC UT 84108</u> EMAIL: <u>sroll567@gmail.com</u>	PRINT NAME: <u>James W Gibbs</u> ADDRESS: <u>1802 Yale Ave</u> ZIP CODE: <u>84108</u> EMAIL: <u>james.gibbs@pharm.utah.edu</u>
PRINT NAME: <u>Brent Pace</u> ADDRESS: <u>2261 Emerson Ave</u> ZIP CODE: <u>84108</u> EMAIL: <u><del>blpace</del> blpace@gmail.com</u>	PRINT NAME: <u>Douglas MacLean</u> ADDRESS: <u>2751 Apache Cir</u> ZIP CODE: <u>84108</u> EMAIL: <u>douglas1960@comcast.net</u>
PRINT NAME: <u>Maren Jeppsen</u> ADDRESS: <u>1392 S. 2200 E.</u> ZIP CODE: <u>SLC 84108</u> EMAIL: <u>mjeppsen50@gmail</u>	PRINT NAME: <u>MARGARET <sup>WESTER GARD</sup></u> ADDRESS: <u>1940 LAIRD DR</u> ZIP CODE: <u>84108</u> EMAIL: <u>mmwestergard@gmail.com</u>
PRINT NAME: <u>Meredith Griffin</u> ADDRESS: <u>1923 E. LAIRD DR</u> ZIP CODE: <u>84108</u> EMAIL: <u>MGRIFIN@YAHOO.COM</u>	PRINT NAME: <u>Jody Glende</u> ADDRESS: <u>1755 Princeton Ave</u> ZIP CODE: <u>84108</u> EMAIL: <u><del>jodyglende</del> sglende@excite.com</u>
PRINT NAME: <u>THOMAS ADEMAN</u> ADDRESS: <u>1613 MAYFAIR CR.</u> ZIP CODE: <u>84105</u> EMAIL: <u>chinesetakeout@hotmail.com</u>	PRINT NAME: <u>Marcie Beck</u> ADDRESS: _____ ZIP CODE: <u>84108</u> EMAIL: <u>marciebmcintosh@gmail.com</u>

PRINT NAME: <u>GRAHAM W. DOXEY</u> ADDRESS: <u>2270 LOGAN AVE</u> ZIP CODE: <u>84108</u> EMAIL: <u>-</u>	PRINT NAME: <u>ROGER LITTLE</u> ADDRESS: <u>1764 LAIRD AVE</u> ZIP CODE: <u>84108</u> EMAIL: <u>ROGER@LITTLES.ORG</u>
PRINT NAME: <u>Marylouy Doxey</u> ADDRESS: <u>2270 Logan Ave</u> ZIP CODE: <u>84108</u> EMAIL: <u>-</u>	PRINT NAME: <u>Robert Rich</u> ADDRESS: <u>1104 S Bonnevillle Dr.</u> ZIP CODE: <u>84108</u> EMAIL: <u>bobrich8@comcast.net</u>
PRINT NAME: <u>Julie A. Anderson</u> ADDRESS: <u>2039 Michigan Ave.</u> <u>Salt Lake City</u> ZIP CODE: <u>84108</u> EMAIL: <u>andersonrojud</u> <u>yahoo.com</u>	PRINT NAME: <u>Mary Rich</u> ADDRESS: <u>1104 S Bonnevillle</u> ZIP CODE: <u>84108</u> EMAIL: <u>-</u>
PRINT NAME: <u>Pamela Atkinson</u> ADDRESS: <u>2040 Princeton Drive SLC</u> ZIP CODE: <u>84108</u> EMAIL: <u>pa442@comcast.net</u>	PRINT NAME: <u>Camille Fuller</u> ADDRESS: <u>1968 Sheridan Rd</u> ZIP CODE: <u>84108</u> EMAIL: <u>fuller18@mac.com</u>
PRINT NAME: <u>Heather Compton</u> ADDRESS: <u>1451 E1 Rey st.</u> ZIP CODE: <u>S.L.C. UT 84108</u> EMAIL: <u>heather@compton ds.com</u>	PRINT NAME: <u>Karin Fuller</u> ADDRESS: <u>1968 Sheridan Rd</u> ZIP CODE: <u>84108</u> EMAIL: <u>Kartul18@yahoo</u>
PRINT NAME: <u>Laurie Little</u> ADDRESS: <u>1764 LAIRD AVENUE</u> ZIP CODE: <u>84108</u> EMAIL: <u>laurieclittles.org</u>	PRINT NAME: <u>Ann Mihifeith</u> ADDRESS: <u>2148 E. 1300 So.</u> ZIP CODE: <u>84108</u> EMAIL: <u>annmihifeith@gmail.com</u>

# AGAINST!

PRINT NAME: <u>E W RICHARDSON</u> ADDRESS: <u>2129 IRONWOOD AVE</u> ZIP CODE: <u>84108</u> EMAIL: <u>westr2013@hotmail.com</u>	PRINT NAME: <u>WESTER POTTER</u> ADDRESS: <u>1729 E. CORNELL CIR.</u> ZIP CODE: <u>84108</u> EMAIL: <u>WESTER6935@COMCAST.NET</u>
PRINT NAME: <u>K. Young</u> ADDRESS: <u>2049 Herbert Ave</u> ZIP CODE: <u>84108</u> EMAIL: <u>kmball-young@msn.com</u>	PRINT NAME: <u>L. Young</u> ADDRESS: <u>2049 Herbert Ave</u> ZIP CODE: <u>84108</u> EMAIL: <u>laurelyoung@aol.com</u>
PRINT NAME: <u>Heather Wade</u> ADDRESS: <u>1109 S. 2000E</u> ZIP CODE: <u>84108</u> EMAIL: <u>heatherwade7@gmail.com</u>	PRINT NAME: <u>BOB MOORE</u> ADDRESS: <u>1982 YALE</u> ZIP CODE: <u>84108</u> EMAIL: <u>BMOORE@COMRE.COM</u>
PRINT NAME: <u>John C MARCH</u> ADDRESS: <u>1475 S WASATCH</u> ZIP CODE: <u>84108</u> EMAIL: <u>EB1@XMISSION.COM</u>	PRINT NAME: <u>NATE BOYER</u> ADDRESS: <u>249 SAINT MARYS DR.</u> ZIP CODE: <u>84108</u> EMAIL: <u>boyer.nr@gmail.com</u>
PRINT NAME: <u>Karen B Maxwell</u> ADDRESS: <u>2024 Laird Dr.</u> ZIP CODE: <u>84108</u> EMAIL: <u>kbmaxwell11@gmail.com</u>	PRINT NAME: <u>Mary Ann Hatch</u> ADDRESS: <u>2061 Laird Dr</u> ZIP CODE: <u>84108</u> EMAIL: <u>ma.hatch.2061@hotmail.com</u>
PRINT NAME: <u>Marianne Warner</u> ADDRESS: <u>1486 Potbury Rd.</u> ZIP CODE: <u>84108</u> <i>against!</i> EMAIL: <u>marts and pots@hotmail.com</u>	PRINT NAME: <u>Marjorie Johnson</u> ADDRESS: <u>1089 S. 2000E.</u> ZIP CODE: <u>84108</u> <i>against!</i> EMAIL: <u>sally6@gmail.com</u>

PRINT NAME: <u>Sherla O'Discoll</u> ADDRESS: <u>1888 S. 1800E</u> ZIP CODE: <u>84108</u> EMAIL: <u>Sherlakodriscoll@gmail.com</u>	PRINT NAME: <u>Bob Minister</u> ADDRESS: <u>1709 Harvard Ave</u> ZIP CODE: <u>84108</u> EMAIL: <u>crmini@msn.com</u>
PRINT NAME: <u>Chelsea Doxey</u> ADDRESS: <u>2770 Logan Ave</u> ZIP CODE: <u>84108</u> EMAIL: <u>doxeyccv@gmail.com</u>	PRINT NAME: <u>Carolyn R. Evans</u> ADDRESS: <u>1419 Laird Circle</u> ZIP CODE: <u>84105</u> EMAIL: <u>carolyn.evans 27@gmail.com</u>
PRINT NAME: <u>Georgia Simmons</u> ADDRESS: <u>1200 South 2000 E.</u> ZIP CODE: <u>84108</u> EMAIL: <u>georgiablissett@msn.com</u>	PRINT NAME: <u>Virginia Hoffman</u> ADDRESS: <u>1613 Mayfair Circle</u> ZIP CODE: <u>84105</u> EMAIL: <u>hoffmanvi@outlook.com</u>
PRINT NAME: <u>Preston Richards</u> ADDRESS: <u>2046 Laird Drive</u> ZIP CODE: <u>84108</u> EMAIL: <u>riverbending@gmail.com</u>	PRINT NAME: <u>Bee Lufkin</u> ADDRESS: <u>1460 Harrison Ave</u> ZIP CODE: <u>84105</u> EMAIL: <u>bcelufkin@gmail.com</u>
PRINT NAME: <u>Richard Sperry</u> ADDRESS: <u>1940 Princeton Ave</u> ZIP CODE: <u>84108</u> EMAIL: <u>rjsperry@concord.net</u>	PRINT NAME: <u>Ralph Larsen</u> ADDRESS: <u>1981 E. St Mary's Dr</u> ZIP CODE: <u>SHR 84108</u> EMAIL:
PRINT NAME: <u>MATTHEW SPERRY</u> ADDRESS: <u>1410 PRINCETON AVE</u> ZIP CODE: <u>84108</u> EMAIL: <u>msperryga@gmail.com</u>	PRINT NAME: <u>Marilyn Domanice</u> ADDRESS: <u>1427 Harrison Ave</u> ZIP CODE: <u>84105</u> EMAIL: <u>indomanice1@gmail.com</u>

PRINT NAME: <u>Jon Dibble</u> ADDRESS: <u>2051 Princeton Dr</u> ZIP CODE: <u>84108</u> EMAIL: <u>jdibble@rgu.com</u>	PRINT NAME: <u>Geoff Orme</u> ADDRESS: <u>2045 E. 900 So</u> ZIP CODE: <u>84108</u> EMAIL: <u>sons7e msn.com</u>
PRINT NAME: <u>Lynnette Orme</u> ADDRESS: <u>2045 E. 900 So</u> ZIP CODE: <u>84108</u> EMAIL: <u>Sons 7 e msn.com</u>	PRINT NAME: <u>Boyd Vogeler</u> ADDRESS: <u>869 S. 2000 E. SLc</u> ZIP CODE: <u>84108</u> EMAIL: <u>vogelerb@juno.com</u>
PRINT NAME: <u>Gleen D Hyde</u> ADDRESS: <u>2541 East 1300 South</u> ZIP CODE: <u>84108</u> EMAIL: <u>ann.g.hyde@gmail.com</u>	PRINT NAME: <u>Robert Silk</u> ADDRESS: <u>1702 Yale Ave</u> ZIP CODE: <u>84108</u> EMAIL: <u>silkel@burgoyne.com</u>
PRINT NAME: <u>Ann Hyde</u> ADDRESS: <u>2141 East 1300 South</u> ZIP CODE: <u>84108</u> EMAIL: <u>ann.g.hyde@gmail.com</u>	PRINT NAME: <u>Patt STREETER</u> ADDRESS: <u>2060 Sunnyside Ave</u> ZIP CODE: <u>84108</u> EMAIL: <u>patt1062@msn.com</u>
PRINT NAME: <u>Amelia Curtis</u> ADDRESS: <u>1912 East Michigan Ave</u> ZIP CODE: <u>84108</u> EMAIL: <u>kcurtisfamily@yahoo.com</u>	PRINT NAME: <u>Leeaine Burnett</u> ADDRESS: <u>2022 Princeton</u> ZIP CODE: <u>84108</u> EMAIL: <u>leeainewelch@yahoo.com</u>
PRINT NAME: <u>MARYLOU CRAWFORD</u> ADDRESS: <u>2178 KENSINGTON AVE</u> ZIP CODE: <u>84108</u> EMAIL: <u>MARYLOU.CRAWFORD@icloud.com</u>	PRINT NAME: <u>BRIAN W BURNETT</u> ADDRESS: <u>2022 E. Princeton</u> ZIP CODE: <u>SLC UT 84108</u> EMAIL: <u>brianburnett@cnmlaw.com</u>



PRINT NAME: <u>JEANIE McALLISTER</u> ADDRESS: <u>2184 ROOSEVELT AVE.</u> ZIP CODE: <u>SLC 84108</u> EMAIL: <u>jeaniemcal@aol.com</u>	PRINT NAME: <u>Cassie Moore</u> ADDRESS: <u>1962 Yale Ave</u> ZIP CODE: <u>84108</u> EMAIL: <u>cassandra.moore@gmail.com</u>
PRINT NAME: <u>ANN PREHN</u> ADDRESS: <u>2048 Emerson Ave</u> ZIP CODE: <u>84108</u> EMAIL: <u>annie_prehn@gmail.com</u>	PRINT NAME: <u>Robert Foster</u> ADDRESS: <u>2170 Wilson Ave SLC UT</u> ZIP CODE: <u>84108</u> EMAIL: <u>fosterfam08@gmail.com</u>
PRINT NAME: <u>Amelia Tucker</u> ADDRESS: <u>2035 Stringham Ave.</u> ZIP CODE: <u>84109</u> EMAIL: <u>ameliatucker89@gmail.com</u>	PRINT NAME: <u>Marcia Bennion</u> ADDRESS: <u>1945 Laird Dr</u> ZIP CODE: <u>84108</u> EMAIL: <u>heidibennione@hotmail.com</u>
PRINT NAME: <u>Don &amp; Sinikka Brady</u> ADDRESS: _____ ZIP CODE: <u>14015. 2100 E. 84108</u> EMAIL: <u>donbrady@donbradydesign.com</u>	PRINT NAME: <u>Teresa McIntosh</u> ADDRESS: <u>1447 So 2100 E</u> ZIP CODE: <u>84108</u> EMAIL: <u>rtmthm@msn.com</u>
PRINT NAME: <u>Lisa Foster</u> ADDRESS: <u>2170 E. Wilson Ave.</u> ZIP CODE: <u>84108</u> EMAIL: <u>fosterfam08@gmail.com</u>	PRINT NAME: <u>RECHT McINTOSH</u> ADDRESS: <u>1447 S 2100 E</u> ZIP CODE: <u>84108</u> EMAIL: <u>RTMTUMCMSN.COM</u>
PRINT NAME: <u>Michael Ford</u> ADDRESS: <u>1941 Browning Ave, SLC</u> ZIP CODE: <u>84108</u> EMAIL: <u>m.ford@comcast.net</u>	PRINT NAME: <u>Joel Green</u> ADDRESS: <u>1925 Hubbard Ave</u> ZIP CODE: <u>84108</u> EMAIL: _____

**OPEN HOUSE**  
**BrewHaHa Tavern Conditional Use**  
**ATTENDANCE ROLL**  
**June 20, 2013**

PRINT NAME: <u>ROBERT DOXEY</u> ADDRESS: <u>2028 LAIRD DR.</u> ZIP CODE: <u>84108</u> EMAIL: <u>ROBERT@DOXEYS.COM</u>	PRINT NAME: <u>Carolyn Snell</u> ADDRESS: <u>1920 Princeton Ave</u> ZIP CODE: <u>84108-1825</u> EMAIL: <u>stookym8@84108</u>
PRINT NAME: <u>Larry Stucki</u> ADDRESS: <u>1764 S. 2600 E.</u> ZIP CODE: <u>84108</u> EMAIL: <u>lrstucki@g.com</u>	PRINT NAME: <u>Renee Queny</u> ADDRESS: <u>2169 Logan Ave</u> ZIP CODE: <u>84108</u> EMAIL: <u>chez_renee@hotmail.com</u>
PRINT NAME: <u>Roger Duff</u> ADDRESS: _____ ZIP CODE: <u>84105</u> EMAIL: <u>murphyduff@gmail.com</u>	PRINT NAME: <u>MAVA Russon</u> ADDRESS: <u>2146 Browning Ave.</u> ZIP CODE: <u>84108</u> <u>SLC, Utah</u> EMAIL: _____
PRINT NAME: <u>Geraldine B. RUSSELL</u> ADDRESS: <u>2169 Sherman Ave</u> ZIP CODE: <u>84108-2236</u> EMAIL: _____	PRINT NAME: <u>Barbara Mch at</u> ADDRESS: <u>2122 Browning</u> ZIP CODE: <u>801-581-0993</u> EMAIL: _____
PRINT NAME: <u>FRED WESTERGARD</u> ADDRESS: <u>1940 LAIRD DR SLC</u> ZIP CODE: <u>84108</u> EMAIL: _____	PRINT NAME: <u>Ruben Brandt</u> ADDRESS: <u>2059 E 900 S</u> ZIP CODE: <u>84105</u> EMAIL: <u>robbrandt@xmission.com</u>

PRINT NAME: <u>Jen Kious</u> ADDRESS: <u>2048 Emerson Ave</u> ZIP CODE: <u>84108</u> EMAIL: <u>jprehn@ucla.edu</u>	PRINT NAME: <u>Mary N. Larson</u> ADDRESS: <u>1877 Michigan Ave SLC, ut</u> ZIP CODE: <u>84108</u> EMAIL: <u>larsonm@mstar.net</u>
PRINT NAME: <u>Owen &amp; Deanna Hunt</u> ADDRESS: <u>1870 Harvard Ave</u> ZIP CODE: <u>84108</u> EMAIL: <u>odhunt@juno.com</u>	PRINT NAME: <u>Brent A. Larson</u> ADDRESS: <u>1877 Michigan Ave SLC, ut</u> ZIP CODE: <u>84108</u> EMAIL: <u>larsonb14@gmail.com</u>
PRINT NAME: <u>Jeff Krantz</u> ADDRESS: <u>4139 MT. OLYMPUS WAY</u> ZIP CODE: <u>SLC 84124</u> EMAIL: <u>jkrantz@yesco.com</u>	PRINT NAME: <u>Amanda Holty (+ Matthew)</u> ADDRESS: <u>2121 Brownway Ave</u> ZIP CODE: <u>84108</u> EMAIL: <u>amanda.holty@gmail.com</u>
PRINT NAME: <u>Ken Brady</u> ADDRESS: <u>240 East South Temple</u> ZIP CODE: <u>84111</u> EMAIL: <u>KEN@FRIGORENTLY.COM</u>	PRINT NAME: <u>Alice U MARSH</u> ADDRESS: <u>1958 Browning Ave</u> ZIP CODE: <u>84108</u> EMAIL: <u>alicesmarsh@aol.com</u>
PRINT NAME: <u>Rosalie Booth</u> ADDRESS: <u>1182 Footmill</u> ZIP CODE: <u>84108</u> EMAIL: <u>rosalie.booth73@gmail.com</u>	PRINT NAME: <u>Lori Buhler</u> ADDRESS: <u>1436 Yuma St.</u> ZIP CODE: <u>84108</u> EMAIL: <u>loribuhler@hotmail.com</u>
PRINT NAME: <u>Laura Jones</u> ADDRESS: <u>1130 S. Footmill Dr.</u> ZIP CODE: <u>84108</u> EMAIL: _____	PRINT NAME: <u>Julie &amp; Abram Johnson</u> ADDRESS: <u>1451 Yuma Street</u> ZIP CODE: <u>SLC, Utah 84108</u> EMAIL: <u>segojct@aol.com</u>

PRINT NAME: <u>Melissa Mecham</u> ADDRESS: <u>1926 Princeton Ave</u> ZIP CODE: <u>84108</u> EMAIL: <u>mmecham4@comcast.net</u>	PRINT NAME: <u>SUSAN TAGGART</u> ADDRESS: <u>1847 MICHIGAN AVE</u> ZIP CODE: <u>SE 84108</u> EMAIL: <u>SUSANTAGGARTBERIGAN@GMAIL.COM</u>
PRINT NAME: <u>Scott Mecham</u> ADDRESS: <u>1926 Princeton Ave</u> ZIP CODE: <u>84108</u> EMAIL: <u>scottmecham@comcast.net</u>	PRINT NAME: <u>DAN TAGGART</u> ADDRESS: <u>1847 MICHIGAN AVE.</u> ZIP CODE: <u>SE 84108</u> EMAIL: <u>DTAGART@XMISSION.COM</u>
PRINT NAME: <u>Charlotte Jacobsen</u> ADDRESS: <u>1857 yalecrest</u> ZIP CODE: <u>84108</u> EMAIL: <u>cj.jacobsen@hotmail.com</u>	PRINT NAME: <u>Bev. Greenhalgh</u> ADDRESS: <u>7979 laird Dr.</u> ZIP CODE: <u>84108</u> EMAIL: <u>greenhalghbev@msn.com</u>
PRINT NAME: <u>Debra Whipple</u> ADDRESS: <u>2008 St. Marys Drive</u> ZIP CODE: <u>SLC. UT 84108</u> EMAIL: <u>whipps@comcast.net</u>	PRINT NAME: <u>Michael Brough</u> ADDRESS: <u>2134 East 1300 South</u> ZIP CODE: <u>84108</u> EMAIL: <u>bankerbrough@gmail.com</u>
PRINT NAME: <u>Kathryn Howell</u> ADDRESS: <u>2009 E 1300 S</u> ZIP CODE: <u>84108</u> <u>Against</u> EMAIL: <u>Kath75@yahoo.com</u>	PRINT NAME: <u>Linda Brough</u> ADDRESS: <u>2134 E. 1300 S.</u> ZIP CODE: <u>84108</u> EMAIL: <u>laambmom@gmail.com</u>
PRINT NAME: <u>Darcy Creviston</u> ADDRESS: <u>1997 S 2100 E #21</u> ZIP CODE: <u>84108</u> EMAIL: <u>darcycrev@yahoo.com</u>	PRINT NAME: <u>Rosanne Atkisson</u> ADDRESS: <u>2009 E 1300 S</u> ZIP CODE: <u>84108</u> EMAIL: <u>rosanneatkisson@me.com</u>

PRINT NAME: <u>Valerie Atkisson</u> ADDRESS: <u>2009 E 1300 S</u> ZIP CODE: <u>84108</u> EMAIL: <u>Valerie atkisson@gmail.com</u>	PRINT NAME: <u>Dale Wilkinson</u> ADDRESS: <u>2173 E. 1300 South</u> ZIP CODE: <u>SLC UT 84108</u> EMAIL: <u>_____</u>
PRINT NAME: <u>Brent Maxfield</u> ADDRESS: <u>1924 Browning Ave</u> ZIP CODE: <u>84108</u> EMAIL: <u>maxfieldba@hotmail.com</u>	PRINT NAME: <u>Barbara Wilkinson</u> ADDRESS: <u>2173 E. 1300 S., SLC UT 84108</u> ZIP CODE: <u>84108</u> EMAIL: <u>_____</u>
PRINT NAME: <u>Jacqui/Nick Rimardo</u> ADDRESS: <u>1947 Princeton Ave</u> ZIP CODE: <u>SLC 84108</u> EMAIL: <u>jacquirimardo@yahoo.com</u>	PRINT NAME: <u>Rachel Harb</u> ADDRESS: <u>2021 E St Mary's Dr.</u> ZIP CODE: <u>84108</u> EMAIL: <u>RLHHARB@YAHOO.COM</u>
PRINT NAME: <u>Steve McCallum</u> ADDRESS: <u>1952 Bryan Ave</u> ZIP CODE: <u>84108</u> EMAIL: <u>_____</u>	PRINT NAME: <u>Julie Black</u> ADDRESS: <u>1963 Michigan</u> ZIP CODE: <u>84108</u> EMAIL: <u>Kbblack@hotmail.com</u>
PRINT NAME: <u>Julie McCallum</u> ADDRESS: <u>1952 Bryan Ave</u> ZIP CODE: <u>84108</u> EMAIL: <u>_____</u>	PRINT NAME: <u>Molly McMahon</u> ADDRESS: <u>1970 Michigan Ave</u> ZIP CODE: <u>84108</u> EMAIL: <u>scottishwoman@gmail.com</u>
PRINT NAME: <u>Bette Taylor</u> ADDRESS: <u>2137 Browning Ave</u> ZIP CODE: <u>SLC ut 84108</u> EMAIL: <u>Bettebt@gmail</u>	PRINT NAME: <u>Amanda McDougall</u> ADDRESS: <u>2060 Princeton Dr.</u> ZIP CODE: <u>84108</u> EMAIL: <u>Amanda@firstdigital.com</u>

PRINT NAME: <u>Samantha Moll</u> ADDRESS: <u>10416 FOOTHILL DR</u> ZIP CODE: <u>84108</u> EMAIL: <u>Samantha_molle@yahoo.com</u>	PRINT NAME: <u>Josh Walker</u> ADDRESS: <u>2075 Browning Ave</u> ZIP CODE: <u>84108</u> EMAIL: <u>walker.joshua@gmail.com</u>
PRINT NAME: <u>Steve Brophy</u> ADDRESS: <u>2150 SHERMAN AVE</u> ZIP CODE: <u>84108</u> EMAIL: <u>SMJBROPHY@Yahoo.com</u>	PRINT NAME: <u>Audrey Walker</u> ADDRESS: <u>2075 Browning Ave</u> ZIP CODE: <u>84018</u> EMAIL: <u>audreywalker@gmail.com</u>
PRINT NAME: <u>Jennie Jones</u> ADDRESS: <u>2180 E 1300 S.</u> ZIP CODE: <u>84108</u> EMAIL: <u>jenniejones1@hotmail.com</u>	PRINT NAME: <u>Fred Evans</u> ADDRESS: <u>2069 Laird Dr.</u> ZIP CODE: <u>84108</u> EMAIL: <u>fredevana27@gmail.com</u>
PRINT NAME: <u>Jan Siber</u> ADDRESS: <u>2149 E. 1700 S.</u> ZIP CODE: <u>84108</u> EMAIL: <u>jan@itia.us</u>	PRINT NAME: <u>Katherine Evans</u> ADDRESS: <u>2069 Laird Dr.</u> ZIP CODE: <u>84108</u> EMAIL: <u>patches313@msn.com</u>
PRINT NAME: <u>Marcia Mauer</u> ADDRESS: <u>1810 HUBBARD</u> ZIP CODE: <u>84108</u> EMAIL: <u>marciama13@icloud.com</u>	PRINT NAME: <u>Martha Sloan</u> ADDRESS: <u>2036 Princeton Dr.</u> ZIP CODE: <u>84108</u> EMAIL: <u>marthasloan@msn.com</u>
PRINT NAME: <u>Janet Sperry</u> ADDRESS: <u>1940 Princeton</u> ZIP CODE: <u>84108</u> EMAIL: <u>jsperry@comcast</u>	PRINT NAME: <u>David Sloan</u> ADDRESS: <u>2036 Princeton Dr.</u> ZIP CODE: <u>84108</u> EMAIL: <u>desloan11@gmail.com</u>

PRINT NAME: <u>Daniel Sloan</u> ADDRESS: <u>2036 Finneken Dr.</u> ZIP CODE: <u>84108</u> EMAIL: _____	PRINT NAME: <u>Diane Barlow</u> ADDRESS: <u>859 So 2300 East</u> ZIP CODE: <u>84108</u> EMAIL: <u><del>deb</del> hjbdcbb@comcast.net</u>
PRINT NAME: <u>Kathryn Kuttler</u> ADDRESS: <u>2033 Herbert Ave</u> ZIP CODE: <u>84108</u> EMAIL: <u>Kathryn.Kuttler@gmail.com.</u>	PRINT NAME: <u>Kraig Kuttler</u> ADDRESS: <u>2033 Herbert Ave.</u> ZIP CODE: <u>84108</u> EMAIL: <u>kraigkuttler@hotmail.com</u>
PRINT NAME: <u>Pam Nelson</u> ADDRESS: <u>2080 Yale</u> ZIP CODE: <u>84108</u> EMAIL: <u>nelpamela@gmail.com</u>	PRINT NAME: <u>Loren Kuttler</u> ADDRESS: <u>2033 Herbert Ave.</u> ZIP CODE: <u>84108</u> EMAIL: <u>lorenkuttler@lha.com</u>
PRINT NAME: <u>Kathy Wilson</u> ADDRESS: <u>1413 So 2100 E</u> ZIP CODE: <u>84108</u> EMAIL: _____	PRINT NAME: <u>Adam McIntosh</u> ADDRESS: <u>1151 S 2000 E</u> ZIP CODE: <u>84108</u> EMAIL: <u>adammcintosh.adam@gmail.com</u>
PRINT NAME: <u>Michael McIntosh</u> ADDRESS: <u>1151 S. 2000 E</u> ZIP CODE: <u>84108</u> EMAIL: <u>mcintosh.mike@gmail.com</u>	PRINT NAME: <u>Annie Macfarlane</u> ADDRESS: <u>2002 Sheridan Rd.</u> ZIP CODE: <u>84108</u> EMAIL: <u>anniemacfarlane@hotmail.com</u>
PRINT NAME: <u>Tyler McIntosh</u> ADDRESS: <u>1151 S 2000 E</u> ZIP CODE: <u>84108</u> EMAIL: <u>tyler.j.mcintosh@gmail.com</u>	PRINT NAME: <u>MARVIN JONES</u> ADDRESS: <u>2180 E 1300 S</u> ZIP CODE: <u>84108</u> EMAIL: <u>banshee76@comcast.net</u>

PRINT NAME: <u>SUSAN RHONDEAU</u> ADDRESS: <u>1920 YALE AVE.</u> ZIP CODE: <u>84108</u> EMAIL: <u>susan.rhondeau@gmail.com</u>	PRINT NAME: <u>BARRY WALKER</u> ADDRESS: <u>2084 HARVARD CIRCLE</u> ZIP CODE: <u>84108-1982</u> EMAIL: <u>bartwalker@comcast.net</u>
PRINT NAME: <u>STEVEN RHONDEAU</u> ADDRESS: <u>1920 YALE AVE</u> ZIP CODE: <u>84108</u> EMAIL: <u>steven.rhondeau@imail.org</u>	PRINT NAME: <u>Anna BUTLER</u> ADDRESS: <u>1945 Laird drive</u> ZIP CODE: <u>84108</u> EMAIL: <u>anbu19@yahoo.com</u>
PRINT NAME: <u>R. Gene MOFFITT</u> ADDRESS: <u>1410 Chancellor Way</u> ZIP CODE: <u>84108-2851</u> EMAIL: <u>Presmoffitt@aol.com</u>	PRINT NAME: <u>Morris Linton</u> ADDRESS: <u>2001 Browning Ave.</u> ZIP CODE: <u>84108</u> EMAIL: <u>morrisdlinton@gmail.com</u>
PRINT NAME: <u>BRUCE STREETER</u> ADDRESS: <u>2060-A Sunnyside Ave</u> ZIP CODE: <u>84108-1310</u> EMAIL: <u>brucestreeter@icloud.com</u>	PRINT NAME: <u>Holli Yoho</u> ADDRESS: <u>1982 Browning Ave</u> ZIP CODE: <u>84108</u> EMAIL: <u>holliyoho@hotmail.com</u>
PRINT NAME: <u>JOHN PREHN</u> ADDRESS: <u>2048 Emerson Ave</u> ZIP CODE: <u>84108</u> EMAIL: <u>john3031@msn.com</u>	PRINT NAME: <u>Brian Yoho</u> ADDRESS: <u>1982 Browning Ave</u> ZIP CODE: <u>84108</u> EMAIL: <u>briangyoho@gmail.com</u>
PRINT NAME: <u>CAROL WALKER</u> ADDRESS: <u>2084 HARVARD CIRCLE</u> ZIP CODE: <u>84108</u> EMAIL: <u>BARTWALKER@COMCAST.NET</u>	PRINT NAME: <u>Tanice White</u> ADDRESS: <u>2838 Lancaster Dr 51C</u> ZIP CODE: <u>84108</u> EMAIL: <u>jwhite@burhidgewhite.com</u>



PRINT NAME: <u>Mary Catherine Perry</u> ADDRESS: <u>1451 S. 2000 E</u> ZIP CODE: <u>84108</u> EMAIL: <u>mcperry18@yahoo.com</u>	PRINT NAME: <u>Carol Butler</u> ADDRESS: <u>1611 Laird Ave</u> ZIP CODE: <u>84105</u> EMAIL: <u>carol.l.butler@l-3com.com</u>
PRINT NAME: <u>Raina Williams</u> ADDRESS: <u>1955 St Marys Dr</u> ZIP CODE: <u>84108</u> EMAIL: <u>raina.williams@gmail.com</u>	PRINT NAME: <u>James Guilkey</u> ADDRESS: <u>1611 Laird Ave</u> ZIP CODE: <u>84105</u> EMAIL: <u>james.guilkey@utah.edu</u>
PRINT NAME: <u>Annabelle williams</u> ADDRESS: <u>1955 St Marys Dr.</u> ZIP CODE: <u>84108</u> EMAIL: <u>www</u>	PRINT NAME: <u>Karen Cheng</u> ADDRESS: <u>2044 Kensington Ave</u> ZIP CODE: <u>Salt Lake City, Ut 84108</u> EMAIL: <u>kchengslc@comcast.com</u>
PRINT NAME: <u>LUKE Williams</u> ADDRESS: <u>1955 St Mary Dr.</u> ZIP CODE: <u>84108</u> EMAIL: <u>www</u>	PRINT NAME: <u>Cali Lloyd</u> ADDRESS: <u>2045 E 1300 S</u> ZIP CODE: <u>84108</u> EMAIL: <u>martylloyd@yahoo.net</u>
PRINT NAME: <u>Susan Koelliker</u> ADDRESS: <u>2315 Oneida St.</u> ZIP CODE: <u>84109</u> EMAIL: _____	PRINT NAME: <u>Marty LLOYD</u> ADDRESS: <u>2045 E, 1300 S</u> ZIP CODE: <u>SLC, Ut 84108</u> EMAIL: <u>martyloyle@yahoo.com</u>
PRINT NAME: <u>Kathy Couch</u> ADDRESS: <u>2163 St. Marys Dr.</u> ZIP CODE: <u>84108</u> EMAIL: _____	PRINT NAME: <u>Lewie Leavitt</u> ADDRESS: <u>Browning Ave</u> ZIP CODE: <u>84108</u> EMAIL: _____

PRINT NAME: Andrew Williams ADDRESS: 1955 St Marys Dr ZIP CODE: 84108 EMAIL:	PRINT NAME: Julia Hopkins ADDRESS: 1521 Canterbury Dr. ZIP CODE: 84108 EMAIL: julia.w.hopkins@gmail.com
PRINT NAME: Alice Mae Williams ADDRESS: 1955 St Marys Dr ZIP CODE: 84108 EMAIL:	PRINT NAME: Clair Hopkins ADDRESS: 1521 Canterbury Dr. ZIP CODE: 84108 EMAIL: CR HopBter@gmail.com
PRINT NAME: Lillian Williams ADDRESS: 1955 St Marys Dr ZIP CODE: 84108 EMAIL:	PRINT NAME: Karen Birth ADDRESS: 1947 St. Marys Dr ZIP CODE: 84108 EMAIL: karen.birth@gmail.com
PRINT NAME: BRAD WILLIAMS ADDRESS: 1955 St Marys Dr ZIP CODE: 84108 EMAIL:	PRINT NAME: Jared Birth ADDRESS: 1947 St. Marys Dr ZIP CODE: 84108 EMAIL: <del>jared</del>
PRINT NAME: Chris Bowler ADDRESS: 2020 Browning Ave ZIP CODE: 84116 EMAIL: chris@jcbowler.com	PRINT NAME: Corrie & Bryce Perkins ADDRESS: 2172 Emerson Ave ZIP CODE: 84108 EMAIL: spycococo@gmail.com
PRINT NAME: Ted Matthews ADDRESS: 2125 Downingten ZIP CODE: 84108 EMAIL: BEANBOY1@gmail	PRINT NAME: Bonnie LLOYD ADDRESS: 1044 S. Oak Hills Way ZIP CODE: SLC, Ut 84108 EMAIL: bonnievlloyd@yahoo.com

PRINT NAME: <u>MAVIS OSWALD</u> ADDRESS: <u>2047 PRINCETON DR.</u> ZIP CODE: <u>S.L.C., UT 84108</u> EMAIL: <u>-</u>	PRINT NAME: <u>Kari Tuft</u> ADDRESS: <u>2145 Browning Ave</u> ZIP CODE: <u>84108</u> EMAIL: <u>karituft@yahoo.com</u>
PRINT NAME: <u>Elsie Martin</u> ADDRESS: <u>2065 Harvard Oaks Cir.</u> ZIP CODE: <u>S&amp;C UT 84108</u> EMAIL: _____	PRINT NAME: <u>Ryan Tuft</u> ADDRESS: <u>2145 Browning Ave</u> ZIP CODE: <u>84108</u> EMAIL: <u>ryantuft@gmail.com</u>
PRINT NAME: <u>Stemman Martin</u> ADDRESS: <u>2065 Harvard Oaks Cir</u> ZIP CODE: <u>84108</u> EMAIL: _____	PRINT NAME: <u>Delsi Nixon</u> ADDRESS: <u>2017 Kensington Ave</u> ZIP CODE: <u>84108</u> EMAIL: <u>delsi nixon@comcast.net</u>
PRINT NAME: <u>Alysse Eisen Silk</u> ADDRESS: <u>2130 E. 1300 So.</u> ZIP CODE: <u>84108</u> EMAIL: <u>aesilk@burgoyne.com</u>	PRINT NAME: <u>SRIKANTH JAMMULAPATI</u> ADDRESS: <u>2142 ROOSEVELT AVE.</u> ZIP CODE: <u>84108</u> EMAIL: <u>SJAMMULA@YAHOO.COM</u>
PRINT NAME: <u>Shayna Silk</u> ADDRESS: <u>1702 Yale Ave.</u> ZIP CODE: <u>84108</u> EMAIL: _____	PRINT NAME: <u>Barbara Taylor</u> ADDRESS: <u>2040 Emerson Ave</u> ZIP CODE: <u>84108</u> EMAIL: _____
PRINT NAME: <u>Martha Maidana</u> ADDRESS: <u>1180 Foothill #736</u> ZIP CODE: <u>84108</u> EMAIL: <u>mmaidana@comcast.net</u>	PRINT NAME: <u>David Holbrook</u> ADDRESS: <u>2040 Emerson</u> ZIP CODE: <u>84108</u> EMAIL: _____

PRINT NAME: Bill Gray ADDRESS: 1915 Laird Dr ZIP CODE: 84108 EMAIL: gray@millerguymon.com	PRINT NAME: Keli Burdette ADDRESS: 1551 S 2200 E ZIP CODE: 84108 EMAIL: burdke@aim.com
PRINT NAME: Mary A. Turner ADDRESS: 1950 Yale Ave ZIP CODE: 84108 EMAIL: marskipc@yahoo.com	PRINT NAME: Krishna Sridharan ADDRESS: 2177 Roosevelt Ave ZIP CODE: 84108 EMAIL: iskristna@hotmail.com
PRINT NAME: Judd A. Turner ADDRESS: 1950 Yale Ave SLC, UT ZIP CODE: 84108 EMAIL: judd@emreton.com	PRINT NAME: Michael Gottfredson ADDRESS: 1989 Browning Ave ZIP CODE: 84108 EMAIL: jmichaelgottfredson@hotmail.com
PRINT NAME: Lindsay Lloyd ADDRESS: 2045 E 1300 S ZIP CODE: 84108 EMAIL: _____	PRINT NAME: Janice Gottfredson ADDRESS: 1989 Browning Ave ZIP CODE: 84108 EMAIL: _____
PRINT NAME: Darren Mitchell ADDRESS: 2069 E. Harvard Oaks Cir ZIP CODE: SLC, UT 84108 EMAIL: iveymitchell@yahoo.com	PRINT NAME: _____ ADDRESS: _____ ZIP CODE: _____ EMAIL: _____
PRINT NAME: Ed Thatcher ADDRESS: 2002 Browning Ave ZIP CODE: 84108 EMAIL: thatcher1@stisna.com	PRINT NAME: _____ ADDRESS: _____ ZIP CODE: _____ EMAIL: _____

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PRINT NAME: DAVID HUNTSMAN ADDRESS: Devonshire ZIP CODE: 84108 EMAIL:	PRINT NAME: Michelle Huntsman ADDRESS: Devonshire ZIP CODE: 84108 EMAIL:
PRINT NAME: Sam Clark ADDRESS: 1687 Devonshire ZIP CODE: 84108 EMAIL:	PRINT NAME: Liz Clark ADDRESS: Devonshire Dr ZIP CODE: 84108 EMAIL:
PRINT NAME: Andrew Ashton ADDRESS: 1951 Browning ZIP CODE: 84108 EMAIL: micsoda@hotmail.com	PRINT NAME: Jared Park ADDRESS: 1955 Laird Dr. ZIP CODE: 84108 EMAIL: tjaredparker@msn.com
PRINT NAME: ADDRESS: ZIP CODE: EMAIL:	PRINT NAME: ADDRESS: ZIP CODE: EMAIL:
PRINT NAME: ADDRESS: ZIP CODE: EMAIL:	PRINT NAME: ADDRESS: ZIP CODE: EMAIL:
PRINT NAME: ADDRESS: ZIP CODE: EMAIL:	PRINT NAME: ADDRESS: ZIP CODE: EMAIL:

✓

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PRINT NAME: Kelly Mannan ADDRESS: 1766 Harvard Ave ZIP CODE: 84108 EMAIL: ✓	PRINT NAME: _____ ADDRESS: _____ ZIP CODE: _____ EMAIL: _____
PRINT NAME: Roger McBooker ADDRESS: 2158 E. 1700 So. St ZIP CODE: 84108 EMAIL: rjm@primegear.com	PRINT NAME: _____ ADDRESS: _____ ZIP CODE: _____ EMAIL: _____
PRINT NAME: KRISHNA Sridharan ADDRESS: 2177 Roosevelt Ave ZIP CODE: 84108 EMAIL:	PRINT NAME: _____ ADDRESS: _____ ZIP CODE: _____ EMAIL: _____
PRINT NAME: Teresa Jackson ADDRESS: 2251 Blaine Ave ZIP CODE: 84108 EMAIL: mt-jackson@msn.com	PRINT NAME: _____ ADDRESS: _____ ZIP CODE: _____ EMAIL: _____
PRINT NAME: <del>Zonda</del> Clone ADDRESS: 2011 E 900 St ZIP CODE: 84108 EMAIL: ✓	PRINT NAME: _____ ADDRESS: _____ ZIP CODE: _____ EMAIL: _____
PRINT NAME: _____ ADDRESS: _____ ZIP CODE: _____ EMAIL: _____	PRINT NAME: _____ ADDRESS: _____ ZIP CODE: _____ EMAIL: _____

**Attachment C.2**  
**Open House Comments (June 20, 2013)**

**BrewHaHa Tavern  
Conditional Use  
Public Comment Form**

**June 20, 2013**



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: RICHARD ALDOUS

Address: 1979 BROWNING AVE.

SLC Zip Code: 84108

Phone: 801-581-9142

Email: \_\_\_\_\_

Comments: I SEE IT AS DETRIMENTAL  
TO THE NEIGHBORHOOD.

**Please provide your contact information so we can notify you of other meetings or hearings on this issue.** You may submit this sheet before the end of the workshop or you can provide your comments via e-mail at [maryann.pickering@slcgo.gov](mailto:maryann.pickering@slcgo.gov) or via mail at the following address: Maryann Pickering, Principal Planner Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. **Please provide your comments by Wednesday, July 17.**



BrewHaHa Tavern  
Conditional Use  
Public Comment Form

June 20, 2013



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: DAVID & JENNIFER PARKIN

Address: 3060 SHERWOOD CIRCLE  
SLC, UT

Zip Code: 84108

Phone: 801 - 583 - 8815

Email: dparkin516@gmail.com

Comments: The proposed Tavern does not conform with the other neighborhood businesses. None are open until 2am. They do not use excess parking on the street for their business purposes. They do not serve liquor in the presence of minors that are walking by their business on a very frequent basis. The businesses do not encourage potential drunk drivers in a neighborhood with children. This tavern will increase the risk to children and all citizens. This is not acceptable!!! No permit should be given.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the workshop or you can provide your comments via e-mail at [maryann.pickering@slcgov.com](mailto:maryann.pickering@slcgov.com) or via mail at the following address: Maryann Pickering, Principal Planner Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. **Please provide your comments by Wednesday, July 17.**

BrewHaHa Tavern  
Conditional Use  
Public Comment Form



Planning and Zoning Division  
Department of Community  
and Economic Development

June 20, 2013

Name: Roger J. McLeavel

Address: 2158 E. 1700 St  
SLC UT

Zip Code: 84108

Phone: 801 583-1437

Email: rjmc@princepeter.com

Comments: Salt Lake is ~~not~~ <sup>not</sup> from left center to  
March. Very view patrons will walk to the  
bar clearing from rebar! It will be a  
parking problem. Also very concerned about  
noise.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the workshop or you can provide your comments via e-mail at [maryann.pickering@slcgo.gov](mailto:maryann.pickering@slcgo.gov) or via mail at the following address: Maryann Pickering, Principal Planner Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. **Please provide your comments by Wednesday, July 17.**

**BrewHaHa Tavern  
Conditional Use  
Public Comment Form**

**June 20, 2013**



Planning and Zoning Division  
Department of Community  
and Economic Development

**Name:**

*Mara Russon*

**Address:**

*2146 Browning Ave.  
SLC, Utah*

*801*

**Zip Code:** *84108*

**Phone:**

*801-582-8979*

**Email:**

*none*

**Comments:**

*2 am 100 ap against this  
Beer - Sigma Bar.*

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June 20, 2013



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Clair R. Hopkins

Address: 1521 Canterbury Dr.

SALT Lake City

UT Zip Code: 84108

Phone: (801) 582-1521

Email: crhopster@gmail.com

Comments: I do not think a neighborhood  
tavern is a good thing in that area.  
We have other taverns in Foothill  
Village with better parking

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the workshop or you can provide your comments via e-mail at [maryann.pickering@slcgo.gov](mailto:maryann.pickering@slcgo.gov) or via mail at the following address: Maryann Pickering, Principal Planner Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. **Please provide your comments by Wednesday, July 17.**

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**June 20, 2013**



Planning and Zoning Division  
Department of Community  
and Economic Development

Name:

Christopher Munsicker

Address:

1405 S 2300 E

Salt Lake City, UT Zip Code: 84108

Phone:

Email:

Comments:

I think it will be great to have a local pub that people will be able to walk to over being having to drive several miles to the nearest bar.

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**June 20, 2013**



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Scott Fletcher

Address: 1405 S. 2100 E.

Zip Code: \_\_\_\_\_

Phone: \_\_\_\_\_

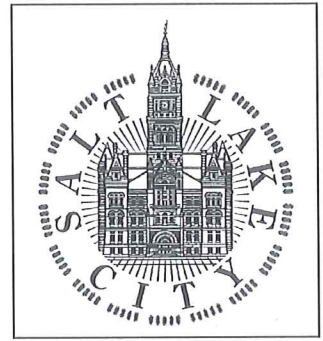
Email: tensor\_mids@hotmail.com

Comments: Thankful for somewhere to go have  
a drink and not be worried about who is  
going to drive to our only options; downtown,  
or Sugar house pub.

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BrewHaHa Tavern  
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June 20, 2013



Planning and Zoning Division  
Department of Community  
and Economic Development

Name:

Andy Wargula + Jim Deschenes

Address:

1443 Yuma St  
Shc 4F

Zip Code:

84108

Phone:

801 484 3521

Email:

Comments:

See attached letter written by BrewHaHa  
Reps. - ~~XXXX~~ Having rec'd <sup>#11490</sup> the attached  
"letter" ~~and read it~~ I feel I know  
exactly what this business owners are  
about. I ~~do~~ will NOT support a  
~~foreign~~ business who comes into my neighborhood  
and tells me what my neighborhood needs.  
I ~~do~~ not support owners that lie  
about consent & support of adjacent <sup>owners</sup> property →

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Nope, NOT POPULAR, JUST ARROGANT

I love a good gin & tonic  
& I love a good sandwich,  
& I love a cup of joe!

These guys have gone over board  
— moderate hours would  
be great

That's all

Get 10am - 11am

no biggie

They have mistread a lot of  
ppl concerned

These guys are — — — holes!



BrewHaHa Tavern  
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Planning and Zoning Division  
Department of Community  
and Economic Development

Name: MATTHEW J PARKIN

Address: 1553 YALE AVE  
SLL UT 84105

Zip Code: 84105

Phone: 801 583 2270

Email: amparkin@mac.com

Comments: I strongly oppose the conditional use for the BrewHaHa Tavern. My first concern is with the hours of operation we do not need Beer service @ 10:00am in such close proximity to 3 schools. Second the parking seems to be totally nonfunctional. It will create an undue burden on the surrounding homes. Lastly the plans are not complete

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and seem very vague on what the Tavern will really become. And other businesses are NOT open until 2am.

This is horrible. It may be a  
generalization but if you are  
drinking at 2am you should  
not be on the roads.

**BrewHaHa Tavern  
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**June 20, 2013**



Planning and Zoning Division  
Department of Community  
and Economic Development

**Name:** Renee Query

**Address:** 2169 Logan Ave

**Zip Code:** 84148

**Phone:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Comments:** I'm greatly concerned about the  
proximity of "neighborhood bar"  
Its presence changes the neighbor<sup>hood</sup> feel  
of security, knowing each other & not  
strangers in our midst.

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BrewHaHa Tavern  
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June 20, 2013



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Diane C Barlow

Address: 359 So 2300 East  
SLC, UT

Zip Code: 84109

Phone: 801-542-6022

Email: hjbdeb@comcast.net

Comments: Bars in neighborhoods is a bad idea that  
comes directly from the Mayor. I have watched this  
happen in two other neighborhoods. The answers to P's  
are always the same & somewhat misleading.  
Read some studies on what alcohol does to families.  
Many old age residents live very near by. This ~~is~~  
bdg. is still in the courts so this issue could be  
mute. With the schools & Anderson library so close to  
the tavern children are in jeopardy

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Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Kraig Kuttler

Address: 2033 Herbert Ave  
Salt Lake City, UT

Zip Code: 84108

Phone: (801) 582-7413

Email: kraigkuttler@hotmail.com

Comments: I oppose the granting of a liquor license to this establishment due to the complications inherent in mixing alcohol induced behavior in close proximity to residential homes at hours that impact the rights of the residents to enjoy the quiet atmosphere that has prevailed in this area. The likelihood of disruptive behavior, obnoxious noise, and disturbing my peace and those of my neighbors increases. Additionally, 190 occupants w/ 12 parking spaces is ~~un~~undoubtedly going to impact the congestion + ease of getting around the neighborhood.

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**June 20, 2013**



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Kathryn Kuttler

Address: 2033 Herbert Ave.  
Salt Lake City  
UT

Zip Code: 84108

Phone: 801-502-7158

Email: Kathryn.Kuttler@gmail.com

Comments: I oppose the liquor license for the BrewHaHa Tavern. I am against the Tavern being opened until 2:00 AM. which I understand is allowed with the liquor license. I am also concerned about the lack of parking and the need to use street parking which will severely impact the neighborhood. Neighbors will be impacted and the value of their homes.

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**BrewHaHa Tavern  
Conditional Use  
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Planning and Zoning Division  
Department of Community  
and Economic Development

**June 20, 2013**

Name: Boyd Vogeler

Address: 869 South 2000 East  
SLC

Zip Code: 84108

Phone: 801-582-7447

Email: vogelerb@juno.com

Comments: \_\_\_\_\_

This proposed business is totally inappropriate for  
the area. It is predominantly residential! The  
nature of the business is antithetical to the environment  
of a residential neighborhood. This is not Ireland!  
The logistical nightmares around parking are  
obvious. Traffic under the best of conditions will  
be degraded. Winter will be awful. All this says  
nothing of the late hours this business will keep which

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are incompatible with a residential neighborhood!

BrewHaHa Tavern  
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Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Patricia Streuter

Address: 2660 Sunnyside Ave

SLE Zip Code: 84108

Phone: 801-582-1408

Email: \_\_\_\_\_

Comments: I am against having Brew HaHa in the proposed location

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the workshop or you can provide your comments via e-mail at [maryann.pickering@slcgox.com](mailto:maryann.pickering@slcgox.com) or via mail at the following address: Maryann Pickering, Principal Planner Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. **Please provide your comments by Wednesday, July 17.**



**BrewHaHa Tavern  
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Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Adam McIntosh

Address: 1151 S 2000 E

Zip Code: 84108

Phone: 617 306 9399

Email: mcintosh.adam86@gmail.com

Comments: How can the neighborhood be asked to bear the brunt of parking @ 2/1000.

Also, no studies have been done regarding noise from patrons in what is otherwise a quiet neighborhood. I am a college student/ have been to plenty of bars. This is the wrong place for one. Build it elsewhere.

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Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Tyler McIntosh

Address: 1151 S. 2000 E.  
S.L.C UT

Zip Code: 84108

Phone: 801-897-4361

Email: 1151 S. 2000 E

Comments: I am a college student and  
have been to bars and don't feel  
like the bar scene is appropriate  
for this kind of neighbor<sup>hood</sup> area. I pity  
the surrounding neighbors for what they  
will be forced to endure if the  
bar be put in place

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Planning and Zoning Division  
Department of Community  
and Economic Development

**June 20, 2013**

**Name:** Linda Harrison

**Address:** 2055 Laird Dr.

500 Ut. **Zip Code:** 84108

**Phone:** 801-582-0227

**Email:** harrisonlinda@gmail.com

**Comments:** \_\_\_\_\_

It's hard to believe that a traffic impact study is not required. Those of us who live nearby know better - this is a busy intersection - morning traffic to the University - we have children going to school, to Top Stop - to the library. There is no designated parking for their employees. They need to tell what the 100 parking spaces they've identified, the hours are too long - too disruptive of an establishment for a neighborhood. The business plan seems weak and inconsiderate of the neighborhood. The claims the makes about it being a perfect location seems to be based more on his perception of the economic base of the neighborhood. The freedom of money in the neighborhood will be restricted, by virtue of traffic problems - elderly, children, teens.

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Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Tom Henrich

Address: 1470 So. 2000 E.

Zip Code: 84108

Phone: 801.856.2965

Email: tom@rockworthco.com

Comments: Not nearly enough parking for  
this use. Traffic and parking study  
needs to be provided or City must  
justify why 2 stalls per thousand  
is adequate and keeps impact to  
greater community to a minimum.  
Thank you.

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Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Joel R. Green

Address: 1925 Hubbard Ave  
S.L.C. Utah

Zip Code: 84108

Phone: 801-582-4677

Email: \_\_\_\_\_

Comments: this business will have a huge negative effect on this neighborhood. problems include inadequate parking, forcing parking into neighborhoods. Increased traffic at late hours will disturb neighbors and potentially decrease property values. outside smoking will be obnoxious to some and health hazard to all. Parking for other businesses will be negatively effected. Long hours of hours operation mean negative effect from traffic for children walking to school or library. I also regularly ride my bicycle on 21st East and increased traffic and extensive parking along streets makes greatly increased danger for cyclists especially from alcohol impaired drivers. despite assurances to contrary from there will be impaired drivers as any amount of

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alcohol is impairing. The city faults bicycle use and propagandizes itself as bicycle friendly. This business will not make 21st East bicycle friendly and 21st East is a designated bike route.

BrewHaHa Tavern  
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Planning and Zoning Division  
Department of Community  
and Economic Development

Name: BRUCE STREETER

Address: 2060-A Sunnyside Ave

SLC, UT Zip Code: 84108-1310

Phone: 801-582-1408

Email: brucestreater@icloud.com

Comments: Not nearly enough parking

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BrewHaHa Tavern  
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Public Comment Form

June 20, 2013



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: CHARLES SHEPHERD

Address: 2040 E. ALDO CIR.  
SAL UT 84108

Zip Code: \_\_\_\_\_

Phone: 801-910-0505

Email: cshpherd@mjsal.com

Comments: PROPOSAL IS CLEARLY INCOMPATIBLE  
W/ NEIGHBORHOOD, ADJACENT USES,  
RESIDENCES, ETC. ADDITIONAL WRITTEN  
COMMENTS TO BE PROVIDED TO  
SAL PLANNING / M. PICKERING.

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June 20, 2013



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Michael Ford

Address: 1971 Browning Ave  
SLC

Zip Code: 84108

Phone: (801) 582-1484

Email: m.ford@comcast.net

Comments: I am opposed to the proposed tavern because  
I do not believe there is adequate parking. I am also  
concerned about the hours of operation.

**Please provide your contact information so we can notify you of other meetings or hearings on this issue.** You may submit this sheet before the end of the workshop or you can provide your comments via e-mail at [maryann.pickering@slcgov.com](mailto:maryann.pickering@slcgov.com) or via mail at the following address: Maryann Pickering, Principal Planner Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. **Please provide your comments by Wednesday, July 17.**



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Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Rick Thornton

Address: 2040 Laird  
SLC, UT 84108

Zip Code:

Phone: (801) 582-1289

Email: rht@princegeates.com

Comments: I have a high level of concern about  
BrewHaHa going into this location:

① congestion turning on/off 2100 East and  
1300 South

② Long hours - late hours (to 2am) in a  
residential neighborhood - with noise, traffic

③ spillover parking onto residential streets

④ Is there really a legal right to <sup>use</sup> surrounding  
commercial parking areas?

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In short, is there realistic mitigation  
to effect on neighborhood?

Thank you Rick Thornton

BrewHaHa Tavern  
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Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Alysse Eisen Silk

Address: 2130 E. 1300 So.  
SLC, UT

Zip Code: 84108

Phone: 801-583-6616

Email: aesilk@burgoyne.com

Comments: \_\_\_\_\_

My house is 2 blocks east of this  
proposed business. I am NOT in favor of  
the increased traffic & parking problems, as  
well as the ~~monstrous~~ potential behavioral  
issues of people consuming alcohol in my  
immediate neighborhood !!! (Noise, safety,  
children walkings, nearby schools, etc).

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Planning and Zoning Division  
Department of Community  
and Economic Development

Name: MAVIS OSWALD

Address: 2047 PRINCETON DR.

S.L.C., UT

Zip Code: 84108

Phone: 801 582-2654

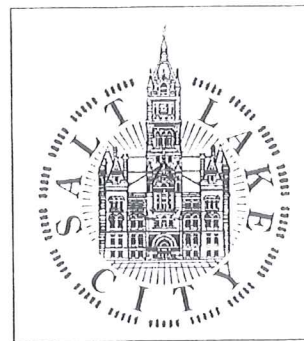
Email: \_\_\_\_\_

Comments: THIS BUSINESS MODEL, OVER-ALL, SEEMS  
OVERWHELMING FOR THE SPACE, THE CULTURE OF THE  
NEIGHBORHOOD, THE IMPACT ON A VERY BUSY  
CORRIDOR OF TRAFFIC GOING TO THE UNIVERSITY,  
VETERANS' HOSPITAL, UNIVERSITY HOSPITAL, RESEARCH  
PARK & SO ON - WHICH DOESN'T LEAD ITSELF TO  
TO INGRESS & EGRESS FOR COFFEE, PLUS PEDESTRIANS  
AT RISK, ESPECIALLY CHILDREN ON <sup>THE</sup> WAY TO THE  
LIBRARY & FRIENDS' HOMES

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**June 20, 2013**



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: James Guilkey

Address: 1611 Laird Avenue  
SLC, UT

Zip Code: 84105

Phone: 801-582-1159

Email: james.guilkey@utah.edu

Comments: I am opposed to the Brew Ha-Ha  
tavern for the following reasons:

1. Late night noise, smoke stench.

2. Parking spillover into neighborhoods.

3. Potential for impaired driving in  
a predominantly residential neighborhood.

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**June 20, 2013**



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Norm & Julie Johnson

Address: 1451 Yuma Street  
SLC, Utah

Zip Code: 84108

Phone: 801-582-6223

Email: segojct@aol.com

Comments: \_\_\_\_\_

I have personal experience with having a business in this exact area + dealing with the parking issues. I plan to send the city a letter describing that experience & am happy to be contacted to discuss the issues. We had a family business here for 20 years.

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**June 20, 2013**



Planning and Zoning Division  
Department of Community  
and Economic Development

Name:

Charlotte Jacobsen

Address:

1857 Galecrest

SLC

Zip Code: 84108

Phone:

801-883-9922

Email:

cj.jacobsen@hotmail.com

Comments:

I do not want the parking problems I foresee nor the possibility of drunk drivers in our neighborhood. Children are often walking by this area and I oppose having an alcohol consuming tavern for them to witness. A Tavern does not add to our property values!

**Please provide your contact information so we can notify you of other meetings or hearings on this issue.** You may submit this sheet before the end of the workshop or you can provide your comments via e-mail at [maryann.pickering@slcgov.com](mailto:maryann.pickering@slcgov.com) or via mail at the following address: Maryann Pickering, Principal Planner Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. **Please provide your comments by Wednesday, July 17.**

**BrewHaHa Tavern**  
**Conditional Use**  
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**June 20, 2013**



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Marsha Thatcher

Address: 2002 Browning Ave.  
SLC, 84108

Zip Code: 84108-2226

Phone: (801) 583-5609

Email: thatcher1@sisna.com

Comments: I have given a letter to Ms. Pickering  
regarding my concerns. They are safety  
issues (parking - lack of near business meaning  
overflow onto neighborhood streets); outside  
patio seating next to residential homes lending loud  
conversation to affect neighbors; extended hours that  
no other businesses have in the area.

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BrewHaHa Tavern  
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June 20, 2013



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Heather Moore

Address: 1109 S. 2000 E  
SCE, UT 84108

Zip Code: 84108

Phone: 801 582 0725

Email:

Comments: parking is the issue!!!

my children can't walk near  
this area if this goes in  
to and from school.

**Please provide your contact information so we can notify you of other meetings or hearings on this issue.** You may submit this sheet before the end of the workshop or you can provide your comments via e-mail at [maryann.pickering@slegov.com](mailto:maryann.pickering@slegov.com) or via mail at the following address: Maryann Pickering, Principal Planner Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. **Please provide your comments by Wednesday, July 17.**



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**June 20, 2013**



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Cindy Hyde & Rob Hyde

Address: 2036 Laird Dr.

Zip Code: 84108

Phone: 801.581.0268

Email: cindyhyde8@gmail.com rhyde@kmdaw.com

Comments: This is a walking neighborhood, our children walk everywhere up to Wendy's - Foothill village, school etc. on the weekends they walk in parks all over all night.

My main concern is parking. We all loved the Dodo but because of parking they had to leave. If we parked at the business (near by empty parking lots!) we were fined (we lived in federal heights when Dodo was here) the neighbors got signs that restricted parking to permit only. It was a nightmare so... they moved.

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This is not a neighborhood that can handle parking on the streets they are narrow streets. Cars all over means the children will not be seen as well. This is a terrible use of this space.

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Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Sue Moore

Address: 1906 Yale Ave

Zip Code: 84109

Phone: 801 583 9514

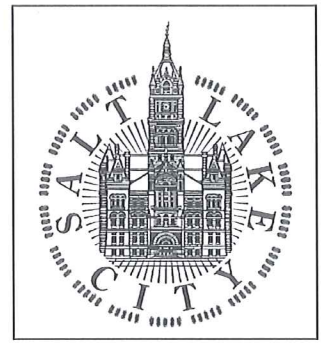
Email: \_\_\_\_\_

Comments: Parking is non-existent already. Don't add more problems. Sea Salt should never have been allowed,

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Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Keith Finlayson MD

Address: 1694 Devonshire  
SLC UT

Zip Code: 84108

Phone: 801 582 0106

Email: kfinlayson@comcast.net

Comments: \_\_\_\_\_

Very opposed -  
parking - traffic -  
late intoxicated traffic

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**BrewHaHa Tavern  
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**June 20, 2013**



Planning and Zoning Division  
Department of Community  
and Economic Development

Name:

Barbara Finlayson

Address:

1694 Devonshire Dr  
Salt Lake City

Zip Code:

84108

Phone:

805 582 0100

Email:

bjfinlayson@gmail.com

Comments:

opposed to tavern  
traffic - parking

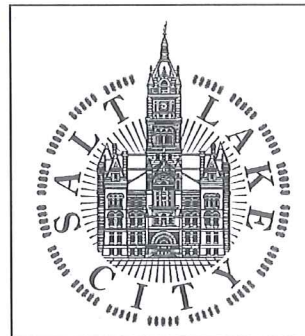
210 occupants

with 12 parking  
places

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**June 20, 2013**



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Debra Whipple

Address: 2008 St. Mary's Drive

SLC

Zip Code: 84108

Phone: 801 580 8385

Email: whipps@comcast.net

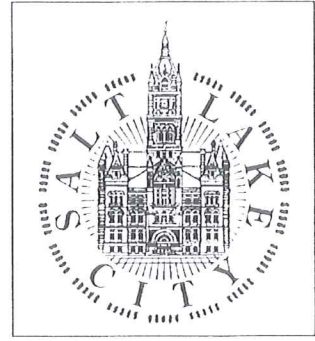
Comments: This is the wrong place for a tavern.

Between the ① parking overload for the neighbor-  
hood, ② the 19 hour timeframe with noise  
in a neighborhood community; ③ service of  
alcohol in a neighborhood with children  
crossing in a busy interaction.

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BrewHaHa Tavern  
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June 20, 2013



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Bob Moore

Address: 1982 YALE AVE  
SLC UT

Zip Code: 84102

Phone: 801 580-0466

Email: Bmoore@COMPRE.COM

Comments: 190 OCCUPANT x 2.5 AVERAGE CARS = 76 STALLS  
20 EMPLOYEES 20 STALLS  
96 STALLS

Where DO they PARK?

THIS IS INSANE TO EVEN CONSIDER,  
AND IS VERY IRRISPONSIBLE OF  
CITY OFFICIAL TO EVEN ENTERTAIN  
THIS.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the workshop or you can provide your comments via e-mail at [maryann.pickering@slc.gov](mailto:maryann.pickering@slc.gov) or via mail at the following address: Maryann Pickering, Principal Planner Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. **Please provide your comments by Wednesday, July 17.**

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Planning and Zoning Division  
Department of Community  
and Economic Development

**June 20, 2013**

Name: SUSAN TAGGART

Address: 1847 MICHIGAN AVE  
SLC, UT

Zip Code: 84108

Phone: 801.583.0710 801.631.4512

Email: SUSANTAGGARTDESIGN@GMAIL.COM

Comments: THE IMPACT ON PARKING, SAFETY, NOISE ETC.  
WILL BE EXTREMELY NEGATIVE FOR OUR NEIGHBORHOOD.  
THIS AREA IS A MAJOR THOROUGHFARE FOR CHILDREN AND  
TEENS AS WELL AS CYCLISTS. THE AMOUNT OF TRAFFIC  
GENERATED BY THIS ESTABLISHMENT PSES A THREAT TO THEIR  
SAFETY. SECONDLY, THE HOURS OF THE BAR WILL RESULT  
IN MORE NOISE INTO THE EARLY HOURS OF THE MORNING,  
ESPECIALLY WITH THE EXTENSIVE PLANNED PATIO WITH  
OUTDOOR SEATING.

**Please provide your contact information so we can notify you of other meetings or hearings on this issue.** You may submit this sheet before the end of the workshop or you can provide your comments via e-mail at [maryann.pickering@slc.gov](mailto:maryann.pickering@slc.gov) or via mail at the following address: Maryann Pickering, Principal Planner Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. **Please provide your comments by Wednesday, July 17.**

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**June 20, 2013**



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Darcy Creviston

Address: 1997 S 2100 E #21

Zip Code: 84108

Phone: \_\_\_\_\_

Email: darcycrevi@yahoo.com

Comments: this tavern would be on a major family, neighborhood thoroughfare. Street parking would cause distress to local residents. In addition, 2100E is the location of a library and schools where children walk & play. We do not need or want a tavern here.  
Thank you!

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*Darcy Creviston*



**BrewHaHa Tavern  
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**June 20, 2013**



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Bev. Greenhalgh

Address: 1979 Laird Dr.

Zip Code: 84108

Phone: 801-983-2336

Email: greenhalghb@msn.com

Comments: \_\_\_\_\_

I'm opposed to the hours of the proposed tavern and the traffic & parking it will bring into our residential neighborhood. I'm concerned ~~about~~ that ~~the~~ the people this will attract to the neighborhood will be a disturbance.

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BrewHaHa Tavern  
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June 20, 2013



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: NATE BOYER

Address: 2149 SAINT MARYS DR.

SLC, UT 84108

Zip Code: 84108

Phone: 801-300-1378

Email: boyer.nr@gmail.com

Comments: I oppose the BrewHaHa Tavern because it

will impact traffic, hours are too <sup>OBTRUSIVE</sup> ~~much~~ (24 hrs per day),

and the use is not consistent with the

surrounding area. The parking is not

accommodating for a 90+ seat use.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the workshop or you can provide your comments via e-mail at [maryann.pickering@slc.gov](mailto:maryann.pickering@slc.gov) or via mail at the following address: Maryann Pickering, Principal Planner Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. **Please provide your comments by Wednesday, July 17.**

**BrewHaHa Tavern  
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**June 20, 2013**



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Laurel Rohlfing

Address: 2780 Chancellor Place  
Salt Lake City

Zip Code: 84108

Phone: 801 583 9625

Email: lrohlfing2780@gmail.com

Comments: I do not want a tavern in our neighborhood!  
Also, there are not enough parking spaces

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Planning and Zoning Division  
Department of Community  
and Economic Development

Name:

Valerie Atkisson

Address:

2009 E 1300 S  
SLC UT

Zip Code:

84108

Phone:

801 831 1848

Email:

valerie.atkisson@gmail.com

Comments:

The business plan is not accommodating to the present community. There is not enough parking for a 190 capacity tavern. If parking spots is not enough. There is a public library a schools within 2 blocks of the tavern. There will be children walking on the same streets that the customers of this tavern will be driving on - impaired by the alcohol they are drinking. Family neighborhood. I'm single & 41 - the exact

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demo graphic of the customers & I do Not want the tavern 2 blocks from my home. It is too dangerous

**BrewHaHa Tavern  
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Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Gloria Swensen

Address: 2034 Browning Ave  
SLC

Zip Code: 84108

Phone: —

Email: gloriaswensen@msn.com

Comments: object on grounds, inadequate parking,  
noise, hours, traffic

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Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Michael and Linda Brough

Address: 2134 East 1300 South  
SLC, UT 84108

Zip Code: \_\_\_\_\_

Phone: 801-583-1636

Email: laambmom@gmail.com (Linda)

Comments: bankerbrough@gmail.com (Michael)

We oppose allowing Brewhaha tavern to  
open only 3 doors away from our home.  
Our primary concerns are (1) smoking, (2) noise,  
(3) parking, (4) too many and late hours,  
(5) trash, (6) disorderly behavior of  
patrons who would park near our home.

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Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Sam + Heather Hooper

Address: 2021 HERBERT AVE

SLC UT Zip Code: 84108

Phone: 801-582-3811

Email: samhooper@a.com

Comments: We are opposed to this business its  
hours, effect on parking, + nature of business.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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Planning and Zoning Division  
Department of Community  
and Economic Development

Name: ROD MINISTER

Address: 1709 Harvard Ave S22 84108

Zip Code: 84108

Phone: 801-582-1541

Email: erminje@msn.com

Comments: Because of the late, late, hours to closing,  
inadequate parking, proximity to residential homes,  
I am against this conditional use proposal.  
I believe proper notice and hearings were not  
held & if they were when were they and how would  
notice be made.

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Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Cherie Maxfield

Address: 1924 Browning Av.

Zip Code: 84108

Phone: 801-583-3325

Email: maxfieldba@hotmail.com

Comments: \_\_\_\_\_

Not enough parking!  
The intersection is so busy that ~~there is~~ <sup>it is not</sup>  
~~not enough~~ safe coming in and out.  
It should be up on the blvd, not in  
a neighborhood.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the workshop or you can provide your comments via e-mail at [maryann.pickering@slcgov.com](mailto:maryann.pickering@slcgov.com) or via mail at the following address: Maryann Pickering, Principal Planner Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. **Please provide your comments by Wednesday, July 17.**

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Planning and Zoning Division  
Department of Community  
and Economic Development

Name: G. KEVIN JONES

Address: 2500 SKYLINE DR.  
SLC, UT. 84108

Zip Code: \_\_\_\_\_

Phone: 801-524-5677 x229

Email: gkevinjones@hotmail.com

Comments: I AM AGAINST ~~THE~~ GRANTING A  
CONDITIONAL USE PERMIT FOR  
BREW-HA-HA BECAUSE: (1) LACK OF  
PARKING (2) OUTDOOR SEATING NEAR  
HOUSES AND (3) HOURS OF OPERATION.  
I OPPOSE BREW-HA-HA

G. Kevin Jones

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June 20, 2013



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Marian M. Aaron

Address: 1486 Roxbury Pl. 84108 SLC. UT

Zip Code: \_\_\_\_\_

Phone: 801-842-8800

Email: \_\_\_\_\_

Comments: Let's keep our area free of liquor - in  
hope of safety for all especially our youth,  
crossing streets of school & library.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the workshop or you can provide your comments via e-mail at [maryann.pickering@slcgov.com](mailto:maryann.pickering@slcgov.com) or via mail at the following address: Maryann Pickering, Principal Planner Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. **Please provide your comments by Wednesday, July 17.**

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**June 20, 2013**



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Chelsea Doxey

Address: 2270 Logan Ave  
SUC UT

Zip Code: 84108

Phone: 801-227-9939

Email: doxeyccv@gmail.com

Comments: I don't want this establishment here.

The misuse of alcohol causes individuals to have impaired reasoning, ~~and~~ and I fear for the safety of the children in the area, whereas it is located between a school and library. This doesn't belong in a residential area. There are plenty of pubs downtown, easily accessible to those who drink.

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**June 20, 2013**



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Dale + Barbara Wilkinson

Address: 2173 E. 1300 South  
SLC UT 84108

Zip Code: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Comments: This is unacceptable. There is NO parking, the 2nd-Hand smoke is going to affect everyone, the safety of our children, our elderly, our teenagers is in jeopardy. This is not for this neighborhood. The traffic is already congested, we have had a peaceful neighborhood for 60+ years - why are you letting someone put us all in danger, ruin our neighborhood - please, do not grant this license.

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Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Jan Siler

Address: 249 E. 1700 So

Zip Code: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Comments: We in our house are adamantly  
opposed to this establishment. Even if the owner  
promised less hours of operation, he can and  
will do whatever he wants - just like politicians.  
Not enough parking, noise will be a problem,  
refuse, increase in traffic - hours are  
not acceptable - he should put this place  
on Foothill instead,

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**June 20, 2013**



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Robin Reddy

Address: 2389 E. St. Marys Dr

SLC

Zip Code: 84108

Phone: 801-543-7351

Email: peterarnes@earthlink.net

Comments: parking a concern -

weight in hood safety & security a  
concern -

Trapping already crazy / -

**Please provide your contact information so we can notify you of other meetings or hearings on this issue.** You may submit this sheet before the end of the workshop or you can provide your comments via e-mail at [maryann.pickering@slcgov.com](mailto:maryann.pickering@slcgov.com) or via mail at the following address: Maryann Pickering, Principal Planner Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. **Please provide your comments by Wednesday, July 17.**

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**June 20, 2013**



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Karen Maxwell

Address: 2024 Laid Dr.

SLC

Zip Code: 84108

Phone: 801-583-1160

Email: Kbmaxwell11@gmail.com

Comments: This facility is poorly planned and does not fit into the neighborhood which is family-oriented and quiet at night and in the morning as well - already it is busy at rush hour - this would exacerbate the traffic jam to the nth degree. Children walking to elementary and Clayton middle will be at peril. Bad planning. The liquor license might be a chance for the Community Council to protect our peaceful neighborhood.

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June 20, 2013



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: MaryJane Dibble

Address: 2051 Princeton Dr.

Zip Code: 84108

Phone: 801-244-4918

Email: mjdibbs@yahoo-com

Comments: I strongly oppose this tavern & do not think they should be given the alcohol permit because it would be too much traffic, noise, and late hours. I do not think liquor in a drive-thru should be allowed in a neighborhood so near a school zone. I worry about increase of traffic & drunk driving-people will not be walking to this tavern - 9 mos of the year are too cold & 3 mos are too hot to walk in Utah. The bright color is also hideous

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the workshop or you can provide your comments via e-mail at [maryann.pickering@slcgov.com](mailto:maryann.pickering@slcgov.com) or via mail at the following address: Maryann Pickering, Principal Planner Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by Wednesday, July 17.

this & does NOT belong in this neighborhood!

**BrewHaHa Tavern  
Conditional Use  
Public Comment Form**

**June 20, 2013**



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Colleen Dibble

Address: 2051 Princeton Dr

Zip Code: 84108

Phone: 801-582-7346

Email: \_\_\_\_\_

Comments: \_\_\_\_\_

I am concerned with - traffic increase

safety of children - inadequate parking

noise - late hrs. chaos -

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BrewHaHa Tavern  
Conditional Use  
Public Comment Form

June 20, 2013



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Robert Silk

Address: 1702 Yale Ave  
Dec

Zip Code: 84108

Phone: 801 588 6616

Email: silke1@surgeyur.com

Comments: This sort of establishment belongs  
in a shopping mall or down town area.  
There is too much traffic generated and  
the hours are very long

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Conditional Use  
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**June 20, 2013**



Planning and Zoning Division  
Department of Community  
and Economic Development

Name:

Kathy Wilson

Address:

1413 So 2100 E

Salt Lake City

Zip Code: 84108

Phone:

801-680-1068

Email:

Comments:

I do NOT want a Tavern 2

Blocks from my home. I don't want  
strangers parked in front of my home.  
I am out watering and walking in the  
summer - I am an older person who lives alone -  
I am concerned that this tavern will bring  
drugs into our fairly safe neighborhood and  
addicts threaten the security of any neighborhood  
and within a 4 Block radius we have many

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elderly people and single women -  
Also passing cars pulling  
in and out -

BrewHaHa Tavern  
Conditional Use  
Public Comment Form

June 20, 2013



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Heather Compton

Address: 1451 El Rey St.  
SLC UT 84108

Zip Code: \_\_\_\_\_

Phone: 801-582-2112

Email: \_\_\_\_\_

Comments: There are 5 walkable schools in this neighborhood - I am concerned about alcohol being served @ times that kids are walking to & from school while patrons will be intoxicated - Not right!  
Also, parking in a neighborhood that has no parking - ~~doesn't want to have top~~ I want to be able to park in front of my house & my guests to park in front of my house.  
Hours - Noise late at night will disturb my sleeping children.  
I am against this in soooo many ways!!

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the workshop or you can provide your comments via e-mail at [maryann.pickering@slcgov.com](mailto:maryann.pickering@slcgov.com) or via mail at the following address: Maryann Pickering, Principal Planner Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. **Please provide your comments by Wednesday, July 17.**

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**June 20, 2013**



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Jon Dibble

Address: 2051 Princeton Dr

Zip Code: 84108

Phone: 801-323-3317

Email: jdibble@rgh.com

Comments: strongly oppose: noise  
pollution, light pollution, parking  
problems, outdoor seating will  
lead to smoke pollution.  
Traffic congestion and drinking  
drivers poses a safety hazard to  
teenagers coming home at night.

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BrewHaHa Tavern  
Conditional Use  
Public Comment Form

June 20, 2013



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Rebekah Dibble

Address: 2051 Princeton Dr.  
SLC, UT 84108

Zip Code: \_\_\_\_\_

Phone: 714 - 655 - 4026

Email: beckdibble@hotmail.com

Comments: \_\_\_\_\_

As someone who grew up in this community, it is alarming to see a bar going into a beautiful neighborhood - I'm concerned about the danger this poses to children (drunk drivers), the noise disruption to neighbors (parties at the bar until 2:00am) & the parking problem this will cause.

Additionally, as a business professor, I question the rigor of your market research, with so many local constituents so strongly opposed to the proposed establishment, the future of this business <sup>looks bleak.</sup>

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the workshop or you can provide your comments via e-mail at [maryann.pickering@slc.gov](mailto:maryann.pickering@slc.gov) or via mail at the following address: Maryann Pickering, Principal Planner Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. **Please provide your comments by Wednesday, July 17.**

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**June 20, 2013**



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Stephen Sorensen

Address: 2065 E. 900 S.  
SLC, UT

Zip Code: 84108

Phone: 801-581-0565

Email: sbsorensenfamilly@comcast.net

Comments: We can't abide the introduction of a business  
that will be serving alcohol close to schools  
and residences. Also, the expansion of a business  
of this nature in a neighborhood will expand the  
parking problems and the cars until all hours of  
the night.

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Conditional Use  
Public Comment Form**



Planning and Zoning Division  
Department of Community  
and Economic Development

**June 20, 2013**

Name: Pamela Nelson

Address: 2080 Yale

Zip Code: 84110

Phone: 801-867-1240

Email: ndcpamela

Comments: The impact of this establishment ~~and~~ upon parking and safety of the children of the community causes great concern. ~~That~~ If the ~~the~~ tavern has even moderate success, parking is completely inadequate —

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Conditional Use  
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**June 20, 2013**



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Martha and David Sloan

Address: 2036 Princeton Dr.  
SLC, UT 84108

Zip Code: 84108

Phone: 801.583.6537

Email: marthamoore@msn.com

Comments: We are concerned the Brew HaHa Tavern will change our family neighborhood. The noise level will increase, the parking is very limited and the hours of operation are a concern with the children walking to school. This tavern does not fit with the environment of our neighborhood.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the workshop or you can provide your comments via e-mail at [maryann.pickering@slcgo.gov](mailto:maryann.pickering@slcgo.gov) or via mail at the following address: Maryann Pickering, Principal Planner Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. **Please provide your comments by Wednesday, July 17.**

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**June 20, 2013**



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Carolyn Snell

Address: 1920 Princeton Ave

Salt Lake City

UTAH Zip Code: 84108-1925

Phone: 801-582-0343 cell 801-870-0288

Email: skookum8@gmail.com

Comments: Issues

Tavern hours

Inadequat Parking

Increased traffic at an already busy intersection

Safety of school children

Sale of alcohol licensed in the neighborhood community

**Please provide your contact information so we can notify you of other meetings or hearings on this issue.** You may submit this sheet before the end of the workshop or you can provide your comments via e-mail at [maryann.pickering@slcgov.com](mailto:maryann.pickering@slcgov.com) or via mail at the following address: Maryann Pickering, Principal Planner Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. **Please provide your comments by Wednesday, July 17.**

BrewHaHa Tavern  
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June 20, 2013



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Elisabeth Dibble

Address: 2051 Princeton Dr

SLC, Utah

84108

Zip Code: 84108

Phone: 801-557-2813

Email: edibble2@yahoo.com

Comments: I fought the zoning ordinance. This is a slap in the face to this district. Our district representative voted against the ordinance. Our district does not want this "Bar Tavern" in our neighborhood. Not only do we worry for the safety of the children. We are worried about the hours of operation! We worry about the ~~area~~ parking situation. This is not the place for this tavern. Find a different location where you are wanted!

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the workshop or you can provide your comments via e-mail at [maryann.pickering@slc.gov](mailto:maryann.pickering@slc.gov) or via mail at the following address: Maryann Pickering, Principal Planner Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. **Please provide your comments by Wednesday, July 17.**

Dear Mrs Pickering

I don't want the bar down

The street cause then my mom

won't let me ride my bike  
and scooter

1. all the noise

2. traffic

3. Drunk drivers

4. parking on our street

5. Drunk people

— EMMA JONES

**BrewHaHa Tavern  
Conditional Use  
Public Comment Form**



Planning and Zoning Division  
Department of Community  
and Economic Development

**June 20, 2013**

Name: Loren Kuttler

Address: 2033 Herbert Ave

Zip Code: 84108

Phone: 801 582 7413

Email: lorenkuttler@live.com

Comments: I Don't want this thing  
in my neighborhood, I don't  
want a bunch of drunk people  
yelling and screaming at the  
top of their lungs @ 2:00 am.

**Please provide your contact information so we can notify you of other meetings or hearings on this issue.** You may submit this sheet before the end of the workshop or you can provide your comments via e-mail at [maryann.pickering@slc.gov](mailto:maryann.pickering@slc.gov) or via mail at the following address: Maryann Pickering, Principal Planner Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. **Please provide your comments by Wednesday, July 17.**

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**June 20, 2013**



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Marcie Beck

Address: 1151 S 20th E

Zip Code: 84108

Phone: 801-582-5147

Email: marcie b mcintosh

Comments: \_\_\_\_\_

It is difficult to believe that 12 parking spaces protects our community from being inundated with street parking of perhaps 60 cars (3 people per car).

It is difficult to imagine we want inebriated drivers on a major walkway for elementary children to and from school and the local library. How does the city justify this

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total change of a neighborhood community?

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**June 20, 2013**



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Jen Kious

Address: 2048 Emerson Ave

Zip Code: 84108

Phone: 805-390-7959

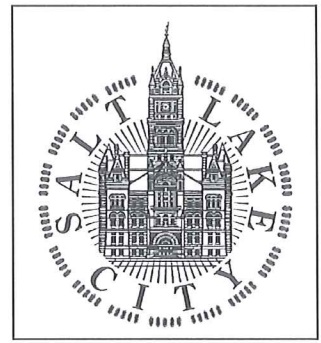
Email: jprehn@ucla.edu

Comments: I ~~do~~ object to this Tavern mainly  
due to increased noise, traffic and parking issues  
in this quiet, kid-friendly neighborhood.  
This does not seem to be to benefit the  
neighborhood in any way but only to attract  
business from individuals outside the  
neighborhood (i.e., the university)

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Planning and Zoning Division  
Department of Community  
and Economic Development

**June 20, 2013**

**Name:** Kimerly Wagstaff

**Address:** 1061 Crestview Cir  
SLC, UT 84108

**Zip Code:** 84108

**Phone:** (801) 582-7832

**Email:** queenkimerly@hotmail.com

**Comments:** I am respectfully against the "Brew-Ha-Ha"  
setting up shop in our neighborhood. Our "alcohol  
density" is maxed, with alcohol available at 2  
markets, 2 gas stations, and 5 restaurants in  
less than a 1 mile radius. Also, 13<sup>th</sup> South  
is a main corridor for the youth of our  
neighborhood, above & below Foothill, throughout  
the hours of the day & evening. Brew-Ha-Ha,  
I believe, will negatively impact the safety of  
our neighborhood.

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**June 20, 2013**



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Laird Swensen

Address: 2034 Browning Ave  
SLC, UT

Zip Code: 84108

Phone: 801.582.2279

Email: lairdswensen@msn.com

Comments: \_\_\_\_\_

This is not an appropriate business for a residential  
area - the hours until 2am, the lack of  
parking, and the noise will be a  
detriment to the community & neighborhood.

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**June 20, 2013**



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Mary and Robert Rich

Address: 1104 S Bonneville Drive  
SLC UT 84108

Zip Code: 84108

Phone: 801 582-1372

Email: bobrich8@comcast.net

Comments: We do not want a "bar" in  
our neighborhood.

**Please provide your contact information so we can notify you of other meetings or hearings on this issue.** You may submit this sheet before the end of the workshop or you can provide your comments via e-mail at [maryann.pickering@slcgov.com](mailto:maryann.pickering@slcgov.com) or via mail at the following address: Maryann Pickering, Principal Planner Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. **Please provide your comments by Wednesday, July 17.**

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**June 20, 2013**



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Larry Stucki

Address: 1764 S. 2600 E

Salt Lake City, Utah ~~84108~~

Zip Code: 84108

Phone: 801-485-4521

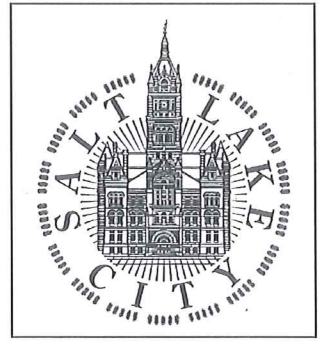
Email: lrstucki@q.com

Comments: We do not need a tavern in this  
type of neighborhood - late night noise,  
parking problems, drunks wandering on  
sidewalks -

**Please provide your contact information so we can notify you of other meetings or hearings on this issue.** You may submit this sheet before the end of the workshop or you can provide your comments via e-mail at [maryann.pickering@slcgov.com](mailto:maryann.pickering@slcgov.com) or via mail at the following address: Maryann Pickering, Principal Planner Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. **Please provide your comments by Wednesday, July 17.**

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Planning and Zoning Division  
Department of Community  
and Economic Development

**Name:** Owen & Deanna Lunt

**Address:** 1870 Harvard Ave  
SLC, Ut

**Zip Code:** 84108

**Phone:** 801-582-8967

**Email:** olunt@juwo.com

**Comments:** We strongly disapprove of the  
BrewHaHa Tavern in our neighborhood.  
It has been a family friendly area  
to live in. Let's keep it that way.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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Planning Division  
 Department of  
 Community &  
 Economic  
 Development

~~OPEN HOUSE - June 20, 2013~~  
 Zoning Text Amendment PLNPCM2013-00197  
 Manufacturing Zone Monument Sign Height

COMMENT CARD

Brew Ha Ha

Name: Ted Jacobsen  
 Address: 1857 Yalecrest Ave  
 Phone: 801-883-9922  
 Email: CGJACOBSEN@HOTMAIL.COM  
 Comments/Suggestions:

I am very concerned about the amount of on street parking required by this application. It will <sup>be</sup> particularly difficult in winter with plowed snow on the edges of the road, endangering those who exit their cars into the roadway.

It will also constrain the use of bicycles. The neighborhood has a relatively high biking population.

Use back side if needed...

PLEASE RETURN THIS CARD WITH COMMENTS BACK TO [Daniel.echeverria@slcgov.com](mailto:Daniel.echeverria@slcgov.com) or 451 S

State St, Rm 406, SLC, UT 84111. YOUR COMMENTS WILL BE FORWARDED TO THE  
 PLANNING COMMISSION FOR CONSIDERATION. Published Date: August 8, 2013

**BrewHaHa Tavern  
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Public Comment Form**

**June 20, 2013**



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Maren Jeppsen

Address: 1392 S. 2300 E

SHC UT 84108

Zip Code: 84108

Phone: 801-582-9181

Email: mjeppsen50@gmail

Comments: \_\_\_\_\_

I am concerned about parking problems  
and the extended hours.

**Please provide your contact information so we can notify you of other meetings or hearings on this issue.** You may submit this sheet before the end of the workshop or you can provide your comments via e-mail at [maryann.pickering@slcgov.com](mailto:maryann.pickering@slcgov.com) or via mail at the following address: Maryann Pickering, Principal Planner Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. **Please provide your comments by Wednesday, July 17.**

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Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Bob Andrews

Address: 1971 E Herbert  
SLC UT

Zip Code: 84108

Phone: 801 582-8710

Email: bob8lunch@hotmail.com

Comments: I'm against this property  
being zoned for a tavern,  
This is a really bad idea!!

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**June 20, 2013**



Planning and Zoning Division  
Department of Community  
and Economic Development

**Name:** James Gibb

**Address:** 1882 Yale Ave  
SLC, UT

**Zip Code:** 84108

**Phone:** ~~801-582~~ 801-582-7303

**Email:** james.gibb@pharm.utah.edu

**Comments:** I am strongly opposed to issuing an alcohol  
permit.

**Please provide your contact information so we can notify you of other meetings or hearings on this issue.** You may submit this sheet before the end of the workshop or you can provide your comments via e-mail at [maryann.pickering@slcgov.com](mailto:maryann.pickering@slcgov.com) or via mail at the following address: Maryann Pickering, Principal Planner Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. **Please provide your comments by Wednesday, July 17.**

BrewHaHa Tavern  
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June 20, 2013



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Janet Sloan

Address: 2049 Michigan Ave. SLc UT

Zip Code: 84108

Phone: 801-582-1303

Email: janetrobustsloan@gmail.com

Comments:

I am opposed to the tavern.

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June 20, 2013



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Lisa G. Foster

Address: 2170 E. Wilson Ave.  
SLC UT

Zip Code: 84108

Phone: 801-582-6413

Email: fosterfam08@gmail.com

Comments: I am very concerned with the number of people the Tavern can serve and the small parking lot. Also with the hours - 2:00 a.m. is too late to be open and will "disturb the peace" of the neighborhoods. I see this business as being detrimental to our neighborhood due to traffic/parking issues, noise issues and too early/late hours. I also am very concerned about people driving drunk through our neighborhoods where there

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are a lot of small children and schools. We do not want this influence in our neighborhood, especially all hours of the day and night.

*Jim Foster*

BrewHaHa Tavern  
Conditional Use  
Public Comment Form

June 20, 2013



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Bob Foster

Address: 2170 E Wilson Ave  
SLC UT

Zip Code: 84108

Phone: 801-582-6413

Email: fosterfam08@gmail.com

Comments: I have the following concerns :

Parking - There are not nearly enough spaces on the property so parking will spill over into the neighborhood.

Noise - The Tavern will be operating until 2 am with up to 150 people at any one time. Go to and from vehicles as well as driving to and from tavern.

Safety - with all this extra driving (only business open in "neighborhood") besides gas station in the evening. More chances of accidents, also much more drunk driving in the neighborhood.

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Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Julie A. Anderson

Address: 2039 Michigan Ave.  
Salt Lake City, UT

Zip Code: 84108

Phone: (801) 582-4003

Email: \_\_\_\_\_

Comments: Our neighborhood has diligently  
worked through the years and has succeeded  
in keeping it a wonderful place to live.  
There is concern for us about the limited  
parking, student route to school, behavior  
of patrons when they leave the tavern, etc.  
We prefer to not have this tavern  
in our neighborhood.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the workshop or you can provide your comments via e-mail at [maryann.pickering@slc.gov](mailto:maryann.pickering@slc.gov) or via mail at the following address: Maryann Pickering, Principal Planner Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. **Please provide your comments by Wednesday, July 17.**

BrewHaHa Tavern  
Conditional Use  
Public Comment Form

June 20, 2013



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: THIESSET Jean-Baptist & Heather

Address: 2175 East 1300 South  
Salt Lake City UT

Zip Code: 84108

Phone: 801-834-4219 & 801-834-4217

Email: jthiesset@gmail.com hgagan8@yahoo.com

Comments:

There is no way to protect our children if you put Inebreated people on our streets. When does it stop? Do children have to be hurt or Killed before their permit is revoked? How can the city even be under taking the idea that puts our community in danger. This becomes an issue of money over the protection of our community. ~~These~~ The promises : comments made by the owner have no way to be substantiated. why is this being introduced when clearly the community is so adamantly against this? These impacts cannot be reasonably mitigated!

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the workshop or you can provide your comments via e-mail at [maryann.pickering@slcgo.gov](mailto:maryann.pickering@slcgo.gov) or via mail at the following address: Maryann Pickering, Principal Planner Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. **Please provide your comments by Wednesday, July 17.**

**BrewHaHa Tavern  
Conditional Use  
Public Comment Form**

**June 20, 2013**



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Bill Gray

Address: 1915 Laird Dr

Zip Code: 84108

Phone: 8012322630

Email: gray@millergrayman.com

Comments: I am a big fan of this business.  
It is a long time coming and long  
overdue. It is a community builder  
if done correctly.

**Please provide your contact information so we can notify you of other meetings or hearings on this issue.** You may submit this sheet before the end of the workshop or you can provide your comments via e-mail at [maryann.pickering@slegov.com](mailto:maryann.pickering@slegov.com) or via mail at the following address: Maryann Pickering, Principal Planner Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. **Please provide your comments by Wednesday, July 17.**

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Planning and Zoning Division  
Department of Community  
and Economic Development

**June 20, 2013**

Name: Anne Prehn

Address: 2048 Emerson Ave

Zip Code: 84108

Phone: 801-582-1637

Email: annie.prehn@gmail.com

Comments: \_\_\_\_\_

A bar does not have place in a family neighborhood.  
I am especially concerned about

- 1) parking - obviously cars will need to park in neighborhoods - disturbing people at 2 am or earlier & taking up spaces where the persons living there need
- 2) The long hours - this an area where children come & go to school
- 3) increased noise & smells
- 4) possibility of "drunken people wandering in neighborhood"

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the workshop or you can provide your comments via e-mail at [maryann.pickering@slc.gov](mailto:maryann.pickering@slc.gov) or via mail at the following address: Maryann Pickering, Principal Planner Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. **Please provide your comments by Wednesday, July 17.**



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**June 20, 2013**



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: John + ANN PREAN

Address: 2045 EMERSON AVE.

Zip Code: 84108

Phone: 801 582-1637

Email: john3031@msn.com

Comments: \_\_\_\_\_

A big bar does not have any reason to be sited in a tiny commercial area in the midst of a residential area, with extremely limited parking.  
Take this downtown.

**Please provide your contact information so we can notify you of other meetings or hearings on this issue.** You may submit this sheet before the end of the workshop or you can provide your comments via e-mail at [maryann.pickering@slc.gov](mailto:maryann.pickering@slc.gov) or via mail at the following address: Maryann Pickering, Principal Planner Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. **Please provide your comments by Wednesday, July 17.**

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**June 20, 2013**



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: CARL MCGAVIN

Address: 1977 CLAREMONT WAY

Zip Code: 84108

Phone: 801-581-9094

Email: \_\_\_\_\_

Comments: MY WIFE AND I STRONGLY OPPOSE THE  
OPENING OF A TAVERN IN OUR NEIGHBORHOOD.

**Please provide your contact information so we can notify you of other meetings or hearings on this issue.** You may submit this sheet before the end of the workshop or you can provide your comments via e-mail at [maryann.pickering@slcgov.com](mailto:maryann.pickering@slcgov.com) or via mail at the following address: Maryann Pickering, Principal Planner Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. **Please provide your comments by Wednesday, July 17.**

BrewHaHa Tavern  
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June 20, 2013



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Anna Butler

Address: 1943 Laird drive

Zip Code: 84108

Phone: 801-978-8203

Email: anbu79@yahoo.com

Comments: I am concerned with the

number of parking spaces that are available at the establishment, most people will have to park on side streets which cause problems in neighborhoods with already limited parking, and for the increased traffic with all of the children walking to school, I did believe it will be safe. I also worry about the hours of operation. I don't feel like a business open from 6:00 am to 2:00 am fits in this neighborhood.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the workshop or you can provide your comments via e-mail at [maryann.pickering@slgov.com](mailto:maryann.pickering@slgov.com) or via mail at the following address: Maryann Pickering, Principal Planner Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. **Please provide your comments by Wednesday, July 17.**

I worry about

~~the number of people in our neighborhoods late in the night and early morning. It will be disruptive and loud.~~

BrewHaHa Tavern  
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Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Yvonne Young Merrill

Address: 2359 East Bryan Ave  
SLC

UT Zip Code: 84108

Phone: 801 582-2517

Email: info@hands-on.com

Comments: I lived in Anchorage Alaska for 35 years - at a formative developmental period. I got on several citizen committees and worked very hard as a volunteer in areas of education, land use planning, bondlevards vs freeways etc. We prevailed most of the time. I moved to SLC in early 2000 - exhausted. I am rested now and this is my first effort in community ~~effort~~ concerns.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the workshop or you can provide your comments via e-mail at [maryann.pickering@slc.gov](mailto:maryann.pickering@slc.gov) or via mail at the following address: Maryann Pickering, Principal Planner Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. **Please provide your comments by Wednesday, July 17.**

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**June 20, 2013**



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Gerakine B. Russell

Address: 2169 Sherman ave  
Salt Lake City, Utah

Zip Code: 84108-2236

Phone: (801) 581-9323

Email: \_\_\_\_\_

Comments: Do not allow a Tavern to be established  
in our residential neighborhood. Living on  
Sherman ave during the time the DODO restaurant was  
open at the same area without enough parking + we had  
much trouble with cars parkings in or by our driveways +  
children on our street were nearly hit by cars trying to park.  
Do not put us through that ordeal again! many  
residents on 1300 South park on the street - also the same happens on  
Sherman avenue.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the workshop or you can provide your comments via e-mail at [maryann.pickering@slcgov.com](mailto:maryann.pickering@slcgov.com) or via mail at the following address: Maryann Pickering, Principal Planner Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. **Please provide your comments by Wednesday, July 17.**

**BrewHaHa Tavern  
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**June 20, 2013**



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Brian Yoho

Address: 1982 Browning Ave

Salt Lake City, Utah Zip Code: 84108

Phone: 801-486-0811

Email: brianyoho@gmail.com

Comments: I do not understand how a business with seating for 180 only needs 10 parking spots. Why does one business able to impact so many other businesses and residences?

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Planning and Zoning Division  
Department of Community  
and Economic Development

Name: SRIKANTH JAMMULAPATI

Address: 2142 ROOSEVELT AVE.

SALT LAKE CITY

UT Zip Code: 84108

Phone: 801-581-0885

Email: SJAMMULA@YAHOO.COM

Comments: I have nothing against availability of alcohol but I think this is the wrong location. My kids and I ~~are~~ walk through that intersection several times to the school and library. The congestion <sup>and accompanying low visibility</sup> that comes from on street parking for that many patrons and their possible inebriated condition will make that intersection dangerous. I also think staying open that late does not keep with the character of the neighborhood.

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**BrewHaHa Tavern  
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Planning and Zoning Division  
Department of Community  
and Economic Development

Name: MARGARET WESTER GARD

Address: 1940 LAIRD DRIVE

SALT LAKE CITY, UT. 0

UTAH Zip Code: 84108

Phone: 801-583-4405

Email: MMWESTERGARD@gmail.com

Comments: I FEEL THIS IS THE RESIDENTIAL district

Two ELEMENTARY schools are nearby, I don't like the  
example for our children -

Increased CONGESTION, perhaps ↑ accidents  
Parking problems

**Please provide your contact information so we can notify you of other meetings or hearings on this issue.** You may submit this sheet before the end of the workshop or you can provide your comments via e-mail at [maryann.pickering@slcgov.com](mailto:maryann.pickering@slcgov.com) or via mail at the following address: Maryann Pickering, Principal Planner Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. **Please provide your comments by Wednesday, July 17.**



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Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Krishna S

Address: 2177 Roosevelt Ave, Salt Lake City

Zip Code: 84108

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Comments: I do not want the proposed bar.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Marge Boyden

Address: 1942 Yalecrest  
SLC, UT 84108

Zip Code: \_\_\_\_\_

Phone: ~~8~~

Email: mshoyden2@comcast.net

Comments: The irony of bringing the BrewHaHa to this neighborhood that was strongly opposed, including by our council representative seems a real affront - or brouhaha literally!

The safety of our children is an issue that apparently is trumped by other considerations. But the parking issue and hours of operation are unfair to those who live on the surrounding streets - This business will serve more drivers

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from outside our neighborhoods than walkers and only contribute <sup>negat welp</sup> to the current impact from commuter traffic already here.

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Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Ed Thatcher

Address: 2002 Browning Ave  
SLC, UT 84108

Zip Code: \_\_\_\_\_

Phone: 801-583-5609

Email: thatcher1@sina.com

Comments: I oppose the BrewHaHa conditional  
use permit. The business is not compatible  
with the neighborhood. The parking and  
traffic impact would be unbearable by  
those of us that have made this  
area our home for decades. Please  
do not issue the permit.  
Ed Thatcher

**Please provide your contact information so we can notify you of other meetings or hearings on this issue.** You may submit this sheet before the end of the workshop or you can provide your comments via e-mail at [maryann.pickering@slcgov.com](mailto:maryann.pickering@slcgov.com) or via mail at the following address: Maryann Pickering, Principal Planner Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. **Please provide your comments by Wednesday, July 17.**

**BrewHaHa Tavern  
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Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Sherman Martin

Address: 2065 Harvard Park  
Salt Lake City, Ut.

Zip Code: 84108

Phone: 801 581-0507

Email: swan2065@gmail.com

Comments: I live within 400 ft of the proposed bar.  
I know what the traffic and parking  
limitations are. Believe me parking is  
already limited. The traffic on 21<sup>st</sup> East  
is now overloaded in the mornings and  
evenings because of the heavy traffic on  
Foothill. Parking on 21<sup>st</sup> East near Harvard Park  
where I live is very limited, I have lived there  
for 26 years and I know what it is like!!!

**Please provide your contact information so we can notify you of other meetings or hearings on this issue.** You may submit this sheet before the end of the workshop or you can provide your comments via e-mail at [maryann.pickering@slcgo.gov](mailto:maryann.pickering@slcgo.gov) or via mail at the following address: Maryann Pickering, Principal Planner Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. **Please provide your comments by Wednesday, July 17.**

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Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Nick Rimando ~~XXXXXXXXXX~~

Address: 1947 Princeton Ave

Zip Code: 84108

Phone: 703.340.5438

Email: jacquirimando@yahoo.com

Comments: WE NEED THIS TAVERN!  
There are no community /  
neighborhood bars and this  
would be wonderful!

**Please provide your contact information so we can notify you of other meetings or hearings on this issue.** You may submit this sheet before the end of the workshop or you can provide your comments via e-mail at [maryann.pickering@slcgov.com](mailto:maryann.pickering@slcgov.com) or via mail at the following address: Maryann Pickering, Principal Planner Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. **Please provide your comments by Wednesday, July 17.**

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Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Jet Matthews

Address: 2125 Daovington

Zip Code: 84108

Phone: \_\_\_\_\_

Email: teandoy1@gmail.com

Comments: Good Luck, Hope to taste success

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Please provide your contact information so we can notify you of other meetings or hearings on this issue.** You may submit this sheet before the end of the workshop or you can provide your comments via e-mail at [maryann.pickering@slcgov.com](mailto:maryann.pickering@slcgov.com) or via mail at the following address: Maryann Pickering, Principal Planner Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. **Please provide your comments by Wednesday, July 17.**

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Planning and Zoning Division  
Department of Community  
and Economic Development

Name: DAVID HOBBS

Address: 2040 Emerson Ave

Zip Code: 84108

Phone: \_\_\_\_\_

Email: 2040dlh@gmail.com

Comments: IT'S a ~~NYE~~ neighborhood bar  
& will not drive I will walk  
IM 72 yrs old.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the workshop or you can provide your comments via e-mail at [maryann.pickering@slc.gov](mailto:maryann.pickering@slc.gov) or via mail at the following address: Maryann Pickering, Principal Planner Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. **Please provide your comments by Wednesday, July 17.**

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Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Cassie Moore

Address: 1982 Yale Ave

Zip Code: 84106

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Comments: I don't doubt bad things can happen when putting a bar anywhere, but it also brings more money to the city, the neighborhood and new people. Salt Lake City is growing and diversification is much needed.

**Please provide your contact information so we can notify you of other meetings or hearings on this issue.** You may submit this sheet before the end of the workshop or you can provide your comments via e-mail at [maryann.pickering@slcgov.com](mailto:maryann.pickering@slcgov.com) or via mail at the following address: Maryann Pickering, Principal Planner Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. **Please provide your comments by Wednesday, July 17.**



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Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Laura Jones

Address: 1030 S. Foothill Dr. CU

Zip Code: 84108

Phone: 801-599-3010

Email: LauraJones713@gmail.com

Comments: I would love to see business's  
open & operating within my neighborhood!  
I say YES to BrewHaHa!!! I think  
it would be a GREAT addition to the  
neighborhood!

**Please provide your contact information so we can notify you of other meetings or hearings on this issue.** You may submit this sheet before the end of the workshop or you can provide your comments via e-mail at [maryann.pickering@slcgov.com](mailto:maryann.pickering@slcgov.com) or via mail at the following address: Maryann Pickering, Principal Planner Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. **Please provide your comments by Wednesday, July 17.**

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Planning and Zoning Division  
Department of Community  
and Economic Development

Name: M. Domenick

Address: 1427 Harrison Avenue

Zip Code: 84105

Phone: 906-0024

Email: mdomenick1@gmail

Comments: \_\_\_\_\_

I support the local businessman  
and his plans. I do not see  
an increase in traffic as an issue.  
I live in the neighborhood and feel  
that the addition of a local tavern  
will provide a new gathering place for  
we locals to meet with our friends. Please  
note that I am 50+ years old !!!

**Please provide your contact information so we can notify you of other meetings or hearings on this issue.** You may submit this sheet before the end of the workshop or you can provide your comments via e-mail at [maryann.pickering@slc.gov](mailto:maryann.pickering@slc.gov) or via mail at the following address: Maryann Pickering, Principal Planner Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. **Please provide your comments by Wednesday, July 17.**

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Planning and Zoning Division  
Department of Community  
and Economic Development

Name: B. Lufkin

Address: 1460 Hamison Ave

Zip Code: 84105

Phone: 801-583-8249

Email: bcclufkin@gmail.com

Comments:

We wholeheartedly support the efforts of this brave small businessman to open a tavern in the neighborhood. It would add diversity to the local entertainment options & help in building community.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the workshop or you can provide your comments via e-mail at [maryann.pickering@slegov.com](mailto:maryann.pickering@slegov.com) or via mail at the following address: Maryann Pickering, Principal Planner Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. **Please provide your comments by Wednesday, July 17.**

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**June 20, 2013**



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Michael Griffin

Address: 1923 E. Lared Dr.

Zip Code: 84108

Phone: 415-652-9318

Email: M.GRIFFIN@YAHOO.COM

Comments:

WELL MANAGED RESTAURANTS CONTRIBUTE TO THE  
BETTERMENT OF NEIGHBORHOODS.

THIS RESTAURANT SHOULD BE ALLOWED THAT OPPORTUNITY.

**Please provide your contact information so we can notify you of other meetings or hearings on this issue.** You may submit this sheet before the end of the workshop or you can provide your comments via e-mail at [maryann.pickering@slcgov.com](mailto:maryann.pickering@slcgov.com) or via mail at the following address: Maryann Pickering, Principal Planner Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. **Please provide your comments by Wednesday, July 17.**

**Attachment C.4  
Emails**

**Attachment C.3  
Community Council Letters**

22 July 2013

**MARYANN PICKERING, AICP**  
Principal Planner  
PLANNING DIVISION  
COMMUNITY *and* ECONOMIC DEVELOPMENT  
SALT LAKE CITY CORPORATION

As members of the Bonneville Community Council, we have invited Mr. Jones to two Council meetings one of which was an open house. Mr. Jones shared his business plan and answered question from the community. We have spent countless hours meeting with residents and Business owners of this CB-zoned business location. You should have received letters from both Business Owners and those residents living on the highest impacted streets (Sherman Ave., 1300 South and Browning Ave.).

In summary, from all with whom we have received communication, the vast majority of residents and business owners are requesting denial of granting an alcohol license for the BrewHaHa. As a BHCC Council, we must agree with this denial for the following reasons:

**The adverse local impact of Mr. Jones' business on other businesses, business clientele, and the residential area in this small CB-zoned area, will far outweigh the public need and benefit of his business.**

There are many places in the neighborhood where residents can purchase alcoholic drinks: a total of 17 restaurants and bars are located within a one mile radius of this location.

**Parking and Traffic:**

Business owners are concerned that the tavern operation will drive away clientele because of demands placed on parking and incompatibility of the proposed business model.

The site has only 17 parking stalls and he must share the stalls with another business owner. His employee force would use several of the shared parking stalls, leaving only 5 or 6 stalls for the 145 patrons his business plan calls for. There are only 20 parallel public street stalls in front of the commercial businesses in this zone (see attached map). Fully half of these public parking stalls are already being used by current clientele and business owners in the zone are concerned their clientele will have fewer parking options. This could drive business away over the short and long-term. The remaining public parking is in front of residential properties. Residents on 1300 South, Sherman and Browning avenues are against this size of establishment given the problems it will cause on their streets (See attached letter from residents).

Mr. Jones will target as customers everyone on the east side over 21 years of age and he also plans to bring in students from the University of Utah. His projection of \$2.5 million in sales in year 5 will not come from neighborhood walkers. It will come from the migration of customers from outside our neighborhood. Drawing customers from outside the neighborhood puts more strain on parking. Not only will customers drive to the tavern, friends and family will drive multiple cars to meet up at the tavern.

It is already a highly traveled area with approximately 8,000 cars driving east and west on 1300 south and 6500 traveling north and south on 2100 east every day. Much of the traffic on 2100 east is commuter traffic in the mornings and afternoons. Twenty-one hundred east is designated as a city biking lane corridor. The area is a heavy traffic flow area, one of the busiest intersections in city neighborhoods—more so than 1100 east 1700 south or 1700 east 1300 south, for example. A left hand turn onto 2100 east from Sherman or Browning avenues is next to impossible when traffic is heavy. Parked cars block drivers' site and because bicyclists have the right away increased traffic flow creates greater risk of a bicycle-auto accident.

Although Mr. Jones purports he plans to use the private parking stalls of other businesses in the evening hours, we have found a resounding negative response from these owners because they do not want the liability and risk associated with his clientele. Mr. Jones should be required to provide a signed letter from businesses who have granted him use of their private parking stalls.

The east bench master plan states: "The need to move automobiles through the northeast quadrant of the city is in direct conflict with the city's policies of preserving the quality of its residential neighborhoods. The city must take an active role in PROTECTING THE QUALITY OF EAST BENCH NEIGHBORHOODS rather than waiting for traffic conditions to get so bad that there are no solution other than major street improvements (6 of 16 residential land use)."

#### **Hours:**

The tavern hours are incompatible with surrounding uses. The business plan proposes hours from 6:30 a.m. to 2:00 a.m.. All other business in the area close several hours earlier (between 6:00 p.m. and 9:00 p.m.) The one exception is the gas station, but its clientele is small and does not affect noise, traffic congestion, and parking. Residents are also concerned about the **noise levels** generated by patrons coming and going from parked cars in the neighborhood. These noise levels cannot be controlled by BrewHaHa.

#### **Safety:**

Public safety is a problem as well. Families and children walk to and from Bonneville and Clayton schools and the Anderson Public Library along 2100 east and 1300 south. A disabled residential housing unit is located just up the street on 1300 south. The residents walk along 1300 south to the gas station/convenience store and also walk around the block along Sherman avenue. The planned drive in for coffee during the morning hours will bring even more traffic to 2100 east (where the cars will exit). The combination of heavy traffic, bicyclists, and drivers balancing hot coffee will increase the risk of accidents.

In summary, we ask for your help in this matter. There is simply not a solution for the risks of traffic congestion, parking, business risks to existing businesses, noise and disruption, safety of children and the disabled for such a large business tavern to be in this particular neighborhood zone. Surely Mr. Jones can find MANY other suitably zoned areas in Salt Lake City where such risks and concerns by both businesses and the vast majority of residents are of less consequence. Thank you for taking the interests of both the business and residential concerns into consideration.

Sincerely,



Ellen Reddick , Chair of BHCC

Kim Esplin                    2177 Et. Mary's Drive

Maura Powers                2169 Roosevelt Ave

Michael Ford                1941 E Browning Ave

Robert Volker                2169 Roosevelt Ave

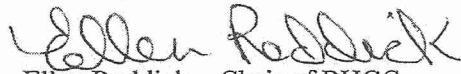
Ross Fulton                 2055 Browning Ave

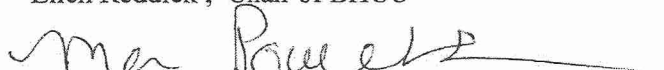
Wade Esplin                 2177 E St. Mary's Drive


William Ingram               2133 E St. Mary's Drive

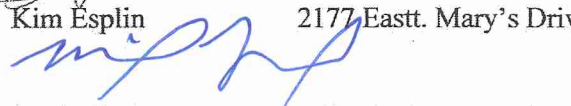
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Sincerely,

  
Ellen Reddick, Chair of BHCC

  
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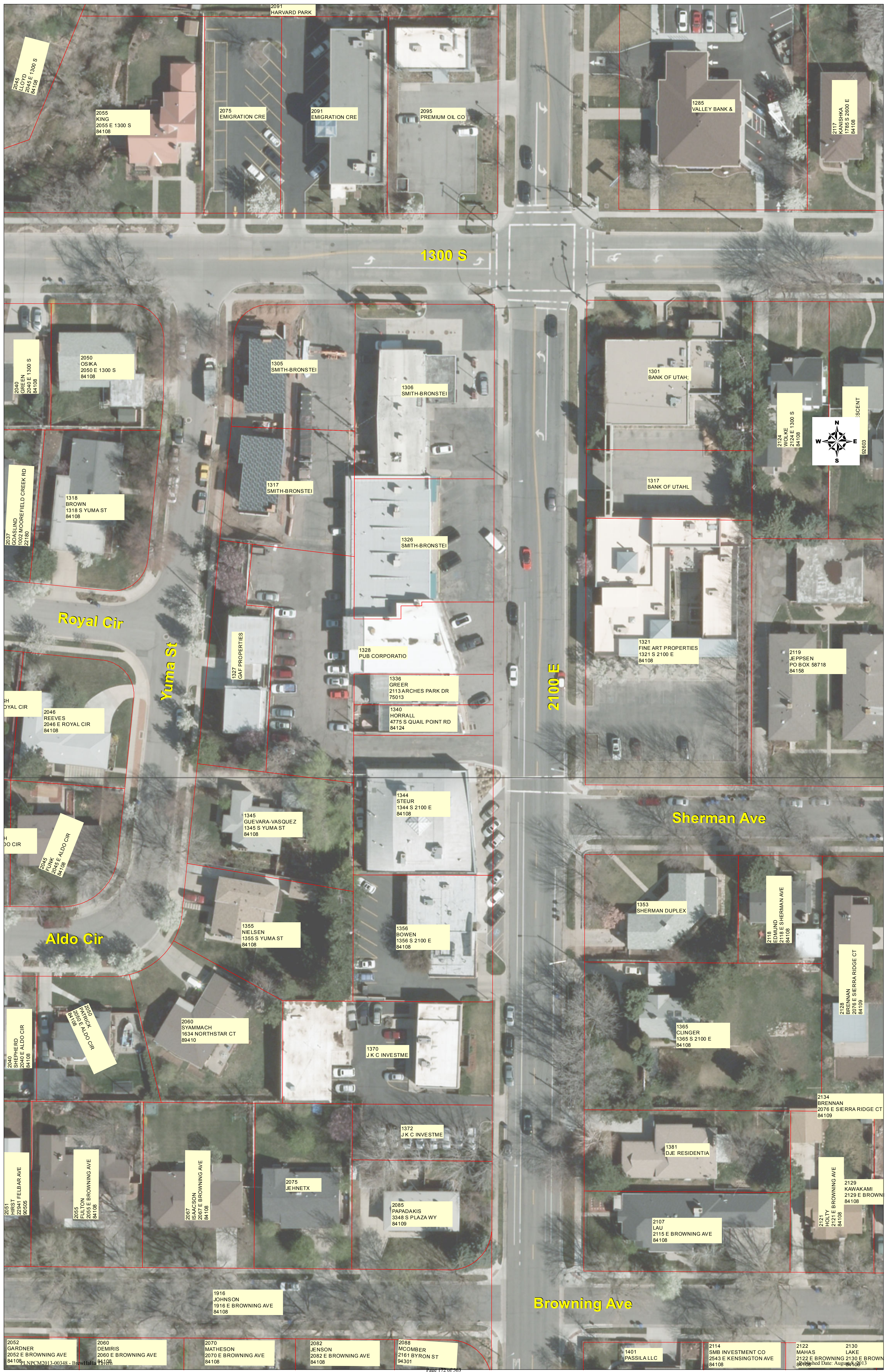
  
Michael Ford 1941 E Browning Ave

  
Ross Fulton 2055 Browning Ave

  
Wade Esplin 2177 E St. Mary's Drive

William Ingram 2133 E St. Mary's Drive





2091 HARVARD PARK

2045 LLOYD  
2045 E 1300 S  
84108

2055 KING  
2055 E 1300 S  
84108

2075 EMIGRATION CRE

2091 EMIGRATION CRE

2095 PREMIUM OIL CO

1285 VALLEY BANK &

2117 KUSHIKA  
1736 S 2600 E  
84108

1300 S

2040 GREEN  
2040 E 1300 S  
84108

2050 OSKA  
2050 E 1300 S  
84108

1305 SMITH-BRONSTEI

1306 SMITH-BRONSTEI

1301 BANK OF UTAH;

2124 WOLKE  
2124 E 1300 S  
84108

SCENT  
92603



2037 GOASLIND  
1002 MOOREFIELD CREEK RD  
22780

1318 BROWN  
1318 S YUMA ST  
84108

1317 SMITH-BRONSTEI

1326 SMITH-BRONSTEI

1317 BANK OF UTAHL

1321 FINE ART PROPERTIES  
1321 S 2100 E  
84108

2119 JEPFSEN  
PO BOX 58718  
84158

Royal Cir

Yuma St

2100 E

2046 REEVES  
2046 E ROYAL CIR  
84108

1327 CAF PROPERTIES

1328 PUB CORPORATIO

1336 GREER  
2113 ARCHES PARK DR  
75013

1340 HORRALL  
4775 S QUAIL POINT RD  
84124

2045 LUNK  
2045 E ALDO CIR  
84108

1345 GUEVARA-VASQUEZ  
1345 S YUMA ST  
84108

1344 STEUR  
1344 S 2100 E  
84108

Sherman Ave

Aldo Cir

1355 NIELSEN  
1355 S YUMA ST  
84108

1356 BOWEN  
1356 S 2100 E  
84108

1353 SHERMAN DUPLEX

2118 EDLUND  
2118 E SHERMAN AVE  
84108

2128 SHANNAN  
2076 E SIERRA RIDGE CT  
84109

2040 SHEPHERD  
2040 E ALDO CIR  
84108

2050 PARTRICK  
2050 E ALDO CIR  
84108

2060 SYAMMACH  
1634 NORTHSTAR CT  
89410

1370 J K C INVESTME

1365 CLINGER  
1365 S 2100 E  
84108

2134 BRENNAN  
2076 E SIERRA RIDGE CT  
84109

2051 HIRST  
22941 FELBAR AVE  
84385

2065 FULTON  
2065 E BROWNING AVE  
84108

2067 ISAACSON  
2067 E BROWNING AVE  
84108

2075 J E H N E T X

2085 PAPADAKIS  
3348 S PLAZA WY  
84109

1381 DJE RESIDENTIA

2121 HOLTY  
2115 E BROWNING AVE  
84108

2129 KAWAKAMI  
2129 E BROWN  
84108

2052 GARDNER  
2052 E BROWNING AVE  
84108

2060 DEMIRIS  
2060 E BROWNING AVE  
84108

2070 MATHESON  
2070 E BROWNING AVE  
84108

2082 JENSON  
2082 E BROWNING AVE  
84108

2088 MCOMBER  
2161 BYRON ST  
94301

Browning Ave

1401 PASSILLA LLC

2114 SMB INVESTMENT CO  
2543 E KENSINGTON AVE  
84108

2122 MAHAS  
2122 E BROWNING 2130 E BROWN  
84108

2130 LAKE

August 7, 2013

To the Salt Lake City Planning Commission:

At the Open House held on June 20 concerning BrewHaha over 200 community members came. The vast majority expressed their opposition to this new business in their neighborhood. A combined meeting of the Bonneville and Foothill/Sunnyside Community Councils was held on Tuesday, July 30, 2013 at 6:30 pm at the Anderson Library. During the meeting a motion was brought before the council based on the significant criteria set forth below, the councils asked that the Planning Commission deny a conditional use permit for BrewHaha. A vote was held of those in attendance with the following results:

64 - Foothill/Sunnyside - 63 for the recommendation, 1 against  
31 - Bonneville Community Council - 29 for the recommendation, 2 against

The basis for this overwhelming disapproval of the BrewHaha tavern is due to the detrimental effects to the community and impact such an establishment will have on the community. The following are the areas of major concern that we feel the Planning Commission should consider. These are in no particular order; each has significant impact on the community.

#### **Safety**

There is considerable concern for the safety of pedestrians, bikers, disabled (living on the same block), and children walking to and from school. 2100 East and 1300 South have been designated as Safe Routes to School and are part of the Federal Funding Program in conjunction with elementary schools. This is a heavily trafficked intersection without a crossing guard. Our children's safety is paramount. As they walk along the sidewalk to the intersection they will be passing the entrance/exit of BrewHaha. As patrons receive their coffee and drive out of the parking lot it becomes a very dangerous situation. Bikers riding along that street will also have to watch out for cars pulling onto the street. When the Do Do Restaurant was at the same site, there were problems with rodents and the dumpster.

#### **Flow of traffic**

1300 South and 2100 East is already a very busy intersection, particularly at rush hour in the morning heading north towards the University of Utah and Foothill Boulevard. Merging onto 2100 East will be difficult and dangerous as patrons exit. This will cause queuing on the property, thus affecting the queuing for those who attempt to enter on 1300 South. We remind the Commission of the City Master Plan documents regarding traffic: "The need to move automobiles through the northeast quadrant of the city is in direct conflict with the city's policies of preserving the quality of its residential neighborhoods. The city must take an active role in protecting the quality of east bench neighborhoods rather than waiting for traffic condition to get so bad that there are no solutions other than major street improvements (6 of 16 residential land use)."

#### **Parking**

We know the parking code for taverns was changed recently so that parking requirements for this kind of use are very low. It is shown on the application as 12 stalls. We realize a very low parking requirement can work in a urban setting where there is a lot of public transport, foot traffic, high density housing, parking garages and so forth in the vicinity. The use proposed in

this area of the city is a huge problem because this neighborhood is anything but a downtown urban setting. The site lacks adequate parking to support itself and therefore must rely on city infrastructure to succeed. This area lacks all the urban infrastructure that otherwise could make this property a viable site for this use.

The actual parking demand for this use is around 95-110 stalls (.51 to .57 stalls per customer based on industry standards). The site provides for only 10 on site stalls for BrewHaha 's use (17 total minus 7 stalls given by the landlord to the other tenant in the building). The BrewHaha employees alone will need double the parking that the site provides. The parking needed for 148 customers based on real world operation of this use is probably 75-85 stalls. This puts roughly 8-12 employees and say 75 customers parking on the street.

The parking on the street is, of course, not exclusive for BrewHaha 's use as it is shared by all the businesses at this intersection as well as the residences in the area. The number of convenient street parking stalls (within 300 feet of the BrewHaha proposed site) is only 29 stalls. If we go out to a max range of 500 feet there is a total of 34 additional stalls. This total, even at max range, is still considerably short of what BrewHaha will require to function without consideration for the existing parking demands. This public street parking is regularly used by all the businesses at this intersection and a quick survey at different times throughout the day and night show that a low of 10-12 stalls up to 22-24 stalls are always occupied.

The result in the best case scenario is BrewHaha using all of its onsite parking combined with the available street parking can only meet 2/3rds of its actual parking demand.

We know the Commission can look to the new parking code for this use and say "it meets the code", but this use on this site is subject to approval of a conditional use, which means the Commission reviews the permit to see if among other things, that this use functionally works without unreasonable interference to adjoining properties and neighbors before allowing it to go forward.

We know there were volumes of discussion when this new code was passed a while back. The idea was to promote a more walkable community and thus parking was relaxed on this and other intense uses. This parking requirement can work in an urban setting. This use can still work in a neighborhood area if the site has adequate on-site parking to make up for the lack of infrastructure. If the property does not then it can be a disaster. The defense at the time the ordinance affecting these parking requirements was passed was that these disasters will never happen because "it's given by Conditional Use Permit so the Planning Commission can review each case and prevent any such problems from ever occurring". This is one such case. The proposed use on this particular site is too intense for the physical characteristics of this property. There is not enough urban infrastructure at or near this intersection to make up for the intensity of this use on this site.

Recently, this same situation occurred near this site and four blocks to the west of this proposed site with negative results. A very intense use was permitted to operate on sites that were functionally inadequate to handle the use. This action created a negative impact on adjoining businesses and especially to the neighborhood.

Like the situation in this neighborhood and to the west, there are just too few resources to support this use on this site. We want to work towards making our community a better place and approval of this conditional use permit will not accomplish that objective. We know because it's been tried and it failed right in our backyard.

### Hours

A business with hours of operation opening up at 6:00 a.m. and extending until 2:00 a.m. does not fit the character of this neighborhood. The other business establishments close at 7:00 p.m. with the exception of the gas station which is open generally until 11:00 pm. Mr. Jones has mentioned that he would change his hours of operation to close at 11:00 p.m. during the weekdays and 12:00 a.m. on weekend. However, the State of Utah DABC law allows this type of business to stay open until 2:00 a.m. There is no limitation that would keep the owner from changing the hours of operation once the business opens. These hours are detrimental to this neighborhood and not compatible with all the other businesses in the neighborhood and will have an adverse negative effect on the community.

### Noise

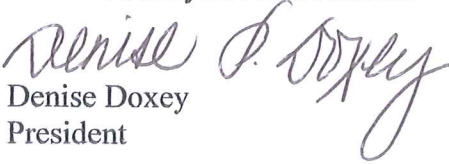
With the hours of operation going late into the evening and early morning hours it will bring added noise level to a currently very quiet community especially to those residents whose property abuts the proposed BrewHaha. There will be no controls of loud conversations, opening car doors with keyless entry in the middle of the night, car engines, and general disruptive behavior. The local residents will be impacted by this increased noise level.

The above issues raise a concern about the compatibility of a business of this size with 135 patrons at this location in this community. This particular site is a quiet neighborhood after dark. There is little or no traffic in the evenings. The BrewHaha business proposition does not fit the character of this community and will bring with it detrimental effects of traffic, noise, safety, and parking. The hours of the BrewHaha are just not *compatible* with the other businesses in this area. We understand that the businesses that surround the proposed BrewHaha site are not supportive of this business at this location.

As a community, we rely on the Planning Commission's careful consideration of the conditional use requirements, which operate as a check on the general zoning allowances. The areas of concern above amply demonstrate that no mitigating conditions could be imposed that would prevent the tavern from having a significant adverse detrimental effect on the community. This proposed business use in this particular location is not in the best interest of businesses and residents in the area. The Foothill/Sunnyside Community Council asks that you deny a conditional use permit to Bryce Jones for his proposed business BrewHaha.

Thank you for your consideration.

Foothill/Sunnyside Association

  
Denise Doxey  
President

**From:** [Rachel Harb](#)  
**To:** [Pickering, Maryann](#)  
**Cc:** [bharb >> Basil Harb](#)  
**Subject:** 2100 East 1300 South Bar  
**Date:** Tuesday, May 28, 2013 1:51:07 PM

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Dear MaryAnn,

I am a resident of the 2000 block of Saint Mary's Drive in Salt Lake City. I am writing to express my concerns over the proposed bar at 2100 E and 1300 S, Brewhaha. I am in favor of small neighborhood bars and coffee shops. However, Brewhaha does not appear to be the "neighborhood-friendly" bar/coffee shop I hoped for.

1. My family and I try to frequent local businesses--it does not sound like my children would be welcome at Brewhaha at any time of day given the planned alcohol serving schedule.
2. A smoking patio adjacent to homes is absolutely unacceptable.
3. We moved to this neighborhood last year to get away from the noisy foot and vehicle traffic in our previous neighborhood--with a 2AM close time and the need for overflow parking on adjacent streets, it sounds like this will become a problem now.
4. The traffic on 2011 East going north already gets backed up during morning rush hour. I think a drive-through coffee shop will only exacerbate this problem.

Please understand that I would very much like a coffee shop and/or bar-restaurant in my neighborhood. However, given the information available to me, I am NOT in favor of the present proposal.

Thank You,  
Rachel Harb  
2021 East Saint Mary's Drive  
801-485-4313



**From:** [Marty Lloyd](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** 2100 South 1300 East  
**Date:** Monday, July 15, 2013 6:17:33 PM

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Hi MaryAnn,

I have lived at 2045 East 1300 South, a stone's throw from the old Finnish Touch Day Spa, for over 15 years, and my Dad developed Harvard Park way back in the 80's so I have had immediate family basically at the corner of 2100 East and 1300 South for nearly 30 years. My grandparents lived in the home we reside in now from the 40's until we moved in 16 years ago so needless to say, Lloyds have been half a block from that corner for over 70 years.

I am scared to death that there is even a possibility that a bar/club could be established on that corner. I certainly hope the push back you have received from countless neighbors and friends has been enough, but I would be remiss if I didn't voice my concern and discontent before the deadline as well. These are just some of the very troubling disadvantages that would come with Brewhaha actually winning permission to set up shop so close to so many residents in this quiet, calm, extremely established and unique part of Salt Lake City:

Increased traffic congestion, especially after work when wholesome, young children are out and about. We have children, young and old, constantly walking along 1300 South or 2100 East because there are so many families living nearby in this safe, quite neighborhood. Parking will be a problem and more cars parked on the side of the road with an increase in vehicles coming and going will cause increased danger for our families, in this quiet neighborhood known for so many people walking through and around that corner already.

Increased pollution, both from way more cars and motorcycles, but also because smoking would be permitted outside right on the very street corner of 2100 East 1300 South. It's planning on being open 20 hours out of every 24 hours?

Property values are sure to go down as this potential business is very different from anything else around it. It seems very out of place for a quiet, family-oriented neighborhood.

Increased noise, especially late into the night, with way more vehicles in the area and loud, boisterous customers. The hours of operation are way late into the early morning hours, causing lots more noise while people are trying to sleep. The hours of operation are very incompatible with the other businesses on that quiet little street corner.

We have been here for decades and we love everything about this area. Frankly, we like nothing about the proposed Brewhaha and we've not even mentioned the obvious adverse effect of an alcohol focused business in such a quiet, family focused neighborhood. As I stated before, I hope the respectful but negative reaction you have received thus far is adequate to quell their proposal, but just to be sure, I wanted to make sure you heard from us before the deadline as well.

A business that should be allowed in a quiet and established neighborhood like this, with kids in almost every nearby house like ours, should be family friendly business with normal business hours,

not a tavern open 20 out of every 24 hours in a day and into the night. Thank you for your time and attention to this very important matter and helping to put a stop to its plans. I oppose their request for a conditional use permit and sincerely hope the planning commission opposes and denies their request as well, for these and other reasons that have been voiced and written by countless friends and neighbors even further away than me.

Feel free to contact me at my cell 801/403.3369 or my home, 801/582.9464.

Respectfully,

Marty and Lisa Lloyd (and 4 children)  
2045 East 1300 South  
Salt Lake City, UT 84108



**From:** [kelly and kim sheffield](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** ABSOLUTELY NOT!!!  
**Date:** Wednesday, June 19, 2013 9:19:14 PM

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This is a residential neighborhood. Young children are continually walking from the neighborhoods west of the proposed location to Foothill.

It is NOT a safe place to have street parking and people outside drinking as the children walk by from the neighborhood. It is NOT the place for this.

If I lived directly south of the location, I'd be furious, just as those living on 1700 East are with the parking of the Sea Salt customers continually in front of their homes. The streets are TOO narrow for street parking *and* safe driving and children walking.

The work done so far on the establishment has been done WITHOUT a permit. Aren't the rules the same for everyone? Does being a friend of the mayor include special privileges like not requiring permits? It is a rather curious ordeal. The neighbors are NOT happy with any of this proposal.

DO NOT APPROVE THIS REQUEST!!! DO NOT RUIN OUR NEIGHBORHOOD WITH CROWDING THE STREETS WITH CARS TO ENDANGER THOSE WHO WALK TO FOOHILL VILLAGE ON A REGULAR BASIS.

Kim Sheffield  
1364 Emigration Street

**From:** [Susan Skankey](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Adult bar  
**Date:** Friday, June 14, 2013 8:43:15 AM

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I've just recently heard of the plans for the corner of 21st East and 13th South. It's a wonderful spot and could be a boon to our neighborhood, but not if it's used for an adult bar. With the library just down the street, an art store and the parks nearby, this community is full of foot traffic and children. It doesn't fit. Let's make sure we keep the values of this area.

There are other problems beyond our values, such as parking, traffic concerns and the late hours it would be operating, but the biggest issue is our families having such an establishment right in our walking path. It does not add to the neighborhood and we want to protect what we have and add only what will continue to improve the area.

A business owner needs to consider what the community wants so it can reflect and benefit from their way of life. There are other places that may not feel as strongly as we do about an adult bar, but we don't want it in our midst.

Susan Skankey - homeowner  
2040 East Browning Avenue  
801-581-0977

**From:** [Janet Elaine Hutchinson Anderson](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Adult Beer Tavern 1300 S 2100 E  
**Date:** Wednesday, June 19, 2013 7:53:14 PM

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Hi Maryann,

As a concerned citizen of our neighborhood, I am writing this e-mail in hopes of making some stipulations on the "not wanted beer tavern" that is about to open in our city.

I travel this intersection every morning on my way to work, and it is already very congested. I don't understand how they are planning to not add to that congestion.

The hours from 6:30 AM - 2:00 AM is far too much time. This is a quiet community.

Where will 190 people find a place to park? Have they really thought this through? I guess we will provide job security for the tow trucks in the city, but I would like to be able to park my own car in the street in front of my house when I want.

And where are the 20 employees planning to park? Maybe they could ride the bus to work?

I am also concerned for the safety of our citizens, especially our children who walk to the Anderson library and also Bonneville Elementary and Clayton middle school, but also our senior citizens in the neighborhood.

I plan to make an appearance tomorrow night too, in hopes of helping the citizens in this neighborhood keep the safe, peaceful and quiet community we have worked so hard to create and maintain.

Please help us maintain what we now enjoy.

Thanks for your consideration.

Janet Anderson

**From:** [RICHARD L WOOD](#)  
**To:** [Pickering, Maryann](#); [jeaniemcal@aol.com](mailto:jeaniemcal@aol.com); [RICHARD L WOOD](#)  
**Subject:** Application for bar and coffee shop at 13th South & 21st East  
**Date:** Tuesday, June 25, 2013 2:07:42 PM  
**Attachments:** [Planning Commission on 1300 South.docx](#)

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Dear Ms. Pickering,

Attached is a letter regarding the proposed creation of a Bar and coffee shop on the corner of 1300 South and 2100 East. I am writing in opposition to the conditional use permit that has been submitted by Bryce Jones and respectfully ask that you deny the application.

Regards,  
Richard Wood

June 25, 2013

Maryann Pickering  
Salt Lake City Planning Commission

Re: Application from BrewHaHa for conditional Use at 1300 South and 21<sup>st</sup> East

Dear Ms. Pickering,

I am writing to express my opposition to the above application for a bar and coffee shop at the above location. I attended the meeting at the Anderson Library and came away with a very negative feeling about the proposal. My objections are very simple and I will not try to deal with the zoning regulations that are affected.

1. The parking is a very serious issue. This intersection is already very busy with the traffic through it to the residential area to the East and to the South. By their own admittance they will need parking on the street. This is a serious problem to the neighbors on 1300 South both above and below 21<sup>st</sup> East. I have looked at the parking lot to the South of the building and if they have a drive thru window the parking will be very limited. People always park as close to the entrance of the building as they can and often will not use designated parking. A few years ago the DoDo restaurant occupied the space to the South of the corner and they had a rather good sized parking area. It was not enough. People parked on the street and in the lot across the street. The owner of the lot across the street had cars towed away. It was a real mess and the DoDo finally moved out. I think we are asking for the same problem all over again. I hope you will use good judgment on this issue.
2. They intend to have outdoor seating on the 13<sup>th</sup> South side of the building. They are asking to be open until 2:00 AM. I know how sound travels, especially late at night and even if people are not loud the noise will be heard in the residential areas close by. They claim they will control the noise, what a joke.
3. I don't think it is good for the neighborhood to have an establishment that serves alcoholic beverages. This is not a good influence for families that have small children walking to school and to the other convenience stores in the area. Enough said about this issue. You know all of the

**arguments and disadvantages this creates. Pick up the paper and read about the problems that occur at other locations in the city that serve liquor in the later hours of the evening.**

**I respect the people who are trying to create a business for profit. This is the great American way, but reason must be involved in control of business for the benefit of the people involved. I respectfully ask that you turn down this application. Do your job, serve those who are most affected by this decision.**

**Respectfully,**

**Richard L. Wood  
1920 Logan Avenue  
Salt Lake City, Utah 84108**



**From:** [Cami Clements Warner](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** bar/nightclub at 2100 East and 1300 South  
**Date:** Monday, May 27, 2013 7:17:34 PM

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Hello,

I am sending my thoughts on the bar/nightclub slated to be where the Finnish Touch Day Spa was on 2100 East and 1300 South. As a resident of Browning Avenue, I am concerned about the noise from outside seating late at night. We will get overflow parking onto our street and so people will be walking back to their cars late at night or early in the morning! I don't like the idea of increased traffic and noise. I am opposed to this business moving into our neighborhood.

Cami Warner

**From:** [Ellen Reddick](#)  
**To:** [Pickering, Maryann](#); [shanson@utah.gov](mailto:shanson@utah.gov)  
**Subject:** BHCC Sinature Pages  
**Date:** Friday, July 26, 2013 12:33:31 PM  
**Attachments:** [SCAN\\_DOC0001.PDF](#)

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Maryann & Stephne,

Attached are the beginning signature pages for the BHCC Executive Committee and the Business Owners at 1300 South & 2100 East.

Thank you

*Ellen*

Ellen Reddick  
801.581.0369

**From:** [Ellen Reddick](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** BHCCC Community Responses at the Meeting for BrewHaHa 2108 East 1300 South  
**Date:** Saturday, May 25, 2013 9:06:47 PM

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Mary Ann,

These are the comments from Thursday's meeting:

Bryce Jones the new owner of BrewHaHa Sports Bar & Coffee Shop discussed his new business opening at 2108 East 1300 South and answered questions.

The City Planner assigned to this project is Mary Ann Pickering. Mary Ann has requested comments from the community.

There will be another meeting June 20<sup>th</sup> where Mary Ann will discuss the project. It is MaryAnn's job to handle this project through each phase of the City's processes.

You were sent the businesses application and documentation with very specific requirements that the business must meet Last Thursday. Please read this document before you send your comments to Mary Ann.

#### Suggested Comment Points:

The B.H.C.C. met with Mr. Bryce Jones last evening at the Anderson Foothill Library regarding his proposed business called Brewhaha. Mr. Jones discussed his new business and the residents and business owners in the immediate area shared their thoughts and raised their concerns.

1. Importantly, Mr. Jones did not address any of the Zoning Review issues you provided. As residents, we are very interested in understanding how the issues are to be addressed, especially the drive through coffee details; vehicle staking, ingress and egress, and parking lot circulation and maneuvering requirement. Resident, especially safety of children going to school and the library needs to be closely considered.

2. The attendees strongly request a traffic study along 2100 east and the intersection of 1300 south. 2100 east is a major route to Foothill Blvd for vehicle traffic and a major walking route for elementary and middle school children morning and afternoon, as well as the major walking and biking route to the Anderson Foothill Library. There is no crossing guard for the school children at this intersection and safety is a primary concern. Stopping the already gridlock traffic on Foothill and 2100 East to accommodate a drive thru does not appear to serve the community from a traffic flow perspective or from a pedestrian/bicyclist perspective given that there is a bike lane on 2100 East as well
3. Mr. Jones said he had permission to use other businesses parking after hours. The five business owners in attendance said they had not been approached by Mr. Jones for use of their parking nor had they agreed to allow his patrons use of their parking areas.
4. Mr. Jones said he will start serving beer at 10:00 am, the mothers in attendance said that would preclude them as customers because they walk through the neighborhood with their children and will be unable to bring their children in the establishment for coffee due to the serving of alcohol.
5. The general concern was that this area of the neighborhood for 65 years has been an area that shut down by 7:00 pm every evening and closed on Sundays. To change the dynamics to a 2:00 AM business is extremely impactful on the residents living next door and in the area.
6. Parking is the biggest concern. Mr. Jones stated he is building for 180 patrons with only 18 parking spaces which he shares with another business at the same location. To meet code he must lose some of those parking spaces for interior landscaping requirement. This will result in neighborhood encroachment which is not welcome especially at 2:00 am in the morning.

7. Noise and smells are concerns from the neighbors abutting the business. Smoke, cooking smells, delivery noise, patron noise, music noise are all concerns that once allowed are only controlled by reporting to the owners or police which does not guarantee long term resolution. We continue to struggle with noise issues from the gym at Foothill Village early in the morning and early evening and do not welcome more loud noises into the late hours of the night.
  
8. How sustainable will the business be: will they recycle their glass etc.?

And an additopnal comment from Greg Rogler owner of A Gallery to the south abutting the building:

Good Morning Ellen

First of all thanks for making me aware of yesterday's meeting, in addition to the comments listed I have concerns about the smoking area designated on their site plan.

The location indicated is within 22' of an entrance door on the upper level of A Gallery next door as well as 2 HVAC units on the rooftop and our upper outdoor patio area, also the adjoining 4 plex backyard and neighbor to the east. It appears as though their concern is distance requirements from their entrance and not the neighboring properties.

I did have a conversation with Mr Jones about his project, however we did not discuss or agree to his patrons utilizing the gallery parking lot as he said in the meeting.

Another concern is the destruction of landscape that has taken place and lack of proper exterior elevations for deck/patio design on the plans submitted.

Thanks  
Greg Rogler

*Ellen*

Ellen Reddick

801.581.0369

**From:** [heather.moore](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Brew ha ha  
**Date:** Tuesday, June 18, 2013 1:04:31 PM

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Maryann,

How can I firmly voice my opinion on this matter? This is not an acceptable use of this property for a few reasons. The hours of operation are such that our children will be walking by there to go to school each morning with it operating. Also the parking situation is a nightmare!! It will fill the surrounding streets with cars and people who may or may not drive carefully. This is a heavily traveled part of our neighborhood with children and families going to and from school and the library at all times during the day. What can be done?? How can we protest most effectively?

Sincerely,  
Heather Moore.

Sent from my iPhone

**From:** [Eric Thompson](#)  
**To:** [Pickering, Maryann](#)  
**Cc:** [Bonneville Hills - Ellen Reddick](#)  
**Subject:** Brew Ha Ha business letter of concern  
**Date:** Tuesday, July 30, 2013 4:18:45 PM  
**Attachments:** [Brewhaha business letter of concern.pdf](#)

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Dear Ms. Pickering

Attached is a letter of concern signed by three more business owners in the area of 2100 East and 1300 South. I would appreciate it being included with the other similar letters already submitted by other business owners.

Personally, I live at 1365 Kristie Lane and am concerned about the Brew Ha Ha's conditional use permit. My former residence was 2158 E. Sherman Ave. I lived there from 1995-2005. While lived there we had the challenge of dealing with the customer and employee parking demands of the businesses on 2100 East, the employees of the business at Foothill Village plus the extra parking demand created by The Dodo restaurant. We had to have a traffic study done to determine if there was an impact. There was an impact. We had to have the restricted parking area created and then purchase residential parking permits. It was a real struggle for the residents. Ultimately, I think it was enough of a difficulty for the restaurant that they relocated to the Gateway (then 2100 South). The Brew Ha Ha is going to create the same parking problem. The residents of the area already have to deal with delivery trucks servicing Foothill Village earlier than is allowed. No one enforces the restricted delivery hours. We also deal with people who make illegal turns South onto 2200 East and unnecessarily increase the traffic through the neighborhoods. The last thing the neighborhood needs is another unwanted impact created by cars.

The drive-through coffee service is going to create a large amount of congestion at the intersection. When the bank was located there, they had dedicated drive-through lanes in addition to the parking areas with two driveways accessing 2100 East. Those lanes are now incorporated into the building interior. Without those lanes, driving through will be very difficult. It will create more automobile idling exhaust. It is not conducive to bicycles.

The hours of operation are a similar challenge. Being open from 6:00 am – 2:00 am will make a large negative impact on the area neighbors. The area closes down to a nice, quiet neighborhood in the evening, even the gas station closes about 11 pm.

I appreciate your attention to this matter.

Eric

R. Eric Thompson  
Thompson Michie Associates, LLC  
428 E. Winchester, Suite 100  
Salt Lake City, UT 84107  
801-532-6143 work  
801-263-1071 fax



## Eric Thompson

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**From:** DesBarker <des@desbarker.com>  
**Sent:** Saturday, July 27, 2013 6:41 AM  
**To:** Eric Thompson  
**Cc:** Jim Bringham; <gseinc@qwestoffice.net>; Rocky Taylor  
**Subject:** Re: Letter to SLC Planning regarding proposed Brew Ha Ha in former Finnish Touch location

Sign my name to your letter.

Des

On Jul 26, 2013, at 4:22 PM, "Eric Thompson" <[Eric@thompsonmichie.com](mailto:Eric@thompsonmichie.com)> wrote:

Dear Jim, Mr. Greene, Des and Rocky

I am writing this email to seek your review of this letter and possible support of it. The current owner of the former Finnish Touch building has leased most of the space to a coffee and beer bar to be called Brew Ha Ha. The proposed business will sell coffee in the morning and have a bar open the afternoon and evening. The hours of operation will be from 6:30 am – 2:00 am. I am loath to suggest what someone else can do with their property, but am I concerned that the proposed hours of operation will be a challenge for all other businesses in the area, the parking available at the building is not sufficient for its patronage and that the proposed drive-through access will inhibit traffic flow at the intersection of 1300 South and 2100 East. I lived in the neighborhood when The Dodo was open at the current A-Frame location. The Dodo is one of my family's favorite restaurants to this day. However, the challenges that its lunch patrons brought to the residential streets around our location was unreal. Ultimately, the lack of parking probably caused the restaurant to relocate. I don't want to have any more parking challenges in our parking lot than we currently have. I am certain the coffee bar will be popular in our neighborhood, but I have real questions about the traffic congestion caused by the drive-through. Long ago, there were drive-through lanes at that location, but they have been incorporated into the interior of the building. Further, the extra driveways used to feed traffic into the street have also been removed. Please let me know if you are willing to support this letter. We'd like to send a copy of the signature pages to SLC early next week. Thanks.

Eric  
R. Eric Thompson  
Thompson Michie Associates, LLC  
428 E. Winchester, Suite 100  
Salt Lake City, UT 84107  
801-532-6143 work  
801-263-1071 fax

<Letter to SLC re brew ha ha.docx>

Business Owner Name

Signature

Date

Eric Steer



7/26/13

John C March

John C MARCH

26 July 13

Ray Francom

Ray Francom

7/26/13

Rick Holt TOPSTOP



7-26-13

Greg Robison



7-26-13

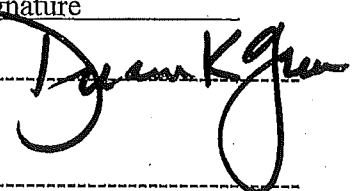
when they aren't using it. As business owners in this zone, we do not want the liability and risks of BrewHaHa's patrons parking on our property.

**Compliance Determinations 13.** The hours of operation and delivery of the use are compatible with surrounding uses.

**Comments on Compliance Determination 13 and 14.** As stated previously, surrounding business uses close up after dark. None are open until 2 am every night. We do not see how BrewHaHa can mitigate this element given the state alcohol law allows them to remain open until 2:00AM. This alone supports the denial of the application.

Thank you for taking the interests of both the business and residential concerns which far outweigh the need and benefit of the BrewHaHa business.

Sincerely,

<u>Business Owner Name</u>	<u>Signature</u>	<u>Date</u>
Duane K Greene		7.31-13
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**From:** [Richard H. Thornton](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Brew Ha Ha Conditional Use Permit: Impose Use Conditions  
**Date:** Tuesday, August 06, 2013 8:16:46 PM

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To the Salt Lake City Planning Commission:

I am a neighbor of the proposed Brew Ha Ha Tavern / Pub at 1300 South 2100 East. If the Planning Commission determines to approve the conditional use permit, then it should impose specific conditions of use to mitigate the detrimental effect on the neighborhood. Many suggestions can be derived from public comments. At a minimum the use conditions should include the following:

- *Hours:* The applicant has proposed limiting evening closing hours to 11:00 p.m. from Monday-Thursday. Even though the Commission might not be able to *require* this (because of conflicting state law), it should expressly document the applicant's intent to do this so that there is an official record.
- *Minors:* Minors should not be allowed where alcohol is served—including the patio area and drive-through.
- *Enforcement:* Identify specific employees by title who are required to give contact information and who will be available to neighbors when there are enforcement issues.

Sincerely,  
Rick Thornton

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

**From:** [jennifer lloyd](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Brew Ha Ha Tavern  
**Date:** Thursday, June 20, 2013 1:01:41 PM

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I'm writing to express my concern about the location of the Brew Ha-Ha Tavern. It seems out of place in a residential neighborhood and the hours of operation are very concerning. I hope that the request for a conditional use permit will be denied.  
thank you,

jennie lloyd

**From:** [Jeff Campbell](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Brew ha ha tavern  
**Date:** Wednesday, June 19, 2013 9:35:08 PM

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It's idiocy to even consider this proposal. Parking, hours of operation, and the possibility of inebriated patrons wandering my neighborhood at 2 in the morning will have me consulting lawyers as any conditional use permit is approved. J. Campbell 2344 Emerson Ave. SLC. 84108

Sent from my iPhone

**From:** [Rebecca Gardiner](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Brew Ha Ha Tavern  
**Date:** Sunday, August 04, 2013 2:29:24 PM

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Dear Ms. Pickering,

My name is Rebecca Gardiner. I live in the neighborhood where the owner of the proposed Brew Ha Ha Tavern is asking for a conditional use permit.

I am writing to ask you to deny this permit based on the following reasons:

1. The ordinance the City Council passed for drinking establishments was specifically written for "neighborhood bars". In other words people who live within walking distance of a bar could stop by for a drink or some food.
2. There are not enough people or density within "walking distance" of (1/2 mile or so radius) to support this bar.
3. Thus this "neighborhood bar" will become a destination. A place where you have to drive to.
4. It is my understanding that you're having this review for a conditional use permit to see if negative impacts can be mitigated.
6. In this case, the parking issue is an impact that can't be mitigated. I realize he meets the minimum requirement of 17 parking spaces on the property. However, I believe the owner can't survive if he only relies on people who are walking. Because this tavern will have to be a destination there are not enough parking spaces to handle the capacity. The 167 "spaces" he's counting are neighborhood streets that would be impacted.
- 7 I ask the Planning Commission to deny his permit based on this mitigating circumstance (parking) and the fact that it doesn't meet the intent of the ordinance as written.

Thanks for your consideration

Rebecca Gardiner

H (801) 582-2424

C (801) 673-9037

**From:** [Melanie Brown](#)  
**To:** [Pickering, Maryann](#); [Luke, Charlie](#)  
**Subject:** Brew Ha Ha Tavern  
**Date:** Wednesday, June 19, 2013 5:11:06 PM

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I am all in favor and I live in the neighborhood. Talking with my neighbors, they seem to feel the same way that I do about the proposed tavern. We all hope we have a great, new restaurant open very soon in our neighborhood.  
Melanie Brown Lyon

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**[Melanie Brown](#)**

**p. 801.583.3800**

**m.801.209.4065**



**From:** [Don Brown](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Brew Ha Ha  
**Date:** Tuesday, June 25, 2013 10:17:03 AM

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Dear Ms. Pickering,

Please forward this note to the Mayor and City Council.

It seems the City leadership is determined to drive children from Salt Lake. Why else would they promote a pub in a great residential neighborhood like 1300 S 2100 E? Of course they realize this will encourage those with children to leave the area and discourage those contemplating locating here. I moved here to accept a faculty job at the University of Utah. Part of the appeal of the job was the child-friendly environment close to campus. We could lose that.

I'm sure the leaders are aware of how debilitating alcohol is. It is the number three preventable cause of death in the US, making it far more dangerous than auto accidents. (Ditto for infectious disease, firearms and drug abuse.) Yet we spend lots on traffic enforcement, safe roads and bike paths but at the same time we're actually trying to promote the consumption of alcohol. Is that lunacy or is there an agenda?

This alcohol industry clearly targets children. The vast majority of consumers start in their teenage years. That is when we're vulnerable to the glamorization of drinking. Pubs highlighted in programs like "Cheers" promote the misconception that alcohol is benign. Children believe that.

It may be that the City has discovered that children don't vote and cost a lot in schools, parks and other programs. It would cost less if we had no children but is that the city we want? Apparently our current leadership thinks so.

Don Brown  
Salt Lake City

**From:** [Wayne Berard](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Brew Ha Ha  
**Date:** Friday, June 21, 2013 11:20:42 AM

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I am in favor of Brew HaHa.

Wayne Berard  
1445 Ambassador Way  
801-403-4433

**From:** [maryrich8@comcast.net](mailto:maryrich8@comcast.net)  
**To:** [Pickering, Maryann](#)  
**Subject:** Brew Ha Ha  
**Date:** Monday, June 24, 2013 9:58:45 AM

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Dear Maryann,

We appreciated the opportunity of chatting with you last week at the Anderson Foothill library.

We would like to reiterate our deeps concerns about the proposal for the building at 13th South and 21st East. It seems there are ample places on Foothill Drive for people to purchase alcohol. The Brew Ha Ha location is too near the library, not that far from an elementary school, and would generate a lot of traffic in the neighborhood. As a former patron of the Finnish Spa, I can attest to the fact there is little onsite parking.

Mary Rich

**From:** [Jim](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Brew Ha Ha  
**Date:** Thursday, June 20, 2013 7:43:06 PM  
**Importance:** High

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I just wanted to add another comment to my wife's. Back a few years when the DO DO Restaurant moved to the approx area, even then parking was a nightmare with street parking just in the afternoons and evenings while this will be all hours of the day and night. Snow removal will also be a major problem when parking is on one side or another. I'm not sure why this place is being shoved into this particular area so hard but we as citizens here are very much opposed to this being here. Since 13<sup>th</sup> South was rebuilt it has become a major thorough fare for big trucks (semi's) motorcycles and the like. Thank you.

James R. Prout  
1242 South 2000 East.

**From:** [Barbara](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Brew Ha Ha  
**Date:** Thursday, June 20, 2013 7:25:41 PM  
**Importance:** High

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Maryann Pickering

My name is Barbara Berlin Prout and my husband is James Prout. We wanted to attend the public meeting tonight at the Anderson Library. However, I did not get off work until 6:15p.m. My husband is unable to walk or drive so is dependant on me to get him around. I went to the library and talked to few people to find out what was discussed. I live on 1300 South and 2000 East, my drive way is on 13<sup>th</sup> South. Traffic has already increased in the last few years. We do not need more people parking on the street and speeding up and down. The noise factor has also increased. This street is where all the teenagers walk during the evening and after school. I feel this is an undesirable influence on young children. It will also increase driving under the influence in our neighborhood. Also I was told there is to be a smoking area in the corner of the parking lot. This is a problem for the neighbors. What about clean air? More people have lung problems than ever before but we are encouraging air pollution for the immediate neighbors. How about clean air with many more cars and smoke? I wanted to write my comments, but I was unable because the public hearing was not convenient and I was considered not part of the meeting. Please consider my opinion which is also my husband's opinion as we are very concerned and very much against having this type of element in our neighborhood.

Barbara Berlin Prout

**From:** [barbara.madsen](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Brew Ha Ha  
**Date:** Thursday, June 20, 2013 1:04:57 PM

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Maryann,  
Brew Ha Ha--What a great name! But I am opposed to the *hours* of this business at this location. And opposed due to the lack of *parking off street*. Please deny the conditional use permit. Thank you.  
Barbara Madsen

**From:** [Maura Powers](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Brew Ha Ha  
**Date:** Wednesday, June 19, 2013 1:00:58 PM

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Dear Maryann,

I appreciate all the time you are focusing on our neighborhood at the moment. I hope you do not mind another set of opinions on the matter. My biggest concerns are traffic flow and child/pedestrian and bike safety.

Although I do not relish any business open until 2 in the morning, it seems as though this matter has already been decided. If I can weigh in on this, earlier closing hours would be greatly appreciated.

I live at 2169 Roosevelt Avenue. Presently, when I leave my home and head north or south from Roosevelt Avenue anytime after 6:45 a.m., there is already a steady stream of traffic heading north. It can take as long as 5-7 minutes to exit Roosevelt on to 2100 East. Having any further impediment to that traffic flow towards the University will take a further toll on our neighborhood. I am anticipating that a drive through coffee window will slow and/or fragment traffic flow even further. I love the thought of walking to our neighborhood coffee shop and pub though. You probably already know how the university traffic has rerouted itself off of Foothill and onto 2100 and 2300 East. Many children, older students, bike commuters and residents walk this area daily to school, bus stops and neighborhood shops. I would never want to see another accident in this area just so someone could drive through for a cup of coffee. I am not opposed to the coffee shop, only the drive through aspect.

The city has worked very hard to promote bike commuting. Any further traffic or safety issues that prevent the cyclists from riding this well used route would truly be a shame.

Many thanks for listening.

Best regards,

--

**Maura Powers**  
**2169 E. Roosevelt Avenue**  
**Salt Lake City, UT**  
**801-259-5490**

**From:** [Debbie Atchison](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Brew Ha Ha  
**Date:** Monday, June 17, 2013 7:22:23 PM

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Dear Maryann,  
I live on Sherman Avenue next to the Art Gallery. I survived the DODO and the problems surrounding it. I am very very concerned about the parking situation that will arise from having a tavern that only has 12 parking places for over a possible 180 people. I am also very very concerned about the noise and the hours of operation. We are a family neighborhood with young children who will be impacted with this adult only business. Another huge problem is the traffic issue. We have children and families that that walk to school and the library I fear this is a tragedy waiting to happen if a drive thru coffee bar is opened. Have the new owners truly researched the demographics of this area? I honestly don't think it will be a viable business for this area.

We have several businesses Steur and Friends, Every Blooming Thing, The Pinion, the art gallery next door that have been exceptional neighbors that respect the neighborhood they do business in. I would hope the city planning division would consider the negative impact the Brew Ha Ha would have on our family friendly neighborhood.

Thank you,  
Debbie Atchison  
2119 Sherman Ave. #B



**From:** [Karen Maxwell](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Brew Ha Ha  
**Date:** Friday, May 24, 2013 4:53:12 PM

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The late hours of operation worry me quite a bit, not to mention increased traffic and the close proximity to my elderly mother-in-law's home at 2089 Harvard Oaks. She is as much a "neighbor" as Chase, Top Stop, or Pinion. As a neighbor myself, I do not relish the thought of heightened traffic at odd hours. Has anyone done a feasibility study to see if it is even possible for traffic to flow through this business at the peak rush hour along 21<sup>st</sup> East, which is 7:30 to 9 am every morning, as people travel to the U of U and all the research park businesses and two hospital facilities north of the neighborhood? The traffic is quite slow and congested during this hour and a half. It is true that the location they are proposing sits on one of four corners with businesses already there, but the neighbors who are residents have NOT been contacted by this entity. Of course they have not, because not one of them will be anxious to have a sports bar opening so close to them and until the wee hours of the morning—2 am is just excessive in our peaceful residential area.

Please consider us as residents and the hardship this establishment would impose in the way of traffic and traffic noises, excessively late (as well as early) hours for these coming and going noises, and the possibility of inebriated or at least impaired drivers going through nearby residential areas.

Your consideration for those of us who bought our properties with thoughts of peace and serenity and stability will be appreciated. We would also love to see this building occupied and well-used, but that use does not need to negatively impact us. Brew Ha Ha is not a match for this area, at least under this current proposal.

Thank you for representing us,

Karen Maxwell  
2024 Laird Drive  
Concerned resident and citizen

**From:** [Joan Creer](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Brew ha ha  
**Date:** Friday, June 21, 2013 9:17:24 AM

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I am writing to voice my opposition to the conditional use permit for the beer bar on 1300 south! This is NOT something we want in our neighborhood !!!!

Sincerely,  
Joan Creer

Sent from my iPhone

**From:** [Donna L. Reid](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Brew Ha Ha  
**Date:** Tuesday, July 02, 2013 12:47:52 PM

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I am writing to you as the principal of Bonneville Elementary School to discourage the permit of a tavern to be located at approximately 2108 East 1300 South. I object to this type of business located within such close proximity to our elementary school students. In addition, I share concerns of the Bonneville Community Council regarding traffic, hours of operation, parking, and preserving the residential character of the neighborhood. Please reconsider placing a tavern within the neighborhood where our young children attend school.

Respectfully,

Donna Reid  
Bonneville Principal

Scanned By Microsoft Forefront Online Protection for Exchange

**From:** [katherine carlson](#)  
**To:** [Pickering, Maryann](#); [Luke, Charlie](#)  
**Subject:** Brew Ha Ha  
**Date:** Friday, June 21, 2013 8:21:10 PM

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Dear Charlie,

I hope you are having a great summer - Henry says hello! We missed the last 2 city council meetings, but still plan on attending one this summer. Henry continues to be proud of his flag-crossing accomplishment at Indian Hills, and would like to get involved in other community related initiatives.

I am writing to you regarding another matter: the possible opening of a pub on the corner of 2100 east and 1300 south. I am thrilled to hear that this business is considering locating in our neighborhood, and hope that plans are not thwarted.

Public restaurants and bars in such a neighborhood setting enhance the walkability and sociability of where we live. For those of us who are not members of the LDS faith, we envy them such easy access to nearby places where friends and neighbors can gather. In most cities not dominated by a single faith, it is the cafes, local markets, small eateries, and pubs where you can have a glass of wine or a beer that bring people together.

Please know that this constituent supports Brew Ha Ha!

Thank you,

Katie Carlson

801-953-1393

1484 Canterbury Drive

Salt Lake City 84108

**From:** [Virginia and Larry Stevens](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** BREW HA HA  
**Date:** Wednesday, June 26, 2013 7:52:21 PM

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This is to register my objection to any business in our area that would involve more young men and women in drinking alcohol.

I object to the proposed Brew Ha Ha on 13th south and 21st East.

Thanks for considering my objection!

Virginia B. Stevens  
2932 St. Mary's Way  
SLC, UT 84108

**From:** [Laurel Young](#)  
**To:** [Pickering, Maryann](#)  
**Cc:** [Luke, Charlie](#); [Love, Jill](#); [Becker, Ralph](#)  
**Subject:** Brew HaHa Conditional Use Permit  
**Date:** Monday, July 01, 2013 8:02:23 PM

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Dear Maryann,

As a member of the Salt Lake City School Board, I am very concerned about the request for a conditional use permit by the Brew HaHa and the impact it can have on Bonneville and Clayton students as they walk to and from school. The "Safe Walking Route" (SNAP) has these students walking by this business as their route to their neighborhood school. Most concerning are the hours of operation that are proposed by Mr. Jones (6am-2am), 20 hours a day. Parking and increased traffic in the area are a major concern. Currently, with the neighboring businesses and street parking, the obstructed view of sidewalks and streets is a very real safety concern. The "drive through" can add even more traffic and safety issues. Please take this into account, as a concern for the safety of "our students", when the conditional use permit is discussed. I am disturbed by the issuing of the business license that allows an establishment with only 14 parking spaces but has 148 seats and 20 employees. I am afraid that the parking for this business will be all over the neighborhood with children, elderly and long established home owners. Please mitigate the impact this will have on students and homeowners safety.

Thanks,  
Laurel Young  
Salt Lake City School District board member  
Precinct 6

Scanned By Microsoft Forefront Online Protection for Exchange

**From:** [Julia Hopkins](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Brew HaHa Tavern  
**Date:** Wednesday, June 19, 2013 5:19:22 PM

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I totally agree with the three reasons our Councilman Charlie Luke has listed for not supporting the proposed Brew HaHa Tavern. We have a great neighborhood of families. Lets keep it that way. A tavern will not be a positive addition. Foothill Village is only a block away and has a tavern and parking for anyone looking for one.

Julia Hopkins

**From:** [kathy\\_sessions](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Brew HaHa Tavern  
**Date:** Thursday, June 20, 2013 11:26:09 PM

---

Dear Maryann,

I am a resident of the Harvard-Yale area. I live about 2 blocks from the new Tavern going in on 2100 East 1300 South. I am VERY concerned about this establishment opening and their hours of operation, the parking situation, and the strain it will have on this neighborhood. I am concerned about an establishment right in the middle of a residential area serving alcohol and staying open so late. I feel this is not a good place for the Tavern and am opposed to it.

Thank you,

Kathy Sessions



**From:** [Cindy Norton](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Brew Ha-Ha Tavern  
**Date:** Friday, June 21, 2013 12:25:56 PM

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I teach school at Bonneville Elementary and I have lived on upper Herbert Avenue for over 20 years. I am very concerned about this Tavern being open until 2:00 a.m. This will negatively impact our family-oriented neighborhood. Also, the parking is a huge concern! We already deal with tight parking in this area. Please protect our neighborhood from a business that could generate severe problems!

Sincerely,  
Cynthia Norton

**From:** [Laura Hansen](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Brew HaHa  
**Date:** Wednesday, June 19, 2013 12:22:42 PM

---

Sorry to hear this 'bar' is being considered at this location. Being a building that struggled with parking is one concern plus having alcohol establishment so close to the family friendly neighborhood is not desirable. Please reconsider.  
Laura Hansen

Sent from my iPhone

**From:** [Colleen](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Brew haha  
**Date:** Friday, June 21, 2013 4:27:29 PM

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I have read Mr Luke's stance on the proposed Brew Haha establishment and must agree wholeheartedly with his objections in not allowing this business to operate in my neighborhood. I urge you to listen to our elected councilman in regards to the feelings of our community.  
Colleen Bauman  
Sent from my iPhone

**From:** [Amanda Holbrook](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Brew Haha  
**Date:** Monday, June 24, 2013 10:13:44 AM

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This restaurant /bar is a true zoning issue. There is no parking on 13th South as it is. Patrons will park in areas not designated for the bar, which will cause huge problems. For a bar to be open until [2 AM](#) in the heart of a residential district is absurd. It is not fair to the home owners on 13th So. This will make it a rowdy area. I spoke with a home owner on 13th South who states that they can hear noises from Top Stop, which is down the street away. Sound travels. The entire area is up in arms about this bar coming here.  
Amanda

Amanda M. Holbrook, LCSW  
Licensed Clinical Social Worker

Sent from my iPad  
Amanda M. Holbrook, LCSW  
Licensed Clinical Social Worker

Sent from my iPad

**From:** [Tirza Stratford](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Brew HaHa  
**Date:** Monday, July 01, 2013 3:29:55 PM

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I would like to very much register my concern over the proposed business Brew Ha Ha scheduled for 21st east and 21<sup>st</sup> south. A business such as that does not belong in our family friendly neighborhood. It will attract the wrong kind of people and be a temptation for our young people. Please consider the feelings of many and most of the families in this area that would strongly like to NOT see this business open in our area.

Sincerely, Charles & Tirza Stratford  
2818 St. Mary's Way  
SLC, Ut 84108

**From:** [John March](#)  
**To:** [Pickering, Maryann](#)  
**Cc:** [Reddick, Ellen](#)  
**Subject:** Brew Ha-Ha  
**Date:** Thursday, June 20, 2013 9:56:02 AM

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Parking is the issue – being in the planning commission it should be obvious that this will not work.

John C. March

**From:** [Ann Mihlfeith](#)  
**To:** [Pickering, Maryann](#); [Ann Mihlfeith](#); [Catherine Mihlfeith](#); [Kimi Breault](#); [Richard Mihlfeith](#); [Kirk Wangsgard](#)  
**Subject:** BREW HAHA  
**Date:** Thursday, June 20, 2013 1:06:33 PM

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Dear MaryAnn Pickering, and all Planning Commission members,

My family, residents for over 35 years, own approximately 140 linear feet of frontage on 1300 South.... all within less than half block of the proposed tavern. ADAMANTLY, we oppose Brew -Ha-Ha' s customers consuming the limited parking spaces on our extremely crowded street! The 20 hours daily of noise pollution, plus the smoke emanating from potentially 150 plus people is totally abhorrent!

The inevitable results of attempting to park all the cars are absolutely abominable. Bryce Davis claims parking permission from businesses and neighbors. However, upon checking for verification, the supposed businesses that theoretically would allow his customers' parking have not been located yet. Certainly we have not been approached by Bryce Davis to grant permission for parking such an influx of cars. With all due respect, Bryce Davis is out of touch with reality, or at least totally oblivious the horrendous affect this would have on neighbors immediately adjacent to the proposed tavern.

YOUR HEAPING SUCH DESTRUCTION ON OUR NEIGHBORHOOD WOULD INDEED BE HEINOUS!

Dr. C. M. Mihlfeith Family

**From:** [Kent Nelson](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Brew Pub  
**Date:** Wednesday, June 05, 2013 10:14:53 AM

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Maryann, I hope the City will not approve the brew pub on 13<sup>th</sup> South and 21<sup>st</sup> East. It would be a disruption to our neighborhood and should be reserved for a retail business setting, NOT a residential neighborhood. I am surprised the city would even consider such a request in a residential neighborhood. Thank you

*Kent A. Nelson*

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**From:** [Maria Packham](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Brewer at 1300 south and 2100 east  
**Date:** Thursday, June 20, 2013 4:29:09 PM

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Hellow; my name is Maria Packham, I live on Princeton ave. I'm very concern about the hours that this bar is planing to be open and parking. I'm a native Puertorican, born and raised there. I grew up with a bar in my neighborhood open until early hours in the morning. Im very familiar with the problems that this kind of business, open until late hours, brings to the neighborhoods. There will be all kinds motor vehicles including noisy motorcycles, big diesel trucks etc. driving through the neighborhood and parking in front of our property all night and early morning. I said morning because even when the bar close at 2:00am, this does not mean that there costumers will be leaving the street right away. When people drink and hang out that late at night, they are often not conscious of there saw rounding. We can have very loud people, even rumbles of all kinds including deadly, not too be to dramatic but realistic. Disturbing the peace, while our families are trying to sleep. I moved in this neighborhood to live in a save, peaceful and quiet environment. I would like my children to be able to get goodnight, quiet, sleep, and I would not like to have to call the police in the middle of the night.

I'm not going to be at the meeting tonight. If you have time for comments at the meeting, and you think is appropriate, you are welcome to share my thoughts.

**From:** [Brian W. Burnett](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Brewhaha - Application for a Business on 2100 E & 1300 S.  
**Date:** Tuesday, July 16, 2013 11:59:42 PM

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Maryann:

My biggest concern regarding this application is parking. I believe that Mr. Jones said that he will have 20 employees and 120 patrons. I do not see how this will not spill into the neighborhoods. The Dodo had similar problems and they had more parking with fewer patrons. This just doesn't pass the smell test.

Brian Burnett  
2022 East Princeton Drive  
Salt Lake City, Utah 84108

**From:** [Melissa Ford](#)  
**To:** [Pickering, Maryann](#)  
**Cc:** [Luke, Charlie](#)  
**Subject:** Brewhaha  
**Date:** Thursday, June 20, 2013 6:01:15 PM

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Dear Ms. Pickering,

I am writing to you to express my concerns over the potential opening of the BrewHaha tavern in my neighborhood. I live just around the corner from the proposed location and have 4 teenage boys who spend a considerable amount of time walking and riding bikes through the neighborhood visiting friends and local businesses. I'm concerned about the lack of parking on the location and resulting on street parking. I'm also concerned about the hours of operation. I think that it is a problem that the proposed hours of operation far exceed any other local business. The potential drive through poses concerns for me as well. There are so many bikers that ride up 21st east on a daily basis. I used to live right on 21st east and often watched how many bikers used the bike lane. I'm worried that cars turning out of the business on to 21st east. I am the PTA president at Clayton Middle School which is only about 3 blocks from the proposed business. Everyday there are large groups of 13-14 years that walk past that location heading to Top Stop, Foothill Village and home. I'm concerned for the impact BrewHaha could have on their safety.

Please carefully consider all these concerns and those of my neighbors before permitting this business to open in my neighborhood.

Thank you

Melissa Ford

From: [Steve Elliott](#)  
To: [Pickering, Maryann](#)  
Cc: [SLC Council Member Charlie Luke](#); [SLC Council Member Charlie Luke](#); ["Christine Waters"](#); [reed.gardner@hsc.utah.edu](mailto:reed.gardner@hsc.utah.edu)  
Subject: Brewhaha  
Date: Sunday, June 23, 2013 11:13:16 AM

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To: City and Planning Commission re; Case PLNPCM2013-00348

Nothing would have kept me from the Open House Thursday, if I had known sooner.

I WANT TO BE COUNTED AS OPPOSING THIS NEIGHBORHOOD BAR!!!

What is going to happen to the home owners in the Brewhaha area? They are loyal long time resident tax payers. .

In 2010 I helped oppose the Outdoor Dining and minimal parking at Sea Salt. It was too late to oppose Sea Salt and the limited parking. Of course there was "parking" for baby carriage's and bicycle racks. **It was determined it was too late to oppose anything.**

-  
Where are the 190 people, not including employees, going to park? How do you address the Issue of Hours of Operation? It does not make sense!!

Now, once again, the property and property values in the Yalecrest area are in jeopardy. Will the next step be a semaphore on the corner of 13<sup>th</sup> and 17<sup>th</sup> to help direct traffic in to our neighborhoods? Our wonderful neighborhood is in trouble. Help!!

Monnie Elliott  
1735 Laird Ave  
Salt Lake City 84108  
801-582-2354

**From:** [sherm martin](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** BrewHaHa application  
**Date:** Monday, August 05, 2013 1:23:56 PM

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From: Sherman Martin

21ST EAST PARKING & TRAFFIC CONCERNS                      3 AUGUST 2013

FROM: HARVARD PARK HOME OWNERS ASSOCIATION  
Sherm Martin, President  
Carol Walker Vice President  
Kati Riding, Officer at Large

TO: THE SALT LAKE CITY PLANNING COMMISSION

CONCERN: PARKING & TRAFFIC ISSUES RELATED TO The BrewHaHa Tavern.  
Specifically on and around 21st East & 13th South

Harvard Park consists of ten privately owned homes within a 1.3 acre plot of a Planned Unit Development (PUD) on the west side of 21st East. We believe the request for approval for the BrewHaHa Tavern has not considered the impact their parking needs will be on the existing residential area.

The Harvard Park street address is Harvard Oaks Circle, 1210 South. We are located just a few hundred feet, northwest of the proposed BrewHaHa tavern. We have a private driveway that services our ten homes. Our driveway is approximately 19 feet wide. Traffic from Harvard Park for all uses one exit to 21st East. We can accommodate two way traffic on our driveway, but parking in front of the individual homes is restricted. When we have family events, social affairs, or maintenance vehicles, (such as our weekly garden/lawn service), the vehicles often must park out on 21st East. When we have deliveries, from such as UPS, they park on 21st and then walk the items to the individual homes.

We are responsible to the Salt Lake County to follow the Covenants regarding parking within Harvard Park. In Article VIII item 3 it states, "Except for temporary and guest parking and in accordance with rules and regulations established by the Board (which rules and regulations shall not permit over-night parking on streets), each owner shall be required to park automobiles and other vehicles in garages designed for such purposes, and owners shall not be permitted to maintain or park additional automobiles or vehicles on any lot or at the development."

The purpose of these two paragraphs is to explain that parking in Harvard Park is limited and controlled. We depend upon parking spaces on 21st East for some of our important needs. Harvard Park has been here since 1987. Before that the land was completely barren and uncontrolled with no sidewalk, no maintenance, and no lighting, now things are completely different. We maintain the grass parking and shrubbery all the way from the Pinion Café to Laird Avenue on the north. We have an attractive brick wall much of that distance. Our common area is well kept and attractive. We have lighting along that wall throughout the night. Harvard Park has been a positive development for this part of the city.

We are concerned that the parking needs for the BrewHaHa establishment will place unnecessary pressure and inconvenience to the established neighborhood.

We understand that the tavern has requested up to 100 parking spaces for their employees and patrons. We not sure if that is an accurate number but half of that would be a problem.

We have talked to the commercial establishments near the corner of 21st & 13th . They are concerned as well. They have made it clear that parking for the BrewHaHa will not be allowed in their parking lots. These establishments are:

The CHASE BANK, directly across the street from the tavern  
Brett Anderson, Vice President

"I have been in contact with my managers and they have both assured me that no such agreement has been made between the BrewHaHa Tavern to allow patrons of BrewHaHa to use Chase Bank's parking during and after business hours for customer and liability issues."

EMIGRATION CREEK Business complex 2091 E 13th South  
Eric Thompson, Owner

"I have already sent my concern to the City Planning Commission. I can assure you that no BrewHaHa patrons will be allowed to park in my parking lot at any time."

A gallery, 1321 South 21st East  
Greg Rofler, Owner Sue Barratt, Associate

"Patrons of the BrewHaHa Tavern may not park in our lot at any time"

PINION CAFÉ at the corner of 13th South & 21st East  
Victoria Topham, Owner

"I have already sent my concern to the City Planning Commission, Under no conditions will I allow patrons of BrewHaHa to park in my lot at any time."

Across the street, to the west, from BrewHaHa is a mini mall which includes a gas station, barber shop, two dry cleaning shops, an apartment, a beauty salon, and a dental office. There are some parking places in front and at the rear of these buildings. It is important to know these places are for use only by the owners, employees, and patrons of these establishments day and night.

With no private or public parking lots near to the BrewHaHa most of the parking will have to be on the public streets, primarily 13th South or 21st East. 21st East would appear to be a likely place for several parking places for tavern patrons. The attached photo would appear to suggest that notion. But 21st is not always the empty, quiet space it looks at some times. First: there are several "No Parking" areas on that street and Second: the needs of the existing residences have not been thoroughly considered.

During the neighborhood meeting held at the library last Wednesday, July 31, the intentions of the Planning Commission and the BrewHaHa application were discussed. The gentleman presenting the objectives and purpose of the Planning Commission was very thorough, but it was very difficult to hear what he was saying. Many of the people at the meeting kept asking him to speak louder, and most of us could only understand a fraction of what he said.

At one time he was trying to explain the formula the City used to plan or consider where and how parking places were allotted for homes on a city street. I believe he said they would consider one parking space for each home that was facing on that street. If one were to look at 21st East from 13th to Laird Ave. there is not a single house on the west side of the street that faces the street. We have ten homes in Harvard Park that are all connected to 21st East by a single driveway entrance. Only two of our homes are visible to anyone driving down the street. But there are ten homes, privately owned by responsible, tax paying citizens who have need for some of the parking spaces on that street. The parking space formula used by the City would completely eliminate street parking spaces for our ten homes. If those spaces become filled by BrewHaHa patrons, it would be a serious imposition for the home owners in Harvard Park

The Anderson Foothill Library is about a block north of 13th South. That library has been a great facility for all of the northeast area of Salt Lake. That library has two small parking lots that are usually quite full. When they have special events in their conference room or programs like their weekly summer concerts, there is a need for parking on 21st just south of the library. There would be no parking spaces for these events if they become filled with BrewHaHa patrons.

Traffic is another issue that should be mentioned. However it is not as essential as parking. With the loaded traffic flow on Foothill Drive, primarily during 7:00 a.m until 9:30 a.m. and in the evening from 4:30 until 7:00 p.m. much traffic has moved down to 21st East during these hours. At these times residents all along 21st East have a very difficult time getting into the traffic lines from their driveways. Sometimes the car lines are solid bumper to bumper from 13th South to the entrance to Foothill. The increase in traffic is created by increased student enrollment at the U, sports events and developments at Research Park. Not much can be done about that; that's progress!

However, any development in our area that will significantly impact parking will have some affect on traffic as well. In our opinion the parking issue has not been resolved and must carefully be considered before any new development is approved for this area of Salt Lake City.

**From:** [Ted and Charlotte Jacobsen](#)  
**To:** [Pickering, Maryann](#)  
**Cc:** [Luke, Charlie](#)  
**Subject:** BrewHa-Ha Application  
**Date:** Saturday, June 22, 2013 2:41:54 PM

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Dear Ms. Pickering -

When a person or family purchases a home, they also purchase a neighborhood with its pros and cons.

If I buy a home near Spring Mobile baseball stadium or Rice-Eccles stadium, I should not be surprised by nor should I complain about night lighting, on street parking in front of my home, loud PA systems, etc. Even though I may have purchased my home in the dead of winter when such stadiums are quiet, a reasonable person should realize the impact of such a facility on neighboring homes.

When our family bought our home on Yalecrest Avenue, there was no bar/pub in the neighborhood nor was one then possible if I understand the evolution of the zoning ordinances affecting bars. But now a bar/pub in our neighborhood is apparently possible and apparently in compliance with the present zoning ordinances. Even so, I object.

I think the percentage of parking related to the proposed facility that would be on the property is far too low and the resultant spillover onto neighboring streets will be more than those neighbors should have to accept. It will clearly increase hazards for bikers, drivers and pedestrians.

Perhaps more significantly, I suspect that the odds are very high that once a week (and perhaps nightly), despite the best efforts of the property owners, at least one patron whose blood alcohol level is above the legal limit will emerge from the proposed BrewHa-Ha, step into his or her car, and attempt to drive to wherever through our neighborhood. That is a risk which didn't exist when we chose to live in this neighborhood and I object to the prospect of that serious risk being superimposed on our neighborhood.

Ted Jacobsen  
1857 Yalecrest Avenue



**From:** [Chelsea Doxey](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Brewhaha Bar  
**Date:** Thursday, May 30, 2013 2:56:11 PM

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Hello Maryann,

I don't want the Brewhaha Bar, or any other bar in our neighborhood! Young children frequent that road. I think the establishment compromises their safety. There are plenty of places to drink in SLC. We don't need this here.

Sincerely,

Chelsea Doxey

**From:** [Marjorie Johnson](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** BrewHaHa Bar  
**Date:** Tuesday, June 04, 2013 5:42:10 PM

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Dear Ms. Pickering,

I am an interested party regarding the BrewHaHa Bar that is preparing to reside on the Southwest corner of 1300 S and 2100 E.

I read the description of what the owner plans to serve and when, and the hours of operation with astonishment and dismay.

Reading the statements about BrewHaHa's owner already having received permission for his customers to use parking owned by other shops appears to not be a true statement since the owners themselves attended the last Community Council mtg. and said the BrewHaHa owner had NOT approached them about using their parking spaces.

The last City Council Mtg. attended regarding this matter, the City Council promised to propose to our State Legislature that hours of operation would be more appropriate with what our neighborhood hours of operation have been,,certainly not till 2am. Other stores in the neighborhood close at 7pm except Top Stop and Pinon. Sea Salt and Harmon's till 10 or 11pm. Foothill's shops close by 9pm except Dan's Foods and perhaps other restaurants at 10 or 11pm.

Thank you for your time.

Marjorie Johnson, resident of 25 yrs in Yale/Harvard area.

**From:** [Brian Hathaway](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** BrewHaHa business license, Foothill and Sunnyside  
**Date:** Wednesday, June 19, 2013 7:08:18 PM

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Hello Maryann,

I will be unable to attend the open house on 06/20 at Anderson-Foothill, so I would like to let you know what I think about the application.

The business owner indicates that there is a very large disparity between the number of off-street parking spots (12) and projected occupancy (190). With only half the maximum occupants in the building (95 people), given the driving habits of Utahns, there are likely to be enough cars to reach up to the library or past. Traffic laws are poorly enforced in this neighborhood, and even when they are, it is only on Foothill or Sunnyside. On narrow streets, with inadequate space for cars or bicycles, poor enforcement and alcohol-enhanced driving abilities, the situation seems precarious indeed.

Noise is also an unfortunate reality of Foothill/Sunnyside. Traffic, late-night motorcycle races and ambulances can be more than a little unpleasant, made worse by the lack of traffic enforcement. The current business license application asks *carte blanche* for an exemption to the noise ordinances. In essence, if the application is approved, the neighbors have no recourse for noise, except in the case of a near-riot.

BrewHaHa as currently outlined would substantially change the nature of the neighborhood, which is essentially residential. It is not a change that is appropriate. That is clearly apparent by the fact that the occupancy, hours and nature of the business are shoehorned into a site and situation where they are do not fit. While I respect the desire of the owner to obtain a license, I firmly oppose it in the business location as currently proposed.

thanks for your time,  
Brian Hathaway

**From:** [Fernando Guevara Vasquez](#)  
**To:** [Pickering, Maryann](#)  
**Cc:** [Alexandra Bellettre](#)  
**Subject:** BrewHaHa Case PLNPCM2013-00348  
**Date:** Friday, August 02, 2013 6:08:45 PM

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Dear Ms Pickering,

My name is Fernando Guevara Vasquez and I live with my wife Alexandra Bellettre at a house we own at 1345 Yuma st., which is less than 200ft from the proposed BrewHaHa Tavern (Case PLNPCM2013-00348).

We got the notice on the mail for the 08/14 public hearing and will make every possible effort to come, however in case we do not make it, we wanted to express our opinion:

We absolutely are against granting a permit for this bar for the following reasons:

- We live in a cul-de-sac, Yuma st is parallel to 21E and is the closest residential street to this proposed business. Since this proposed business has barely 15 parking spots, patrons parking in our street will make it impossible for us residents to find an on street parking spot.
- We know at least 7 families (including ours) in our cul-de-sac that have young kids (less than 5y). Kids that are used to ride bikes or skate on the street. This can be done because our cul-de-sac is quiet and this is how we like it. The traffic that this business will generate can be dangerous to our children.
- The business is supposed to close at 10pm 7 days a week, except for Fri and Sat when it is supposed to close at midnight. The business has outdoor seating, so the patrons will inevitably generate noise past the 10pm noise ordinance cutoff in Salt Lake City.
- At closing time, the patrons (some of them drunk) will come back to their cars parked in our street, and will inevitably slam doors or be noisy. I know it for a fact as I've lived close to bars in the past and do not wish to live in such close proximity to a bar.

Thank you for considering our point of view.

Fernando Guevara Vasquez and  
Alexandra Bellettre  
1345 Yuma st.  
Salt Lake City UT 84108  
801-243-1892

**From:** [Amanda Holty](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** BrewHaHa concerns  
**Date:** Tuesday, May 28, 2013 12:42:35 AM

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Hi MaryAnn,

My husband and I have some concerns about the new establishment being proposed for the corner of 1300 South and 2100 East.

When we first heard there was a "pub" going in on that corner, we were really excited! We had assumed it would be akin to McCool's, and we were looking forward to walking over with our kids for dinner. We really liked the idea of grabbing a drink or a beer with our meal and strolling home.

A neighborhood eatery that serves alcohol is not a problem for us in the slightest. But it seems that Brewhaha is a bar that happens to serve food. All signs point to this: 2 a.m. closing time, seating for 90 outside, smoking area, 10 a.m. liquor serving start-time.

Five years ago we moved to this neighborhood ago because we wanted our kids to grow up in a safe area. Club-goers stumbling to their cars parked outside our house at 2 a.m. is not safe. Mid-day drinkers lining up at 10 a.m. is not what we want them to see as we walk to the library. Thumping music late into the night is not conducive to the quality sleep our 2- and 6-year-olds need.

We are not the only residents who feel this way.

We ask that you strongly consider requiring Bryce Jones to change his business model. This is a neighborhood who embraces local businesses of all types—we have a bra boutique in Foothill Village and McCool's serves more than 15 types of beer. We just don't see the need for a bar to intersect our way to the elementary school.

Please consider what the community supports.

Thank you,  
Amanda and Matt Holty

**From:** [Marie Cornwall](#)  
**To:** [Pickering, Maryann](#)  
**Cc:** [Reddick, Ellen](#)  
**Subject:** BrewHaHa conditional use permit  
**Date:** Thursday, July 11, 2013 12:11:51 PM  
**Attachments:** [brewhaha letter sherman ave.pdf](#)

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Dear Maryann

I have attached a petition from the Sherman Avenue residents regarding the conditional use application of BrewHaHa. We are concerned that there is insufficient planning, especially with regards to parking. We do not want to bear the cost of parking for the new tavern and we raise other concerns as well.

Thanks you for your time.

Marie Cornwall  
2137 Sherman Ave

**From:** [Ellen Reddick](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** BrewHaHa Letter from 1300 South Neighborhood  
**Date:** Monday, July 15, 2013 1:01:45 PM  
**Attachments:** [SCAN\\_DOC0001.PDF](#)

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Hi Maryann,

Attached is a letter from the 1300 South neighbors. I will drop the original off to you this week.

Thanks

*Ellen*

Ellen Reddick  
801.581.0369

**From:** [Greg Rogler](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Brewhaha parking  
**Date:** Thursday, June 27, 2013 5:17:58 PM

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Hello Maryann

I own and operate the gallery next door to the proposed Brewhaha pub. There have been several comments made to me that the owner has expressed that we have agreed to allow his patrons the use of our parking lot, I have made no agreement nor do I intend to in the future. I am concerned about liability and other potential problems that may arise with cars and people coming and going from the lot all evening.

Thanks  
Greg Rogler





**From:** [Stuart B. Matheson Jr.](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** BrewHaHa Permitting  
**Date:** Tuesday, May 28, 2013 7:58:27 PM

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**Maryann,**

**I understand that you are accepting comments regarding the proposed BrewHaHa establishment on the corner of 2100 E and 1300 S. I live close by on Browning Avenue.**

**I would like to lodge my official objection to the business as proposed. The increased traffic, parking, and noise (and the proposed timeframes thereof) will be a dramatic change from what this community has come to expect, and what attracted my wife and family to the community in the first place.**

**When we moved to Salt Lake City from South Pasadena, California, we were looking for a quiet community with walkable access to local businesses for family dining, shopping, and entertainment. Our current community provides just that. The introduction of an establishment that excludes families as patrons will be counterproductive to this atmosphere.**

**Also, our young children love to play in our front yard, but with increased non-community traffic and parking on our street, spending time in our front yard will be less safe. I have spoken with other families on our street who feel the same. This will make our neighbors less present on the sidewalks, on the streets, and in the front yards. A community always benefits when neighbors spend more time in their front yards and sidewalks interacting with one another. The introduction of BrewHaHa as proposed threatens our community atmosphere.**

**At a minimum, I would request that Browning Avenue between 1900 E and 2100 E become permit parking only. I would also request that the business applicant subsidize the cost of implementing the permitting infrastructure.**

**When we moved to this neighborhood, we understood that there would be businesses, and even restaurants on the corners of 2100 E and 1200 S; however, we made the reasonable assumption that like the other establishments in the immediate vicinity, any business would maintain**

**reasonable hours of operation with practical seating capacities. I hope that BrewHaHa will not violate our expectations. I would also like to see this community continue to attract young families to accent the single-student and empty-nester demographic--BrewHaHa as proposed will make this community less attractive to young families.**

**I look forward to the additional open house scheduled for June 20.**

**Kind regards,**

**Stuart B. Matheson  
801-360-7546**

**From:** [Polly Parkinson](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** BrewHaHa proposal  
**Date:** Monday, June 17, 2013 3:03:43 PM

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Ms. Pickering,

I live in the 2000 East block of Bryan Avenue. I walk my dog for 2-5 miles every day, so I am very familiar with the neighborhood. One of my favorite things about where I live is that it is such a walkable neighborhood. I walk south to Great Harvest to get a loaf of bread, I walk west to Shop n'Go to get a gallon of milk or on the 15th and 15th neighborhood to the restaurants and bookstore, I walk east to Foothill Village, and I walk north at least twice a week to the bank and library. For a year I had a goal of walking somewhere for dinner each Saturday night, so I know and support surrounding businesses. I know this neighborhood well, and I am very seriously concerned about the BrewHaHa proposal.

When I walk along 2100 East, I think it is fair to say that I always pass other people out walking, and I have walked it at all times of day. It is a very common route for bike riders and runners, often with dogs, trailers, strollers or walking/biking/scooting children. Traffic often backs up from the Foothill Blvd/2100 East intersection during morning rush hour. On snowy mornings, the traffic can back up all the way to my street, which is about 1560 South. Traffic on 1300 South is also busy, as people connect with Foothill Blvd, which is obviously the main thoroughfare in this part of town. I think it is an affront to the residents of this neighborhood and an assault on safety and common sense to think that a busy restaurant or tavern or drive through can be placed on the corner of 2100 East and 1300 South.

I cannot picture cars trying to turn into BrewHaHa to access the drive through, or to merge back into traffic when exiting the drive through. Just try to picture a car driving south on 2100 E. that is trying to cross on-coming traffic that close to an intersection, to try to get into the drive through. Just stop a minute and try to picture a car exiting the drive through and trying to cut back into traffic when cars are rushing through an intersection just a few feet away. It is extremely unsafe.

I have phoned Pinon and found out that the outdoor seating there is for 20. How can the city even consider outdoor seating for 90 at this new location? Every time we pass the proposed patio for BrewHaHa, my two teenage sons say, "Seating for 90?" then laugh and shake their heads. This is not a graduate-level city-planning conundrum. If Pinon has parking for 12 that is full at lunchtime and Saturday mornings in the winter when they have seating for only 30 inside, then how can anyone think it would make sense for this new business to also have 12 parking spots but propose serving 100 people inside? This kind of math is easy to do. **This proposal does not make sense.**

It is not fair to the surrounding residents who have purchased homes nearby to now be faced with a completely different neighborhood. They purchased homes next to a quiet 9-5 design firm, spa, and art gallery. It kills their investment and ruins their enjoyment of their property to now be next to an establishment that spreads noise from the crowds, odors from the restaurant, and the constant hassle and slamming of doors as customers are coming and going while parking in front of homes in the neighborhood until 2 a.m. That is not fair and it is not reasonable to existing

homeowners.

The City of Salt Lake needs to say no to this permit request. You owe it to our neighborhood to protect those features that make this a great place to live. It is safe, it is walkable, it draws business during the day but it is peaceful and livable at night.

I will not be able to attend the public hearing, so please add my comments to the record. Thank you for your consideration.

Polly Parkinson  
2036 Bryan Ave  
SLC, UT 84108  
801.582.6644

**From:** [segojct@aol.com](mailto:segojct@aol.com)  
**To:** [Pickering, Maryann](#)  
**Subject:** BrewHaHa Proposed Condition Use Permit  
**Date:** Friday, July 12, 2013 12:29:11 PM  
**Attachments:** [BrewHaHa.docx](#)

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Dear Ms. Pickering:

Our names are Norm and Julie Johnson. We live at 1451 Yuma Street. Please see the attached letter concerning the matter referenced above.

Thanks you very much.

Norm Johnson

P.S. Please let us know if you have any trouble opening the attachment. If so, we will include it in the body of a future email.

Maryann Pickering, AICP  
Principal Planner  
Community and Economic Development  
Salt Lake City Corporation  
[Maryann.Pickering@slcgov.com](mailto:Maryann.Pickering@slcgov.com)

Re: BrewHaHa Proposed Conditional Use Permit

Dear Ms. Pickering:

We are East Bench residents who have lived since the 1950s in several homes within a one-mile radius of the proposed BrewHaHa location at 1300 South and 2100 East. We have owned residential and commercial property in the area. Our roots run deep; we have hundreds of friends there. And we attended the June 20 BrewHaHa open-house.

The BrewHaHa will harm our neighborhood, not because of alcohol but because of inadequate parking and excessive hours of operation. Two other businesses that required parking far in excess of available spaces have been tried in our area and neither succeeded. We have never had a 20-hour-per-day business.

We understand BrewHaHa requests 150-200 (90 in – 90 out) occupancy, plus 12-20 staff. About 7 parking spaces accompany the property, which has no adjacent, on-street parking. The nature of the business means most patrons will arrive alone, or perhaps with one friend, and most will come and stay. We realize some patrons will walk, but the inappropriate ratio of parking-spaces-to-patrons means dozens of extra cars in our neighborhood daily, many until well after mid-night.

“Walkable” neighborhoods are wonderful. We love to leave the car home and walk to a dinner date. We do so quite often. But, a balance must be struck between benefits and harms of integrated business/residential areas. We previously owned commercial property across the street and just south of the proposed BrewHaHa location. Julie was a second-generation owner of this property. Her family also owned the duplex on the corner of 2100 South and Sherman Avenue. We lived through the craziness when city-approved establishments significantly over-burdened our area with automobiles. One involved a business initially much larger than it is today. The impact was extreme contention between business owners, which led to shouting matches, vandalism, parking lot obstructions, near fist-fights and expensive lawsuits. Such difficulties sap the vibrancy of businesses and create impossibly complicated relationship between and among business owners, landlords, and patrons. Ideally the patrons of one business patronize another nearby business. This positive synergy is impossible, however, when constant parking problems create hatred and distrust.

We also lived through the disaster caused when the Do Do Restaurant operated just south of the proposed BrewHaHa location—at that time we owned property across the street to the west. We know from personal experience that the parking-space-to-patron imbalance was unfair to residents, business owners, and business patrons. We felt the anxiety caused by tow-truck incidents, fender-benders, lost business and lost confidence caused by cramming too many cars into too small a space. The Do Do turned Sherman Avenue between 2100 and 2200 East into a parking lot for several hours, six days a week. Residential property owners suffered terribly from this situation. And, things will be worse with the BrewHaHa because it will be open until 2:00 a.m. Nearby residents, also saddled with odor and noise pollution from the large amount of outdoor seating BrewHaHa proposes, will be disturbed by patrons walking to parked cars until well past midnight—a constant, nightly annoyance.

Over the years businesses that have operated in the area of BrewHaHa have usually closed by 6:00 p.m. A very few have stayed open until 9:00 p.m., and the gas station until 11:00 p.m.—none have had patrons park on the street. BrewHaHa proposes a radical new approach—which would be appropriate in a light industrial area, but not in a residential neighborhood—of staying open until 2:00 a.m. And, its patrons will come to stay rather than coming and going quickly which has been the norm in the area for decades. The City may not be authorized to regulate BrewHaHa's hours of operation—but it can reject the conditional use permit BrewHaHa requests because BrewHaHa's hours of operation are not compatible with surrounding uses. The BrewHaHa simply does not fit with what is currently there.

The Idea of having a business with grossly inadequate parking open 20 hours a day in a residential setting seems ludicrous. Neighborhoods need time to recover each day. They need time to rest—just like their residents and business patrons. Our area has changed with the times and benefitted from the mix of residential and commercial properties. But, the BrewHaHa is not compatible with the neighborhood; its inadequate parking and excessive hours of operation are too extreme. Either concern would be an independent reason to deny the conditional use permit. Together, however, their negative synergy will simply be too much for the neighborhood. And BrewHaHa will suffer as well because approval of the permit will set-up BrewHaHa for ultimate failure. Why encourage BrewHaHa to obtain permits it now lacks when stress from inadequate parking will bring about its ultimate demise?

We request the City to deny BrewHaHa's conditional use permit.

Please call if you would like to discuss this matter.

Sincerely, Norm and Julie Johnson (801) 582-6223

**From:** [Mary Ann Hatch](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Brewhaha pub  
**Date:** Wednesday, June 19, 2013 1:31:38 AM

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I strongly protest the allowance of this tavern in our neighborhood. Please do not allow this menace to exist at the proposed site. Traffic, inhibited drivers, substance abuse, and violence are the result of establishments of this nature. This environment does not belong in our family friendly neighborhood where children walk to the library and nearby schools.

No, no, no, no, no!!!!!!

Mary Ann Hatch  
mahatch2061@hotmail.com



**From:** [Alan Condie](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** BrewHaHa Sports Bar and Pub  
**Date:** Monday, May 27, 2013 10:14:22 PM

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Dear Miss Pickering: I cannot conceive of a sports bar and pub "fitting in" next to family houses next to their property. He only has about twelve parking stalls in the former drive through art gallery area, which I understand will be reduced with the expansion of his establishment. To be profitable he would need at least 50 parking areas which would be areas historically reserved for the neighborhood residents surrounding the business. At the BHCC meeting Mr. Bryce Jones stated that he had permission from the surrounding businesses for after hours parking; when, in fact, they were never contacted, and the other business owners were at the meeting and all unanimously stated that they would NOT allow him to use their parking areas. One of the biggest concerns is the noise of a live band and jovial (boisterous?) crowds that naturally would be "enjoying themselves" to the late hours of the night at the expense of neighbors that live immediately next to the property in question and have been used to a peaceful and quiet evening and go to bed many hours before 2 am when the night club closes. This concept simply is not compatible with traditional neighborhood living and functioning and restful sleeping. I respectfully request that the license of the BrewHaHa group be turned down.  
Regards, Dr. Alan S. Condie, MD

**From:** [brianlacyjohnson](#)  
**To:** [Pickering, Maryann](#); [Luke, Charlie](#)  
**Subject:** BrewHaHa Support...  
**Date:** Sunday, June 23, 2013 2:45:12 PM

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Councilman Luke and Ms. Pickering,

I am writing this letter in support of the proposed "BrewHaHa" business at 2100 East and 1300 South. I have lived a few blocks away (2133 East St Marys Drive) for 2.5 years and currently plan on retiring here. I love and take great pride in the neighborhood, but have always felt that it needs a place within walking distance to gather with friends and have an adult beverage without the need to order a meal. Given the obvious lack of such a business, a group of friends (that also live in the neighborhood ) and I have been considering opening a similar establishment. I have read the business plan for BrewHaHa and it sounds wonderful. I look forward to enjoying this business for many years to come.

I also believe that a place like BrewHaHa will make our neighborhood a more desirable place to visit and to live. After giving the idea some serious thought, I see nothing but positive things for our neighborhood with the addition of a place like BrewHaHa. I think the parking and traffic flow is much better than the 1700 East and 1300 South intersection that easily supports two very successful restaurants, a wildly busy grocery store and a full service drug store with several adjacent shops. It is about time our major intersection woke up from an ugly agas station, run down set of small shops/businesses, bank and empty group of large overgrown businesses.

Thank you,

Dr. and Mrs. Brian L. Johnson and family (Asher 3, Clara 1)

Sent via the Samsung GALAXY S™4, an AT&T 4G LTE smartphone

**From:** [Tamara Evans](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** BrewHaHa Tavern Case PLNPCM2013-00348  
**Date:** Wednesday, June 19, 2013 6:18:15 AM

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**MARYANN PICKERING, AICP**  
**Principal Planner**  
PLANNING DIVISION  
COMMUNITY *and* ECONOMIC DEVELOPMENT  
SALT LAKE CITY CORPORATION

Dear MaryAnn,

My husband and I have lived in this area and raised our family here for almost 50 years. It has always been an area conducive to family living. Our children would often walk along 21st on their way to the Library and we felt safe in their doing so. The BrewHaHa Tavern being located there would change that environment! The traffic and parking problem along with the hours of operation would also not be compatible with the family oriented neighborhood.

We are unable to attend the Open House on Thursday concerning this problem, but we want to express our deep concern about the possibility of this business being allowed at that location.

Thank you for your help in this matter.

Sincerely,  
Richard and Tamara Evans  
2341 Logan Circle  
Salt Lake City, UT. 84108

**From:** [Brynn Whitchurch](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** BrewHaHa Tavern - Case PLNPCM2013-00348  
**Date:** Thursday, June 20, 2013 10:48:58 AM

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I would like to express my concerns and objections to the BrewHaHa Tavern being placed in our neighborhood. We live in a family neighborhood and this establishment does not belong. The hours are being proposed as 6:30 a.m.-2 a.m. which means there will be constant noise and traffic. This is very concerning as a mother of two young children who love to play outside. We want to feel comfortable in our own neighborhood and with cars and people coming and going at all hours of the day and night that might not be possible.

There is not enough parking available for their customers and the surrounding businesses have expressed their feelings that they do not want the tavern customers parking in their lots. This means customers will be parking all over the street which makes it dangerous for our children and it clutters the neighborhood. As someone who is looking to sell our property in the next year I'm extremely concerned with what that will do to our property values.

I am 100% opposed to the BrewHaHa Tavern being awarded their liquor license. If that were to pass it would mean it's not a suitable place for families or children, and that is exactly who lives in this neighborhood. Since no one from the neighborhood would be visiting the establishment it means more traffic would be coming in from other parts of the valley; again increasing safety and parking issues.

Thank you for receiving my complaints and please let me know if I can provide any other information.

Brynn Whitchurch

**From:** [jrtslc@comcast.net](mailto:jrtslc@comcast.net)  
**To:** [Pickering, Maryann](#)  
**Subject:** BrewHaHa Tavern conditional use permit  
**Date:** Saturday, July 06, 2013 5:49:41 PM

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I am in support of granting the conditional use permit as requested by the developer for the BrewHaHa Tavern. I live at 2006 Sheridan Road, literally around the corner from 21st East and 13th South, where the proposed tavern would be located. I would very much value a neighborhood gathering place such as the BrewHaHa promises to be. It would increase the walkability of our neighborhood, allowing us to walk to lunch or dinner, or join our friends to gather for a sports event or even just a beer. The tavern would not mean the end of the world as we know it, as professed by some at the open house meeting and in the media.

It would be a real plus to have this establishment as proposed in our neighborhood.  
Sincerely,

John Thomas  
2006 Sheridan Road  
[jrtslc@comcast.net](mailto:jrtslc@comcast.net)

**From:** [Jon Dunn](#)  
**To:** [Pickering, Maryann](#)  
**Cc:** [Luke, Charlie](#)  
**Subject:** BrewHaHa Tavern conditional use.  
**Date:** Friday, June 21, 2013 1:02:42 PM

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Bringing a beer bar influence into a classic Salt Lake City residential neighborhood can only result in negative ramifications. Whether your concern is traffic, business hours, public safety, crime, child safety, drunk drivers, congestion, off street parking, on street parking, odor of tobacco and alcohol on a public street, property values, neighbor relations; you name it, the introduction of this element into our community is a bad idea. The only supportive remarks made for the establishment of this proposed tavern were, that "I can walk there and have a beer". What a great trade-off. We bring in a tavern named "BrewHaHa" (brouhaha, and all that that connotes) so that this guy can walk to get a beer.

This tavern flies in the face of the dignified living that has been the hallmark of this neighborhood since its inception. Even the guy who wants to walk to get a beer was drawn to the area by its dignity, stability, and quiet safety. Why would the city want to taint one of its classiest residential neighborhoods? So that that guy can walk to get a beer? That's no trade-off. There are plenty of places right now that will sell that guy a beer. He'll just have to walk home to drink it.

Vote "no" to the conditional use. There are a myriad of tangible and intangible reasons supporting the "no" vote.

Jon Dunn  
1956 Michigan Ave.

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**From:** [Kerry Doane](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** BrewHaHa Tavern CUP  
**Date:** Monday, June 17, 2013 6:32:09 PM

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Maryann,

I am unable to attend Thursday's open house but I would like to voice my SUPPORT of the tavern. I believe a neighborhood tavern will be walked to more often than driven to and most of the activity will happen long after children are home from school.

Kerry Doane  
2241 Laird Way

Sent from my iPhone.

**From:** [Bev Greenhalgh](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Brewhaha Tavern location  
**Date:** Wednesday, June 19, 2013 7:06:15 AM

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Dear Ms. Pickering --

Thank you for your service to our community. I want to express my concerns about having a tavern on the corner of 21st South and 13th East. This location is surrounded by family homes in a quiet family neighborhood. The hours of operation will bring traffic into our neighborhood during the evening hours and parking will be a problem at all times. 13th South leads to our elementary and jr. high schools where children walk to school. An alternative would be to put the tavern in the Foothill Village Shopping Center where there would be plenty of parking and access to a major thoroughfare. Please don't allow the noise, increased traffic and parking issues into this quiet residential neighborhood.

Thank you for your attention to this matter.

Bev. Greenhalgh  
801-583-2336



**From:** [Glenn Fassmann](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Brewhaha Tavern on 2100 E and 1300 S  
**Date:** Thursday, June 13, 2013 7:48:44 AM

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Glenn & Heidi Fassmann  
1940 Browning Ave  
Salt Lake City, UT 84108

June 12, 2013

Maryann Pickering, AICP  
Principal Planner  
Planning Division  
Community and Economic Development  
Salt Lake City Corporation

We appreciate the opportunity to express some concerns about the prospect of having a tavern, Brewhaha, on the corner of 1300 South and 2100 East. We live on Browning Avenue which is a block south of 1300 South. We have lived in the immediate neighborhood, raised our family here and enjoyed the family friendly streets and atmosphere.

I appreciate the fact that there is an ordinance in the city which regulates such institutions and I appreciate the city's efforts to enforce this ordinance in the planning process. The regulating ordinance 21A.36.300 is a minimal requirement and if a proprietor does not have the ability to responsibly fulfill the requirements in a neat and orderly manner, it is a reflection on how the business will be managed when it is in operation. I would hope that problems will be resolved now because problems will be more difficult to resolve after the business has opened.

A major worry is parking and traffic on this busy intersection. I understand that the city ordinances are written to be pedestrian friendly, so the parking spaces required by law is minimal; however, I believe that on a practical level, this business will need parking for its patrons. The walking traffic to this business will not support the business, so if the business is to be successful, sufficient parking will be necessary. We live in a driving society and if we need to walk more than two blocks, we are in our cars driving. This is not an area with high rise apartments, there are single family homes and the number of people living in these single family homes will not support the business. A majority of the patrons will be driving and parking will end up being on residential streets like mine. The noise and nuisance of people going to their cars late at night is an unreasonable request. On cool summer evenings when all the windows are open, car doors slamming and people talking loudly is more than annoying. I understand that parking permits on our streets will help, but that also takes away the success of the business because parking is not available and it takes away from a house owners ease of parking in front of their own home. I have not seen the proprietor responsibly explain a parking solution. He has quickly said that he will use parking from other businesses in the area however I have not seen evidence that they will allow it. Remember

The Dodo. All the neighbors loved the food, but it still couldn't overcome the obstacle of the lack of parking.

The traffic on 2100 East in the morning is heavy. I rarely drive out onto 2100 East in the morning because I need to make a left turn onto the street and sometimes when I try, I can have a long wait for traffic to break. If there is to be a drive up window for coffee service, there is not much room for cars waiting in line on the property and any car waiting in the street would stop that traffic. I often drive by some of the morning drive-up windows and they often have lines and much more property for the cars to line up. This aspect of the business needs to be examined carefully for the safety and convenience of thousands of cars passing by on 2100 East. I would also point out that 2100 East is a bicycle route which complicates traffic and school children pass this corner going to and from school and the library.

The city ordinance requires a location for smoking tobacco to be determined. This property is small and it will be difficult to designate an area which will conform to state law. I will be looking to see the plan for this in the permitting process.

We also pride ourselves in the appearance of our community and the changes on the corner building since the proprietor has been the occupant are not in step with the rest of the community. It would be my hope that the landscaping requirements in the ordinance will be enforced before any permits are granted.

Again we appreciate your efforts in keeping our neighborhoods family friendly and we will be monitoring the progress which is being made on the permitting process.

Sincerely,

Glenn and Heidi Fassmann  
801-583-8846

**From:** [chasmadden@aol.com](mailto:chasmadden@aol.com)  
**To:** [Pickering, Maryann](#)  
**Subject:** BrewHaHa Tavern  
**Date:** Saturday, August 03, 2013 5:03:28 PM

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We disapprove. Congestion and noise we don't need or want.

Charles and Vicki Madden  
2125 E 1300 S  
SLC UT 84108

**From:** [Charisse Stewart](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Brew-Ha-Ha Tavern  
**Date:** Thursday, June 20, 2013 8:28:42 PM

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I am not sure if it is too late to weight in on this, but I would like to. I am opposed to this permit being approved. The intersection at 13th South and 21st east is already very congested and adding a tavern with limited parking and a drive thru coffee is a terrible idea. I was just driving west on 13th south and with the 15 parked cars I counted between Foothill and 21st, trying to have moving cars in both directions, is tricky. I can imagine this number would more than double with the tavern. I am also an avid biker and I often ride east on 13th. With the traffic as it is now, I have had many near misses with cars. I can't imagine this with more traffic. I am not opposed to the tavern itself, just the thought of all the extra on street parking and increase in traffic that is already very congested.

The hours are also concerning. The 2:00 am closing time in a neighborhood does not appeal to me. The lack of a true plan for a "drive-thru" is also a sticking point. This area is near the safe passage route for multiple schools in this area and I feel with the increase in traffic, that safe passage will be in jeopardy.

I truly hope that those who live, run, walk, drive, and bike through this area on a daily basis will be the voices who give the most weight to this issue.

Charisse Stewart

**From:** [Jonathan Greenhalgh](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** BrewHaHa Tavern  
**Date:** Thursday, June 20, 2013 1:05:36 PM

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Dear Maryann,

Thank you for your service to our community. I want to express my concerns about having a tavern on the corner of 21st East and 13th South. This location is surrounded by family homes in a quiet family neighborhood. Traffic is already a big problem at rush hour on 13th South, but the problem would be magnified through the rest of the day and evening should a tavern be built there. 12 Parking stalls would not be adequate for the expected customers and employees, and there is nowhere to park on the street that wouldn't interfere with other business or with residential dwellings. 13th South leads to elementary and jr. high schools where children walk to school. An alternative would be to put the tavern in the Foothill Village Shopping Center where there would be plenty of parking and access to a major thoroughfare. Please don't allow the noise, increased traffic and parking issues into this quiet residential neighborhood.

Thank you for your consideration,

Jonathan Greenhalgh

**From:** [Irene Ericksen](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Brew-Ha-Ha Tavern  
**Date:** Thursday, June 20, 2013 3:26:16 PM

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Dear Ms. Pickering,

We are strongly opposed to the granting of a permit for the Brew-Ha-Ha Tavern. It will create too much noise, traffic, and parking on adjacent neighborhood streets at very late hours--up to 2:00am. Not only will this disrupt sleep and the quality of the neighborhood for those living there, it will also cause the value of these home to decline as they will become less desirable due to their proximity to the tavern, its noise, traffic, and on-street parking. This is not fair to the people who own homes in this area. Furthermore, many of these homes will become rental property, which will also contribute to the decline of the neighborhood.

Please do not grant this permit, causing such a negative impact on those who live nearby and causing this neighborhood to deteriorate. Please do not ignore the well-being of city residents and property holders; please remember that the government exists to serve the needs of the residents. There is not a pressing need for a tavern in this location. The benefits certainly don't out-weigh the detriment it would cause the neighborhood. A better site would be in Foothill Village or somewhere on Foothill Boulevard.

Sincerely,

David & Irene Ericksen  
1374 Filmore Street  
Salt Lake City, UT 84105  
[\(801\) 583-2501](tel:8015832501)

**From:** [Kelsie Greenhalgh](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** BrewHaHa Tavern  
**Date:** Wednesday, June 19, 2013 9:19:49 AM

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First of all thank you for all you do for our community.

I am emailing you with my concerns today about the proposed tavern on 21st East and 13th South. I grew up in this neighborhood. We walked to school, played night games on the street. Walked with friends up to Foothill Village, Wendys, or the gas station on 21st. We wandered the neighborhood in safety. So many wonderful families with young children live in this neighborhood. It's been a quiet and safe place to live.

I worry about the placement of this tavern because of the increased traffic, the parking problems it would cause, and the noisiness it would bring to the neighborhood, especially in a spot that is in the path of those who walk to the elementary or junior high school. It seems a better place for the tavern would be up in Foothill village where there would be better parking and it would be a little more removed from the neighborhood.

I hope as I go home to visit my family, the neighborhood will still have the charming feel it always has.

Thank you for your time.

Kelsie

**From:** [Kristin Hart](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** BrewHaHa Tavern  
**Date:** Tuesday, June 18, 2013 11:28:42 PM

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Hello Mary Ann. My name is Kristin Hart. I am writing you as a very concerned citizen and as a mother. I live within brief walking distance of the proposed tavern and have grave concerns that this tavern will greatly impact the safety and security of our neighborhood. Frequently drivers will drive down my street as a way to avoid stop signs. I can only imagine how many more drivers will adopt this practice coming and going from the tavern, and in some cases "buzzed" or drunk. I chose this neighborhood 13 years ago because I believed it would be a safe place to raise my family. Please do what you can to insure it remains so.

Thank you,  
Kristin Hart

Sent from my iPhone



**From:** [mmaidana@comcast.net](mailto:mmaidana@comcast.net)  
**To:** [Pickering, Maryann](#)  
**Subject:** BrewHaHa Tavern  
**Date:** Tuesday, June 18, 2013 5:51:27 PM

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I would like to strongly express my disapproval of the BrewHaHa Tavern. This is a family neighborhood and such an establishment does not belong here. The lack of parking spaces is also of great concern as parking on the street, especially 1300 South will cause congestion and safety concerns.

Thank you,

Martha Maidana  
1180 Foothill # 736  
Salt Lake City, UT 84108

801-583-2167

**From:** [Catherine Poelman](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** BrewHaHa Tavern  
**Date:** Tuesday, June 18, 2013 3:21:09 PM

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To Charlie Luke and Maryann Pickering:

We live at 2039 East 1300 South and have grave concerns about the proposed tavern just up the street from us.

I teach classes for NAMI (National Alliance on Mental Illness) and am poignantly aware that alcohol is a depressant and a potentially addictive drug.

Though the proposed location is zoned for business, it is surrounded by neighborhoods with large numbers of children and teenagers who would be exposed daily to what appears an attractive adult concession. Those young people would not have the warning of its negative side effects that tobacco now carries.

Adding to a safe family centered neighborhood the inherent risks of consumers "driving under the influence" and late night activity is putting our young people at risk.

Please help us safeguard our neighborhood. for youth and adults alike. I know the strong correlation between crime, mental illness and consumption of alcohol.

Sincerely,

Catherine E. Poelman  
2039 East 1300 South  
Salt Lake City, Utah 84108

**From:** [Cammy Fuller](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** BrewHaHa Tavern  
**Date:** Monday, June 17, 2013 9:05:27 PM

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Dear Mr. Charlie Luke,

We want to go on record as being opposed to this zoning and proposed tavern. We hope that you will oppose this tavern and fight strongly for its permit to be refused. I could go on and on for the reasons why, but I think it that has been clearly stated already by opposers.  
Thank you,

Cammy and Marc Fuller  
1968 Sheridan Road  
Salt Lake City, 84108

**From:** [Chris Bowler](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** BrewHaHa Tavern  
**Date:** Thursday, June 06, 2013 4:01:27 PM

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Maryann,

I wanted to write a quick note regarding the permit being sought for the construction of a late night tavern around the corner from my house (I live at 2020 Browning Ave). I am in the food business and I love my local restaurants. However, I have serious concerns about the impact of a late night tavern in this neighborhood. It seems to me altogether a bad fit that will serve neither the business nor the neighborhood.

Admittedly, most of what I know about the project and the business owner is by word of mouth and through the BHCC, but I'm doubly concerned by my understanding of the prospective proprietor's lack of experience. I worry he does not recognize how neighborhood impact will impact his business.

I hope level heads and long-term thinking will prevail. Let me know what I can do to register my position and please feel free to forward these comments to the appropriate parties.

Best regard, Chris

Chris Bowler, President  
Creminelli Fine Meats  
310 Wright Brothers Dr  
Salt Lake City, UT 84116

801-428-1820 (o)  
202-288-3372 (c)  
202-478-0434 (f)

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[youtube.com/creminelli](https://youtube.com/creminelli)

**From:** [Sarah Jolley](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** BrewHaHa Tavern, Case PLNPCM2013-00348  
**Date:** Monday, June 17, 2013 2:56:39 PM

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Maryann -

I'm writing to you concerning the proposed business BrewHaHa to open on 2100 South and 1300 East.

I have several concerns and disagreements with the business plan that Mr. Davis has explained to the community. I do not support the opening of this business.

First, the hours of operation for this tavern do not fit in with the neighborhood. Typically businesses in this neighborhood close between 7-9PM. Having a tavern open until 2AM will have a dramatic negative effect on the neighborhood and it's residents. The noise, traffic, and smoking are all concerns for many of the residents that have chosen to live in this area because it has always been a quiet neighborhood that does not have these things happening late into the evening.

With an occupancy of 190 people there are not nearly enough parking spots to accommodate that crowd - which will result in overflow parking on the streets, and primarily the surrounding neighborhoods. These neighborhoods are full of young families with children of all ages. The traffic that is sure to happen with an occupancy of 190 people will make a once safe and quiet neighborhood a place that is no longer family friendly for these children. Occupants of the tavern will be returning for their cars at all hours of the night, after having been drinking, when these families are trying to sleep. This is a very unwelcome situation that we do not appreciate. Not only will there be lots of unwanted parking during the evening, but all day as well when children are out playing in their yards and neighborhood.

Speaking of children, the drive thru for the tavern is right in the middle of the school route that our children will be using as they walk to school and the library in the mornings and return in the evenings. The BrewHaHa tavern will be open during both of these time periods and propose a major danger for our children. Not to mention the fact that the space and area available for a drive thru is not adequate. Cars will be lined up blocking any walk ways and possibly the street - a street that is already fairly busy and can not handle cars waiting in line blocking the flow of traffic any more.

This business does not fit in with this neighborhood and proposes many danger concerns for our children and noise problems that are sure to arise that we do not welcome. We do not want BrewHaHa to open in our neighborhood.

Thank You,

Sarah Jolley

**From:** [Ronda Landa](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Brewhaha tavern  
**Date:** Monday, June 17, 2013 1:22:49 PM

---

Hi,

I live in the 15th and 15th area and would love to see the Tavern in our neighborhood. I cannot attend the meeting on the 20th as I am holding an event at my house, but wanted to give a shout out!

Thanks, Ronda

Ronda Landa

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[rondalanda@icondsgn.com](mailto:rondalanda@icondsgn.com)

801.631.8150

**From:** [Gary A.Hart](#)  
**To:** [Pickering, Maryann](#)  
**Cc:** [Kristin Hart](#)  
**Subject:** BrewHaha Tavern  
**Date:** Tuesday, June 18, 2013 11:00:38 PM

---

Hi MaryAnn,

My name is Gary Hart, and I live at 1975 Sheridan Road right off of 13th South.

I strongly oppose having a tavern in our community as it would change the feel of our family oriented culture.

Please do whatever you can to stop this business from opening its doors in our community.

There are many other places available for lease outside of District 6 that would welcome this type of establishment.

Thank you,

Gary Hart

--

Gary A. Hart

**From:** [Brooke Boyer](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** BrewHaHa tavern  
**Date:** Monday, June 17, 2013 2:03:48 PM

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Dear Maryann,

My family lives on St Mary's Drive just above 2100 East. I am the mother of two preschool aged children. We are concerned about the announced plans for BrewHaHa tavern on 1300 South. We appreciate your work to keep our community safe and family friendly and hope you will encourage the planning commission to reconsider the arrangements for this site.

My primary concerns are the extended hours of operation during which alcohol will be served and the extremely limited on site parking. It is my understanding that the restaurant can begin serving alcohol as early as 10:00 am until 2:30 am. For a quiet, residential neighborhood full of young families and elderly residents, sending tavern patrons onto public sidewalks and streets at 2-3 am to return to their cars seems very likely to be a noisy, even dangerous proposition when alcohol is involved.

Second, seating for 180 patrons seems almost laughably overreaching. The restaurant space is very compact, and there are homeowners and tenants living on all four sides of the property. The current plans seem certain to generate a very noisy, unappealing sideshow in our backyard. Beyond the 12 parking spots available, do the remaining 168 patrons plan to park in front of our houses? Until 2:30 am?

I ask for your consideration to seriously scale back the seating, parking, and alcohol plan for this establishment. Though a new local restaurant could be a great addition to the neighborhood, this one sounds like just the opposite.

Thank you again for your support.

Regards,  
Brooke Boyer



**From:** [Teresa and Matt Jackson](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** BrewHaHa Tavern  
**Date:** Tuesday, August 06, 2013 10:39:29 PM

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Maryann,

I have several concerns regarding the BrewHaHa Tavern's location. It will not serve or enhance the community in which it will be located for several reasons:

1. The hours of operation are not conducive to the neighborhood in which it will be located
2. The increased noise from patrons of the tavern, coming and going late into the night and early in the mornings
3. Not enough parking
4. Second hand smoke
5. Increased traffic in the neighborhood
6. Potential for increased numbers of impaired drivers on the neighborhood streets is a huge safety concern
7. The above listed concerns will drive homeowners property values down

For these reasons the BrewHaHa Tavern should not be allowed a conditional use permit to operate in this location.

Thank you,

Teresa Jackson

**From:** [Karla Pardini](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** BrewHaHa Tavern  
**Date:** Thursday, June 27, 2013 4:31:31 PM

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I am in total support of putting the BrewHaHa in on 2100 east. Love the idea. It feels progressive and it also feels like it is building community within our own little neighborhood. I want these types of little areas where all types of people can gather. It is fun to have local establishments that we as members of this community can go to frequently.

I know there is opposition from some people in the neighborhood. I am not sure why. It isn't a place you would have to go to if you chose not to.

That is my input I hope it happens!

Thank you,

Karla Pardini  
1537 south 2200 east  
SLC, Utah  
84108

**From:** [Christine Waters](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Brew-Ha-Ha Tavern  
**Date:** Friday, June 21, 2013 9:22:11 AM

---

Dear Maryann,

I guess it is too late to prevent this Tavern from opening, but I did want to express concern. Our neighborhood, as you probably know, is a quiet and respectable place with a few local stores and restaurants. This definitely will cheapen the feeling of the neighborhood. I guess zoning laws do not prevent private businesses like the tavern from locating there, which is unfortunate. Can this be prevented another time?

Chris Waters (1836 Laird Avenue)

**From:** [kathrynejohnson@comcast.net](mailto:kathrynejohnson@comcast.net)  
**To:** [Pickering, Maryann](#)  
**Subject:** BrewHaHA Tavern  
**Date:** Thursday, June 20, 2013 1:35:19 PM

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Dear Ms. Pickering,

My husband and I have lived near this proposed site for many years. We are an older couple, in our 70's and 80's. Please do not let our friendly neighborhood become a place for drunks/drank drivers. I don't want to go outside and hear loud voices disrupt our quiet neighborhood. I don't want our children and our old people to be afraid to venture out for fear of being accosted. I really don't care what people might want to drink or when they might want to drink it as long as it's not figuratively on my doorstep !! This is a Family Neighborhood and not a place for this kind of proposed activity.

I don't want us to have to sell and move out of fear. We, as I've said, have lived here for many years. We love the quiet, friendly feel of the people who live and work here. Please protect us from this proposed tavern.

Thank you,

Kathryne Johnson

**From:** [Jackie Solon](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Brewhaha tavern-Case PLNPCM2013-00348  
**Date:** Monday, June 17, 2013 4:34:37 PM

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What a great idea to have a neighborhood tavern! I'm totally serious; I can't wait. I'm worried that the library meeting about this will be like the last tavern-related library discussion; I felt like I'd gone to the old musical "the Music Man" and everyone was singing the tune "there's gonna be trouble, right here in Rivercity...poolhalls"...you have to read the lyrics to get the analogy, but there was a crowd at the last meeting and they were being lathered up by fears of widespread drunkenness and (fear of all fears) cigarette smoking. Well, there will be beer, but cigarettes are pretty much universally not allowed in establishments. The people who pay \$5-8 for a beer are not buying a whole slew of them to get drunk, generally, they are tasting the lovely draft and, in a neighborhood, they are walking home.

I am totally in favor of a neighborhood brew pub,

-Jackie Solon

1684 Roosevelt Ave

Salt lake City, 84105

**From:** [S. Fleming](#)  
**To:** [susaflem@aol.com](mailto:susaflem@aol.com)  
**Subject:** BrewHaHa Tavern--not a good idea.  
**Date:** Sunday, June 16, 2013 1:35:18 PM

---

I am very concerned about the BrewHaHa Tavern. The hours are too long, the neighborhood (my neighborhood) would be really impacted by parking, by people coming and going, and by noise.

I live at Harvard Park and enjoy the quiet evenings. Having a tavern (I wondered what was going up where the old spa used to be) so close to my house is very worrisome. There is not enough street parking. This venue would be better as a lunch spot, closing by 9 PM, only open six days a week.

The neighborhood is already crowded, there are lots of kids on bikes. Having potentially inebriated customers wandering around at 2:00 AM is NOT a good idea! There is a real possibility of more crime and noise in the neighborhood. This tavern is not compatible with community standards. I vote NO on the liquor license, and NO on the long hours.

I am unable to come to the June 20 meeting because of a previous engagement. Please take these comments to the meeting.

Susan F. Fleming  
PO Box 58858  
SLC Utah 84158

**BrewHaHa Tavern** - Bryce Davis is requesting conditional use approval to open and operate a new tavern located at approximately 2108 East 1300 South. The subject property is located in the CB (Community Business) zoning district and is located in Council District 6 represented by Charlie Luke. Staff contact is Maryann Pickering at [801-535-7660](tel:801-535-7660) [maryann.pickering@slcgov.com](mailto:maryann.pickering@slcgov.com). Case PLNPCM2013-00348

Requesting Permit:

Adult Beer Tavern

Hours of Operation: 6:30 am – 2:00 am

Occupancy: 190 people

Employees: 20

Parking Requirements: 12 at location the rest will be on street parking

Days of Operation: Monday through Sunday

First Neighborhood Bar to Open on the east bench



**From:** [Heather Hooper](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Brewhaha  
**Date:** Wednesday, June 19, 2013 2:52:49 PM

---

I am writing to let you know my concerns about the proposed location for the Brewhaha tavern.

I am the mom of 6 boys, and live at 2021 E. Herbert Ave., about a block or so from the proposed location. I love our neighborhood because of its neighborhood "feel." Schools, churches, and the library make it a very livable, safe-feeling neighborhood.

I am terrified at the thought of a whole new element of people coming daily to my neighborhood to drink at a tavern. I want to feel that my children are safe as they walk to and from the library, church, school, and friends' houses. By introducing a whole new element of people who will be driving and parking and walking in my neighborhood (as there will not be nearly enough parking spaces at the proposed location), I am terrified at the increase of alcohol-related crimes that will surely result.

I want to feel that my children are safe as they play outside, and not worry about the moral character of individuals who will be driving in my neighborhood, parking in front of my house, walking around, and, very possibly drunk, driving on my street.

Please do whatever you can to preserve the safety of my neighborhood.

Sincerely,  
Heather Hooper



**From:** [Virginia Hylton](#)  
**To:** [Pickering, Maryann](#)  
**Cc:** [Luke, Charlie](#)  
**Subject:** BrewHaHa  
**Date:** Friday, June 21, 2013 4:52:51 PM

---

I would like to state my support of Charlie Luke's position regarding a conditional use permit for the proposed BrewHaHa Tavern. There is nothing about this proposed business that could be considered an "asset" to the neighborhood. The occupancy is too large, the hours of operation are incongruent with the surrounding residential neighborhood, and the lack of adequate off street parking will push the demand for spaces onto the surrounding residential streets.

I live along 1700 East, just north of Sea Salt and Eggs in the City restaurants. Our street, as well as other surrounding streets, are filled with commercial spillover parking seven days a week, 18 hours a day. It is a battle just to find room for your garbage cans. Mine have been plowed over by restaurant patrons more times than I can count. My landscaping has been overrun. I have people idling in my driveway waiting for a curbside parking space to open up. I could go on but I won't, except to say that we have been designated a parking lot by the City and that is exactly how we are treated. It seems unfair that we, the residents, can't use our street because the businesses need it all. Where is the balance in that?

The issue is not alcohol...it is compatibility with and negative impact to the surrounding area. Please include my objection to approval of a conditional use as proposed.

Virginia Hylton

**From:** [rbmp@xmission.com](mailto:rbmp@xmission.com)  
**To:** [Pickering, Maryann](#)  
**Subject:** Brewhaha  
**Date:** Wednesday, June 19, 2013 1:30:26 PM

---

Maryann,

Here are my concerns about the proposed Brewhaha business at the corner of 2100 East and 1300 South.

1. Parking. There is insufficient parking for the proposed seating capacity of this business. Local adjacent businesses are not willing to allow Brewhaha patrons to park in their parking spaces. On street parking is not sufficient either.
2. Noise. Outdoor seating is likely to create far too much ambient sound/noise particularly if the establishment is open until 2:00am. Traffic noise from patrons leaving at late hours is not compatible with our neighborhood.
3. Traffic problems from a drive through. Traffic is very heavy in the morning on both 1300 south and especially on 2100 east heading to the University of Utah and Research Park. Congestion and potential accidents are likely from a drive through establishment such as the one being proposed.
4. Safety for children. There are many school children who are likely to be endangered by drive through traffic.
5. Smoking. The proposed smoking area for the establishment is adjacent to neighboring houses who should not have to endure cigarette and other smoke coming from this business.
6. Alcohol. Serving alcohol at 10:00am or 10:30am until closing at 2:00am the next day is not a benefit to our neighborhood which already has multiple (ca. 15) alcohol serving establishments.
7. Neighborhood Profile. The Brewhaha business profile is not compatible with the family oriented neighborhood in which we live. The "sports bar" concept is more suitable to another part of town, perhaps downtown or the Sugarhouse business district which is not a residential area.

Thank you for reading and considering my comments.

Sincerely,

Myron B. Patterson

**From:** [CLOYD GREENHALGH](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** BrewHaHa  
**Date:** Wednesday, June 19, 2013 8:40:13 PM

---

I don't think the proposed business model is complimentary to the residential community. I see the parking is a major issue, competing with the other business established in the area. The noise with the outdoor seating into the early morning hours is an issue. I am also concerned about the increased traffic flow on both 21st East and especially 1300 South. Thank you for considering these concerns.

Sincerely,  
Cloyd Greenhalgh  
1919 Laird Drive

**From:** [Cindy Hyde](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Brewhaha  
**Date:** Wednesday, June 19, 2013 11:29:57 AM

---

Maryann,

Just one more very concerned person concerning the new bar in our neighborhood. I cannot believe that with those we have elected to represent us that this has even gotten this far. This is a family neighborhood. The first bar on the East side ever! This cannot be.

I cannot express how strongly we feel about this.

Please do all in your power to prevent this.

We are all counting on you. Please!!!!

Robert and Cindy Hyde 2036 Laird Dr. (Right around the corner!)

Sent from my iPad

**From:** [Misha Bradford](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** BrewHaHa  
**Date:** Wednesday, June 19, 2013 6:07:10 PM

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Ms. Pickering,

Thank you for your service to our community. Because of my work schedule tomorrow, I am unable to attend the BHCC open house to learn more about the BrewHaHa proposal, so I would like to express via email my concern with having an establishment such as this operating in our neighborhood, especially late into the night.

I am not opposed to local restaurants serving alcohol with a meal, but a bar is a different sort of business that invites a different population with specific intent to drink and sometimes to get drunk, which could have a large and potentially tragic impact on our neighborhood. And, when that drinking goes well into the night, there is an added potential cause for patrons to exhibit poor judgment. I am also concerned about late night noise and the ability and potential costs for our police to enforce noise ordinances; proximity to local schools and school walking/driving routes; inadequate parking; and, lack of accessible late night public or private transportation for those who are not safe to drive.

I'm a little hypersensitive to issues for homeowners with close proximity to commercial property since my home borders the Foothill Shopping center. While the shopping center itself is a good neighbor, I believe that the several acts of vandalism and theft of my property and of other properties on my street in the 11 years I've lived here are partly related to proximity of our homes to this commercial property, since neighbors on streets further away have experienced a much lower rate of these incidences. Noise from people talking loudly and driving through Foothill Village outside of normal business hours is another big problem that is impossible to eliminate, even with support from our local police. Add to the close proximity equation a pub with consequent intoxication, fatigue, and associated poor judgment and these problems could easily multiply for nearby neighbors.

I expect my concerns add nothing new to the discussion, but am grateful for the chance to register opposition to the proposed pub.

Thank you,

Misha Bradford, Bonneville Hills area resident

Misha Bradford, PT, DPT, OCS  
Assistant Professor (Clinical), University of Utah Department of Physical Therapy  
Director, Utah Orthopaedic PT Residency Program  
Physical Therapist, University Orthopaedic Center  
[misha.bradford@hsc.utah.edu](mailto:misha.bradford@hsc.utah.edu)

**From:** [Raina Williams](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Brewhaha  
**Date:** Monday, May 27, 2013 11:05:49 PM

---

Hello Maryann,

I am sending you my comments in regards to the proposed business plan for the Brewhaha. I am a local resident that lives on St Marys drive. I have a lot of concerns about this. I have 5 small children and sometimes we walk that way to school. I'm concerned about the increased traffic that will surely come with a drive thru at that location. I am also concerned with the parking situation. We frequent Steur and friends for haircuts and often have a hard time finding parking. I also hate the idea of it being open til 2am. I love that our neighborhood is closed by 7pm with the exception of top stop. I would love it if these concerns were addressed at the next meeting.

Thanks for your help.

•Raina•

**From:** [MICHELE THOMPSON](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** BrewHaHa  
**Date:** Wednesday, June 19, 2013 12:34:58 PM

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Dear Maryann,

I am a resident of the Bonneville Hills Community and live just around the corner from the proposed BrewHaHa pub. I am writing you today to express my displeasure of the proposed business.

Years ago, I lived in a different home in this neighborhood... just above 2100 East on Sherman Avenue. I was thrilled when I heard that my favorite restaurant, The Dodo, planned to occupy the building at the bottom of the street. Sadly, living so close to this great establishment turned out to be a nightmare. Parking was the biggest issue and we spent many hours with our neighbors organizing the effort to make our street residential only parking. It didn't always deter people from parking in front of our driveways and moving our garbage cans. I was worried for the safety of my four children who liked to ride bikes and play in front of the house, the increased traffic was a problem. Now, take BrewHaHa and consider the hours they propose to be open for business. It wasn't a great situation for me during the lunch and dinner hours but I can't imagine how bad it will be until 2am! Instead of finding "to go" boxes on our lawns, I worry we will find much worse: passed out patrons, people vomiting on lawns and relieving themselves.... just a few of the scenarios I envision.

One of the reasons we love this neighborhood is its walkability. The proposed business would seriously affect the safety of my family as we walk to the library, to Foothill, the bank and the orthodontist. I also worry about my teen drivers, knowing they will be sharing our neighborhood roads with possibly inebriated drivers.

I am happy to see revitalization happening in the area but feel very strongly that BrewHaHa simply isn't compatible in our neighborhood. I look forward to speaking with you more at the Open House being held tomorrow.

Thanks for your consideration.  
Sincerely,

Michele H. Thompson

**From:** [Rayna Lofgren](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Brewhaha  
**Date:** Friday, May 24, 2013 5:21:07 PM

---

Hi Maryann,

I am writing to voice my concerns regarding the new brewpub that is planning to open on 2100 E and 1300 S.

I think the proposed hours of operation will have a dramatic impact on an already busy morning commute for drivers on 2100 E and children walking to school.

In addition to the traffic implications, any establishment that only allows patrons over the age of 21 after 10 am, operates until 2 am and boasts a smoking section is not an atmosphere I would like in my community.

Thank you for representing our voice!

Rayna Lofgren  
1921 St Marys Drive  
801-558-1603

Sent from my iPhone



**From:** [Michael Brough](#)  
**To:** [Pickering, Maryann](#)  
**Cc:** ["Linda Brough"](#); [laamb1@comcast.net](mailto:laamb1@comcast.net); [Michael Brough](#); [Ross Fulton](#); [Reddick, Ellen](#)  
**Subject:** BrewHaHa  
**Date:** Monday, June 17, 2013 12:27:25 PM  
**Attachments:** [BrewHaHa letter.pdf](#)

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Maryann:

Please see attached personal letter from my wife Linda and myself regarding our concerns with the proposed tavern near our home.

Thanks,

Michael R. Brough, SVP  
Zions Bank Corporate Banking Group, Suite 200  
One South Main Street  
Salt Lake City, UT 84111

801.844.7114 office  
801.574.9975 cell

[michael.brough@zionsbank.com](mailto:michael.brough@zionsbank.com)

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Maryann Pickering, AICP  
Principal Planner  
Planning Division  
Community and Economic Development  
Salt Lake City Corporation  
TEL 801-535-7660  
FAX 801-535-6174

6/13/13 – Letter re: proposed tavern “BrewHaHa” at SE corner of 1300 South and 2100 East

Dear Maryann,

We are homeowners and reside only 3 doors east of the proposed tavern on the same side of the street. We have lived here since 2000 and in these 13 past years we have been very pleased with the quiet nature of the nearby businesses. We are very concerned about the new tenants and especially with their proposed business as a tavern. The issues we are concerned with include:

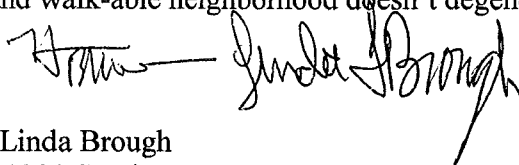
- Outdoor smoking will drift into our own yard.
- Noise from a proposed outdoor patio area for drinking and music may affect our yard.
- Street parking and traffic congestion may affect our yard and threaten our safety.

Tavern patrons will be consuming alcohol without dining and therefore we are concerned about common issues relating to drunken or disorderly behavior as patrons frequent the tavern especially after 10pm at night. These things concern us with regard to their adverse affect on the appearance of our neighborhood and the normally quiet and peaceful evening hours which we enjoy. We anticipate more noise, foul language, outdoor urination, trash and broken glass, fighting, theft, drug dealing, and other behaviors that are associated with late night drinking.

We must walk past the tavern in order to go to the convenience store or to simply walk around our block. As a recent example, the other evening we were walking past the proposed tavern when one of the tavern owners or employees with long hair and wearing a bandana approached us and questioned if we were members of the Mormon Church. He proclaimed that he was an atheist and had no interest in religion, yet he approached us and brought up the topic of our faith. We were simply walking along the sidewalk of our neighborhood as we always do, and were minding our own business. His foul language and loud and rash behavior towards us may have meant to be friendly but certainly to us was not peaceful or kind. We fear that this will be only the beginning of many uncomfortable encounters, especially after the business opens and has an outdoor patio full of drinking patrons that we must pass every evening as we take our walks.

We plead with you to scrutinize every detail of the tavern application and insure that our peaceful and walk-able neighborhood doesn't degenerate into something worse.

Sincerely,



Mike and Linda Brough  
2134 East 1300 South

**From:** [Brian Yoho](#)  
**To:** [Pickering, Maryann](#)  
**Cc:** [holliyoho](#)  
**Subject:** BrewHaHa  
**Date:** Tuesday, May 28, 2013 7:48:38 PM

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Dear Maryann Pickering,

We are contacting you with our concerns for the proposed restaurant, BrewHaHa, at the intersection of 1300 South and 2100 East. We bought our home 2 years ago at 1982 Browning Ave, which is approximately 1,000 ft from this intersection. We live there with our 3 children and enjoy the ideal residential atmosphere.

Our primary objection to the restaurant is that of parking and traffic congestion. It is our understanding that the business plans to have seating for 180, with only 18 parking stalls that are shared with the neighboring building. In addition there will be 6 employees present typically. There was mentioned in the business plan using neighboring businesses' parking stalls. With the restaurant being open during business hours for these neighboring businesses it seems unlikely that they would agree to this. Also these businesses rely on street parking space as well. We are concerned that the available parking can not support a restaurant of this size. This will place a burden on the neighboring businesses as well as a hardship on the surrounding residential areas. It is conceivable to us that all of these businesses will have to implement strict towing procedures, and that residential parking passes will be needed for people to be able to park in front of their own homes. With restricted parking it is unlikely that BrewHaHa will obtain its revenue projections. The fact that the restaurant will be open until 2 AM only exacerbates our concerns for the residential areas.

The other concern is that of a drive-thru window. To exit our street we must either access 21st East or 19th East. On a typical weekday morning, 21st East has continual traffic as it is the primary alternate to Foothill Blvd for traffic to the University of Utah. Also 19th East is backed up on both sides of 1300 South for blocks due to Clayton Junior High, Bonneville Elementary and those avoiding 21st East. To be short 21st East is already over utilized with University traffic, bike lanes and UTA buses. There is no room for any back-up of traffic near this intersection. Any disruption to this intersection will cause traffic to divert through the residential neighborhoods. To be complete any traffic analysis must be done using traffic flows from non summer & spring months, to include University traffic.

Thank you for your time in considering our concerns for our neighborhood. We are interested to hear specifics how BrewHaHa plans to address traffic and parking impacts.

Brian & Holli Yoho  
1982 Browning Avenue

**From:** [Denise Doxey](#)  
**To:** [Pickering, Maryann](#)  
**Cc:** [Luke, Charlie](#)  
**Subject:** BrewHaHa  
**Date:** Friday, May 24, 2013 4:47:56 PM

---

To all it may Concern,

We were told last night at our Community Council Meeting the neighbors were excited to have BrewHaHa on 13th and 21st. I don't know who they were since until last night most didn't know what was going in at that location. Of those who attended the Council meeting, I didn't see or hear from anyone who was in favor.

I am very much against having this in a neighborhood. The parking issue would be horrendous! The safety of the neighborhood to have an establishment with beer drinking hoping for 180 patrons. Children walking to school in the morning and afternoons crossing 21 South and 13 East. Who is thinking about them? We are!

I am against this establishment moving into my neighborhood.

Denise Doxey  
801-581-1611

Sent from my iPad

**From:** [Suzy Matheson](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** BrewHaHa  
**Date:** Friday, May 24, 2013 2:43:19 PM

---

Maryann,

Thank you for taking comments from our neighborhood about the incoming club around the corner from my home. I live at 2070 Browning Avenue, and I already get overflow traffic from the businesses. I am VERY concerned about bar patrons parking outside my home and getting their cars at 2 a.m. after drinking. The owner has not addressed the parking problem, nor any of the other problems that seemed obvious at the meeting. I have listed my concerns below:

- TRAFFIC at that intersection with a drive thru during morning rush hour (they will open at 6:30 a.m. for a drive thru coffee) AND when kids are trying to walk to school and the library with no crossing guard will be problematic. I think that walking past a club to school or a library is problematic all by itself as well.

- PARKING - When the DoDo was there, the people on Sherman Avenue had to have Permit Only parking on their street to deter patrons from parking there. This could happen on my street which would be really annoying for us when we want to have visitors and interrupt everyday life.

- NOISE - they are slated to have outdoor seating for 90 people going late into the night. This is a residential neighborhood and is not just doesn't fit with what we do. They are doing this in the middle of parks for small small children and people on walks with their kids. I two children which are 4 and 2 with the third on the way in July, and this is contrary to the feel of our neighborhood and what we all want to maintain. I worry that this will also affect our property value.

- EXCLUDES FAMILIES - They will start serving alcohol at 10 a.m., so you will have to be 21 or older to enter the building at all times, excluding families from going in for pastries, coffee, or lunch. I looked at the menu, and it actually looks good. Too bad my family will not be able to go there since you have to be carded at the door.

Thank you again for taking my comments. I would be happy to answer any questions and look forward to further exploration of this endeavor.

Best,

Suzy Matheson  
407-404-4796

**From:** [James Rafferty](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Brew-Ha-Ha, Case PLNPCM2013-00348  
**Date:** Thursday, June 20, 2013 7:56:15 AM

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To: Maryann Pickering

I'm writing to you to express my concerns about the proposed Brew-Ha-Ha tavern and, as described by the owner, sports bar at 2018 E 1300 S. I live on the 2100 block of Sherman Avenue and remember the parking problems associated with the Dodo Restaurant when it occupied the space that is now the A-Gallery next door to the proposed tavern. The lack of sufficient parking for that restaurant caused excessive parking and congestion particularly during the lunch and dinner hours. This resulted in the designation of my block as a resident permit parking street. Soon thereafter the Dodo business failed at that location, I assume in part due to the parking problems. I envision a similar problem with Brew Ha-Ha with the added complication of business hours that run from 6 a.m. to 2:00 a.m. The businesses in that neighborhood have primarily daytime hours and the area is quiet in the evening. The late night hours and the boisterous nature of the patrons would be disruptive on this residential street as they return to their vehicles late at night. The excess vehicles would deny parking space to visitors and service people who visit the residences. This type of business is more suited to an area like Foothill Village with adequate parking and egress from the more heavily traveled Foothill Drive.

Please convey my concerns to the Planning Commission in hopes that they will deny the permit.

Respectfully,

James Rafferty

**From:** [DUANE GREENE](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** brewhaha  
**Date:** Wednesday, July 31, 2013 11:00:16 AM  
**Attachments:** [MX-M350N\\_20130731\\_111918.pdf](#)

---

Her is my signature...DUANE GREENE.... GREENE STRUCTURAL ENGRG INC 2091 E 1300 S SLC UTAH  
84108

**From:** [D. Boyd Wagstaff](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Brewhaha  
**Date:** Thursday, June 20, 2013 4:25:41 PM

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Question

Is the city really considering allowing a business to operate with only 12 off street parking spaces for a business that employs 20 people and has possible occupancy of 190?

## D. Boyd Wagstaff

Wagstaff & Crawford  
433 S. 400 East  
Salt Lake City, Utah 84111

Phone 801-595-1100

Fax 801-595-1110

Cell 801-673-3317

[boyd@wadministrators.com](mailto:boyd@wadministrators.com)

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



**From:** [Crista, Steve Johnson](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** BrewHaHa  
**Date:** Friday, August 02, 2013 1:04:59 PM

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Steve Johnson  
1761 Cornell Circle  
Salt Lake City, UT 84108

Maryann Pickering, AICP  
Principal Planner  
Planning Division  
Community and Economic Development  
Salt Lake City Corporation

To the Planning Commission:

"A combined Bonneville and Foothill/Sunnyside Community Council meeting was held on Tuesday July 30 at 6:30 pm at the Anderson Library..." with almost no prior promotion or announcement. It was a meeting of like-minded folks who don't want BrewHaHa to open in our neighborhood. A letter-writing campaign followed. The letter was emailed to me with an accompanying note asking me to write to you, and so I am.

"Our children's safety is paramount," the letter states. The campaign suggests that the morning traffic to/from this business will impose an intolerable risk to kids on their commute. In fact, this campaign preemptively assigns the root cause for any car-on-pedestrian or car-on-cyclist collision to the business, removing the responsibility of safe vehicle operation from motorists. It's not the motorists' fault; it's BrewHaHa's.

These are my neighbors and I respect their concerns. I even agree with some of their points. Still, I feel a need to counter their message.

If this campaign believed its own message, it would be asking you to disallow any business to operate in the morning hours when children traverse that intersection. Certainly children's safety is more important than whatever revenue is generated by the gas station and dry cleaner at these times. Strangely, the campaign only asks that you intervene with this one private business- a neighborhood tavern. Perhaps it's coincidence. Perhaps a yoga studio with early morning classes would generate equal levels of organized protest.

I actually don't want to influence your decision. I am writing to ask that you objectively apply whatever laws and codes are already on the books and overlook the emotional letter-writing campaign.

Respectfully,

Steve Johnson

**From:** [Maxfield Family](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Brew-Ha-Ha  
**Date:** Wednesday, June 19, 2013 8:09:20 PM

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Dear Ms. Pickering,

As a resident on Browning Ave. I have serious concerns with the proposed tavern proposed to be located on 1300 South and 2100 East. The proposed location is totally inadequate for the proposed use. Here are a few of my concerns:

1. Parking: Where will all of the people park? The site has a very few parking places. I remember the DoDo Restaurant several years ago and the huge parking mess that it created. The proposed site has fewer parking stalls than the DoDo had. This is a BIG deal.
2. Traffic. The drive thru coffee will create a traffic problem for cars getting into and out of the property, especially in the busy morning traffic. The entrance and exit are very close to the intersection, which will create difficulty and dangerous conditions.
3. Noise: This is located adjacent to many residences. Having the establishment open until 2:00 a.m. is a serious dis-service to the nearby neighbors who will have to put up with music and talking until early in the morning. Patrons leaving for the vehicles parked on residential streets will also create a noise issue.
4. Smoking: The outdoor patio will generate smoke, which will be carried into neighboring homes creating an unpleasant and unnecessary smell.

Please consider these concerns as you review the proposal.

In addition, as neighbors we want to be assured that the proposed establishment complies with every city ordinance. We will be vigilant in looking at the submittals to be assured that the owner will not be allowed to vary from the city ordinances and building permit requirements.

The proposed restaurant use is a change from the current business use and thus Utah Code Title 15A, Chapter 3, Section 113 is applicable. The occupant load will be increased by 100%, thus triggering a seismic upgrade requirement for the structure.

*15A-3-113. Amendments to Chapters 32 through 35 of IBC.*

*(2) IBC, Section 3408.4, is deleted and replaced with the following: "3408.4 Seismic. When a change in occupancy results in a structure being reclassified to a higher Risk Category (as defined in Table 1604.5), or when such change of occupancy results in a design occupant load increase of 100% or more, the structure shall conform to the seismic requirements for a new structure.*

*Exceptions:*

*1. Specific seismic detailing requirements of this code or ASCE 7 for a new structure shall not be required to be met where it can be shown that the level of performance and seismic safety is equivalent to that of a new structure. A demonstration of equivalence analysis shall consider the regularity, overstrength, redundancy, and ductility of the structure. Alternatively, the building official may allow the structure to be upgraded in accordance with referenced sections as found in an approved code under Utah Code,*

*Subsection [15A-1-204\(6\)\(a\)](#).*

As a concerned resident, I ask that the request for conditional use be denied. This is not an acceptable use for the existing building.

Respectfully submitted,

Brent Maxfield  
1924 Browning Ave.  
Salt Lake City, UT 84108  
801-583-3325

**From:** [Peter Yarbrough](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Brew-Ha-Ha  
**Date:** Saturday, June 22, 2013 5:08:14 PM

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MaryAnn,

I live on 1900 East and Herbert Ave (1020 South) and would like to voice my support for the Brew-Ha-Ha tavern plan. I believe this area of the city could benefit from a place where people can meet and have a beer without needing to also order food.

Thank you for your time.

Peter Yarbrough  
1903 Herbert Ave  
SLC, UT 84108

**From:** [Basil Harb](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Brewhaha: Comment for public record  
**Date:** Wednesday, July 24, 2013 10:54:15 AM

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Good morning Maryann:

I have reviewed the latest site plan (rev.3), and the business plan that was submitted for the community council meeting. It is my assessment that this business plan being proposed is NOT a “low-key, neighborhood friendly” plan as indicated in the applicants business plan. I encourage the commission to question this proposal and see this for what it is - not for what the applicant says it will be.

That said, I do support the idea of a “low-key neighborhood friendly” bar, however, the Brewhaha proposal is problematic for the following reasons:

This proposal is problematic for the following reasons:

<!--[if !supportLists]-->• <!--[endif]-->**Lack of onsite parking:** This will burden the neighboring residential streets and businesses with cars. The building’s allowable occupancy indicates that there can be up to 150 people. This is an unequally distributed impact that is simply not fair to the community that surrounds this project.

<!--[if !supportLists]-->• <!--[endif]-->**Outdoor patios:** This will be a smoke and noise problem to the adjoining neighbors, especially considering the proposed hours of operation.

<!--[if !supportLists]-->• <!--[endif]-->**Hours of operation: 6am to 2am:** This is probably the largest point of unfairness to the residents surrounding the proposed business.

<!--[if !supportLists]-->○ <!--[endif]-->Patrons leaving the bar at closing time will create plenty of disruptive noise for nearby neighbors.

<!--[if !supportLists]-->○ <!--[endif]-->Outdoor patio conversations and cigarette smoke will be very problematic for neighbors. Especially considering the allowable occupancy of those outdoor spaces.

<!--[if !supportLists]-->○ <!--[endif]-->Overall disruption of an otherwise quite neighborhood who’s local businesses close at 10 or 11pm.

Again, a neighborhood bar business plan that designed to thoughtfully addresses these concerns and responds accordingly has my support. It is my strong opinion, however, that the Brewhaha business plan is too aggressive and will be a disruption to a well-balanced and established neighborhood.

Sincerely,  
Basil Harb

**From:** [jbrown](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Case #PLNPCM2013-00348 "BrewHaHa" Tavern  
**Date:** Tuesday, August 06, 2013 7:55:32 PM

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Hello Maryann,

I received the notice for the planning commission's meeting regarding the BrewHaHa Tavern being held on August 14, 2013. I am unable to attend the meeting however I did want to include my voice in the proceedings. I live at 1318 Yuma Street, a block west of the intersection of the proposed business.

I am in favor of having a walkable neighborhood 'pub' if you will, my biggest concern is the parking. Currently we have patrons of both the Pinon restaurant as well as the Orthodontist office, both on 1300 South across the street, parking in front of our home during the day. These are very small businesses compared to the 148 person proposed Tavern. I know the potential owner has mentioned parking spots available, I am wondering where he is finding these spaces and if other business owners have approved the use of their parking spots. If not, it leaves our residential streets. Is there a map of some sort that deals specifically with the parking proposed?

One additional concern is the idea of a drive-through coffee lane. The congestion in this intersection is already tight and can be quite dangerous for cars, pedestrians, bikes etc. I am again wondering if there is some sort of reviewable plan available to see how the drive through will be constructed as to not congest this area any further.

I appreciate you considering my concerns. As a previous small business owner in Salt Lake City and Draper myself, I understand what it takes to get these projects off of the ground. I would like to have my concerns addressed and I appreciate the process the owners are going through.

Kind regards,

Julie Brown

**From:** [Melissa Mecham](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Case #plnpcm2013-00348  
**Date:** Wednesday, June 19, 2013 9:22:30 AM

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I strongly oppose plans to allow BrewHAHa Tavern from residing in our neighborhood. Parking, traffic patterns, and children using this street for school and library access make this location not appropriate. Many neighborhood teenagers hang out across the street and having a bar neighborhood is not conducive to a residential environment. Please oppose this business permit.

Melissa Mecham  
1926 Princeton Ave.  
Sent from my iPhone



**From:** [MaryLou Crawford](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Case PLNPCM2013-00348 - BrewHaHa Tavern  
**Date:** Monday, June 17, 2013 1:55:06 PM

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Hi Maryann,

My name is MaryLou Crawford. I own a home at 2178 E. Kensington Avenue in Council District 6. I was so happy to get the notice about the Open House at Anderson-Foothill Library on Wednesday. But arriving at work today realized that with scheduling demands I won't be able to attend to Open House.

I appreciate the opportunity to weigh in on issues regarding our neighborhood. I want to express my deep concern about a tavern operating in our quiet, family-friendly neighborhood. I have no problem with Mr. Davis' business – but hearing about the location literally sent a shock through me. I can't imagine the immediate neighbors around the proposed location being happy about this request. My home is about 6 blocks away, so I wouldn't hear the noise until 2:00 a.m., but I am so concerned about the impact on the immediate neighbors. I believe a previous notice included information that the BrewHaHa Tavern would open at 10:00 a.m. and be serving alcohol from open to close. I have neighbors who daily walk with their three children (bikes and stroller) from my block to Laird Park – right past the proposed location. The idea of increased traffic and possibly alcohol impaired patrons is a huge concern to me.

I know MacCool's Pub in Foothill Village is always busy. The easy access on Foothill Drive is great. But Foothill Drive is very different from 1300 South.

So if you are taking votes – I vote a resounding NO regarding Case PLNPCM2013-00348.

Thanks for listening!  
MaryLou Crawford  
(801) 652-4155

**From:** [jdwhitta@gmail.com](mailto:jdwhitta@gmail.com) on behalf of [John Whittaker](#)  
**To:** [Pickering, Maryann](#); [Luke, Charlie](#)  
**Subject:** Case PLNPCM2013-00348 BrewHaHa Tavern  
**Date:** Wednesday, June 19, 2013 11:16:52 AM

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Ms. Pickering,

Please register my opposition to the proposed conditional use for the BrewHaHa Tavern. The congestion in this area is already excessive. With the addition of this tavern, using its business plan's occupancy of 190 + 20 employees - 12 parking spaces, there is a possible maximum net gain of 198 vehicles within the area! Even at one quarter (50 vehicles) the street parking and congestion is completely unacceptable and dangerous to the community. The hours of operation would be another burden to the area adding additional noise given the listed hours of operation. Property values will also be negatively affected. I strongly urge you to deny this latest attempt to allow this size of a tavern/business in our community.

--

Regards,  
John Whittaker  
Foothill/Sunnyside Community Council Resident

**From:** [CJ Whittaker](#)  
**To:** [Pickering, Maryann](#); [Luke, Charlie](#)  
**Subject:** Case PLNPCM2013-00348 BrewHaHa Tavern  
**Date:** Wednesday, June 19, 2013 11:53:05 AM

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Ms. Pickering, Mr. Luke,

I recently moved to SLC from California a few years ago and just last month bought a home near 20th East on Michigan Ave. I purchased a home in that area because the overall neighborhood was free of taverns and loud disruptive businesses. The proposed BrewHaHa Tavern would ruin the character of the neighborhood and would have prevented me from buying in that neighborhood. Please deny the tavern the permission to open in this neighborhood. It is too big, too noisy, will jam traffic, and be an overall nuisance. I worry it will lower property values as well.

Please don't let the tavern in this neighborhood--tell them to find another.

Thanks,  
CJ Whittaker  
84108

**From:** [Jeff Taylor](#)  
**To:** [Pickering, Maryann](#)  
**Cc:** [Foothill/Sunnyside CC Chair](#)  
**Subject:** Case PLNPCM2013-00348 First Neighborhood Bar to open on the east bench  
**Date:** Tuesday, July 16, 2013 6:24:48 PM

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To: Maryann Pickering

We desire to express our concerns regarding the Brewhaha bar which is planning to open in our neighborhood at 1300 S 2100 E. Parking is limited in our neighborhood. According to the Brewhaha business plan the maximum occupancy is 190 people with 20 employees. If the bar is at maximum capacity with 10 employees, 200 people will need to find parking. Let's assume all of them car pool together at 4 per vehicle. 50 vehicles will need parking, 12 at the bar and 38 along the streets. This would cause significant congestion as the streets are narrow and are used frequently by local, rush hour traffic, bicyclists, joggers, students, public transportation and families. This is a generous estimate because the probability of bar patrons carpooling together at 4 persons per vehicle is not likely. Even if the bar is at half capacity the streets could fill up quickly. We already have library patrons who park along 2100 east and the addition of bar customers will only make parking more difficult for residents along 1300 south and 2100 east. We feel there is a potential safety issue here, especially when the increased vehicle and pedestrian traffic is combined with people driving under the influence of alcohol. No matter how strict the laws are and how carefully they are enforced there will be some individuals who WILL drive drunk or partially-intoxicated. Opening the bar in our neighborhood exposes all families in the area to this risk. Today children can walk safely to the Foothill Library, Foothill Village and to school but will parents feel their children are safe after the bar is in operation?

Another issue is potential unwanted commotion caused to the neighborhood since the bar is open until 2am every day. How often will the residents have to endure an argument or fight right in their neighborhood? We understand most patrons are polite and courteous but under intoxication behavior does change in some individuals.

We appreciate your time in considering input from the residents on this matter. We feel the bar is best suited to a commercial setting, not a residential area.

Sincerely,

Angie Lynn Pearce and Jeff Taylor

**From:** [Marc Fuller](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Case PLNPCM2013-00348  
**Date:** Monday, July 01, 2013 2:00:53 PM

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Mary Ann,

I have the deepest concerns with the opening of brew haha. Parking, proximity to schools, public library where our children are is not a place to have a pub. More importantly the hours of operation are unacceptable - 7 days a week 6am to 2am.

I just returned from a trip to Ireland (the pub capital of the world!!) and by law, pubs close at 10:30 pm in their communities. Why do we have to be different!?!

Parking, late night noise will only serve as a blight to our neighborhood.

Please act on behalf of the community you serve and prevent this from happening.

Marc Fuller

**From:** [marilyn\\_crawford](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Case PLNPCM2013-00348  
**Date:** Saturday, June 22, 2013 12:03:45 PM

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Dear Maryann Pickering: Please see that this letter gets to the proper authority to act upon it. I am a tax-paying citizen of Salt Lake City. I am alert, active and a voter. I have been known to be a crusader in my life. I went around my neighborhood correcting Mayor Becker's lawn signs which some wag had changed the "B" to a "P" since I thought so much of the mayor and his governing style. Believe me, this matter of zoning the Brew HaHa Tavern to be able to serve alcoholic beverages in the location proposed is a greivous mistake and hope y ou and others will recognize it as such. Consult, if you will, the family neighbors trying to raise babies in the vicinity of The Sea Salt Restaurant on 13th South and 17th East, and learn with what disdain their complaints are received by the owner. There is alcohol served at McCool's in Foothill Village. There are enough opportunities to find a drink in the neighborhood already. This proposal is without merit and would destroy the goodness and success of the village neighborhood as it is. Please listen to us. Marilyn R. Crawford, 910 Donner Way #102, SLC 84108 (801)581-1097

**From:** [George Mastakas](#)  
**To:** [Pickering, Maryann](#); [Luke, Charlie](#)  
**Subject:** Case PLNPCM2013-00348  
**Date:** Thursday, June 20, 2013 1:02:57 PM

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Hello Maryann and Charlie.

My name is George Mastakas and I live in the area that will be affected by BrewHaHa Tavern. I won't be at the meeting tonight but I did want to ask... Why is there even a debate here? This supposed "tavern" does not belong in our neighborhood, period. I enjoy the many restaurants we have in the area, and frequent them often. But this kind of place?... How does our community even get to the point of a conditional use permit when it is so glaringly obvious that it is not a fit?

Charlie, I hope you will go to the mat here and not just squash the conditional permit, but tell the brilliant minds behind this "enterprise" to bugger off. Harvard/Yale doesn't want them.

George Mastakas

**From:** [Lindsey Christensen](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Case PLNPCM2013-00348  
**Date:** Wednesday, June 19, 2013 3:32:46 PM

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Hello Maryann

I am unable to attend the meeting tomorrow night because we are leaving town. However, I wanted to strongly voice my opinion against the tavern to be located on approximately 1300 south 2100 east. First, it seems there is already illegal behaviour going on in terms of working on a business without a permit...so someone not to be trusted? I hear he has an "in" because he is the mayor's friend?

Plus, there are plenty of places for taverns and they don't need to be in small neighborhood areas. I am always biking my kids up to foothill village and would prefer not to increase traffic as well as increase alcohol consumption in that area where I am likely to get hit.

Please make note of my dissatisfaction of the proposed plan to put in a pub, and my strong opinion on how it should NOT be there.

Thank you

Lindsey Nesbitt



**From:** [Cathy Brown](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Case PLNPCM2013-00348  
**Date:** Tuesday, June 18, 2013 7:00:10 PM

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Ms. Pickering,

My name is Cathy Brown. I live on the 2000 East Herbert block of the Harvard Yale area. My house is 15 houses away from where this proposed bar will be housed. My husband and I are very much opposed to this proposal. I have personally lived in this neighborhood for 42 years. I was raised here and I have raised five children in this neighborhood and these schools.

There are many reasons this area is such a desirable area to live in. This neighborhood has a reputation of safety, low gangs and gang violence, quiet, friendly, strong schools and neighborhood atmosphere. I don't think in the 42 years I have lived here, that I ever remember walking down the streets and having an encounter with a drunk person or one on drugs. Bringing a bar into this neighborhood will change the dynamics dramatically.

There are children crossing the streets all of the time, and children learning to drive. If a ball is kicked out into the streets, most of the streets are not lined with cars so that oncoming drivers would see that ball or the child that runs out into the road to retrieve it. Not to mention the drunk drivers that will increase ten fold in the neighborhood.

The proposed location for this bar has very few parking slots for the number of people that the building can house. Thus, our streets will be lined with an overload of cars. In all directions from the proposed location, those cars would be parked in front of residential homes. All of the streets directly touching the proposed location have residential houses on them. The noise level especially after hours if the bar is opened until 2am will be very disturbing to all of the residents.

Some might argue that it is for religious reasons that this neighborhood is upset about this proposed bar. I would instead argue that it is mainly for the safety of our children and the property values of our homes. There are so many better commercial areas that could better suit this bar.

Please take this letter into consideration. I feel as though this would be a huge mistake to allow this to occur. Thank you for your time.

Sincerely, Cathy and Don Brown

**From:** [Alice C Marsh](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Case PLNPCM2013-00348  
**Date:** Saturday, June 15, 2013 12:32:47 PM

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Dear Maryann Pickering,

My name is Alice Marsh and I have resided on 1958 Browning Avenue for the last 37 years. One of the reasons I bought my home in 1976

was the nature of the neighborhood--beautiful street, well kept homes, lovely families, closeness to schools my children would be attending,

and limited businesses, yet close to wonderful stores and a few restaurants. Foothill Village remodeled during this time and other than ill planned

entrances, it is a lovely shopping center. I had a shop there myself, Stocking Feet, during the late 80's and early 90's.

One of my deepest concerns, among others, about the BrewHaHa Tavern on 21st E and 13th South is the parking. Even at the moment there is limited

parking for the current business and many workers and customers park on Browning and Sherman Avenues in front of residential homes.

With added parking for the employees and guests of the Tavern from 6am to 2pm seven days a week you can imagine how difficult and unfair

it will be for the residents of these and other streets. The surrounding businesses will be impacted as well and they will have to spend time and

money surveying their private parking and taking measure to have the cars towed.

When Foothill was remodeled the owners took great measures to see that the surrounding neighborhoods would not be impacted by their

businesses. There seems to be little or none of that concern by the of the Tavern. Parking, noise of proposed music, smoking outdoors,

loud laughter, coming and going of cars, and lights well into the night will be a few of the disturbing elements of having the proposed tavern

in our neighborhood.

Please take great care as you decide the this Proposal for the Tavern. I thank you for your consideration.

Sincerely, Alice C Marsh

801-582-9733

**From:** [Alicia Cheney](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Case PLNPCM2013-00348  
**Date:** Wednesday, July 03, 2013 10:28:05 AM

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Dear Ms. Pickering,

I am writing in regards to the BrewHaHa tavern that is requesting permission to open on 2100 E and 1300 S. I live in the Foothill Garden Condominiums one block north of where the tavern plans to operate. I am concerned about the effect that this business will have on my neighborhood. 21st East is a very busy street, and with the businesses already located in this area the parking is extremely limited. Currently, traffic and parked cars constantly congest the area. I am concerned that the limited parking and the increased traffic caused by this business during their long hours of operation would negatively impact the safety and residential characteristic of my neighborhood. Please reserve the approval for a business in this area that would be better suited to the safety and quality of the neighborhood in this area.

Sincerely,

Alicia Darden  
1156 S Foothill Dr. #124  
Salt Lake City, UT 84108

**From:** [Steve Corbato](#)  
**To:** [Steve Corbato](#)  
**Cc:** [Pickering, Maryann](#)  
**Subject:** Case PLNPCM2013-00348: in support of BrewHaHa  
**Date:** Sunday, June 23, 2013 8:56:52 PM

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Ms. Pickering,

I was unable to attend the open house on June 20th, but I am writing in support of the proposed business BrewHaHa at the corner 21st East and 13th South.

I have lived in this neighborhood for four years, and I have a 16 year old son who is a rising junior in high school. I am supportive of neighborhood pubs because they can reduce the risk from drunk drivers as patrons can walk from their houses instead of driving. For example, BrewHaHa would be a six minute walk from my house (I patronize Pinon across the street frequently).

In a concession to the neighbors, I would recommend considering restricting the hours to something on the order of 6a-10p to minimize the late night disturbance.

Consider this a voice in favor of this business. Thanks for the opportunity to comment.

-Steve

Steve Corbato  
1955 Princeton Ave  
Salt Lake City UT 84108-1824  
801-918-4494 mobile  
corbato@xmission.com

**From:** [J. Michael McIntosh](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Comment on Brewhaha  
**Date:** Tuesday, June 18, 2013 9:41:01 AM

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Dear Maryann,

I am concerned about the potential impact of this proposed new business. The business is located very close to a residential neighborhood. Although zoning may allow the business in this area, I believe it is a poor choice for location. I live within 2-3 blocks of the proposed location and have raised my children here for over 20 years. I am specifically concerned about the impact of patrons with elevated blood alcohol levels operating motor vehicles in the area. There are two elementary schools and a middle school within a few blocks. I am also concerned about the negative impact of the proposed parking (or lack thereof) and late hours of operation. Thank you for your consideration. Michael McIntosh.

**From:** [David Sloan](#)  
**To:** [Pickering, Maryann](#)  
**Cc:** [Martha Sloan](#)  
**Subject:** Comment on New Business  
**Date:** Saturday, June 15, 2013 5:12:11 PM

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Maryann, I understand that we should send comments to you on the BrewHaHa, a proposed new business on the corner of 13th South and 2100 East in Salt Lake. My wife and I are concerned about the hours of the establishment, the parking problems, and the overall impact on the neighborhood. 2:00 in the morning seems way too late for a business to be operating in a residential neighborhood, especially one that will be serving alcohol. As you know, there are homes next door and across the street.

Of course, just because something meets zoning requirements does not mean it is a good idea. As a life-long resident of this neighborhood for almost 50 years, as a father of five children living at home and within 2 1/2 blocks of the proposed business, and as someone who has dealt professionally with the devastation caused by alcohol, I am not in favor of approving this business in this location. There are plenty of places where this business could operate with relatively minimal impact on its surroundings, but this is not the place.

Thank you for your consideration of these comments. David Sloan

**From:** [L KING ISAACSON](#)  
**To:** [Pickering, Maryann](#)  
**Cc:** [Reddick, Ellen](#); [Reddick, Ellen](#); [Suzy Matheson](#)  
**Subject:** Comments concerning proposed tavern and bar at 1300 S. and 2100 E., SLC, UT  
**Date:** Tuesday, May 28, 2013 7:40:03 AM

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Dear Maryann Pickering,

This e-mail message presents our comments concerning the establishment of a tavern and bar on the SE corner of the intersection of 1300 South and 2100 East Streets.

<!--[if !supportLists]-->1. <!--[endif]-->History: Gwen and I purchased our home at 2067 E. Browning Avenue in September of 1964. We raised our three children in this home where they attended Bonneville Elementary School, Clayton Middle School and Highland High School. Many of our neighbors were of similar age with similar aged families that attended these same schools. The businesses that are presently located in the 1300 S and 2100 E area have been located there for many years. Our generation is now passing from the scene and a new generation of families and children are moving in. These parents expect that their children will have the same neighborhood experiences that they had when they were growing up. Please note that Clayton Middle School is just two blocks directly west of our home, with Bonneville Elementary School just two blocks directly north of the Clayton Middle School, and the Anderson Foothill Library two blocks directly east of the Bonneville School. That places the Anderson Foothill Library just two blocks directly north of our home. In the forty-nine years that we have lived in this home, all three of these buildings have been replaced with brand-new, up-to-code buildings. Salt Lake City is to be congratulated for the foresight and diligence in getting these buildings planned and implemented so effectively.

Are we now seriously considering placing a tavern and bar on the corner of 1300 S and 2100 E Streets, just 300 yards from our home, directly between Browning Avenue and the Anderson Foothill Library?

<!--[if !supportLists]-->2. <!--[endif]-->Parking: We have experienced parking of vehicles in front of our property from the businesses that already exist on 2100 E. If a tavern and bar, with seating capacity for 180 patrons, is placed in that area with very limited parking spaces available, obviously parking on our street will become a necessity. Will we have the option to place limitations on which vehicles we allow to park in front of our home? If this business is to have hours

from 10:00 AM to 2:00 AM, will we have continuous police patrols to keep our families and property safe during these hours? We have already had a series of robberies and break-ins in this neighborhood and common sense tells us that these will increase if the proposed tavern is established. When considerations were underway for the placement of a U. S. Post Office on Sherman Avenue and 2100 E., the decision was made to place the Post Office on Sunnyside Avenue. Are those considerations still applicable?

<!--[if !supportLists]-->3. <!--[endif]-->Traffic: Traffic on 2100 E. has become very heavy. During the morning rush hour, traffic will back up from Foothill Drive to 1700 S. Street. On a snowy day, the traffic barely moves, given the slight grades at the junction of 2100 E. and Foothill Drive and the grade on Foothill Drive at Sunnyside Avenue. In the evening rush hour, traffic exits Foothill Drive with a 40 mph speed limit, into a 30 mph speed limit on 2100 E. at the Anderson Foothill Library. On many occasions, drivers do not decrease their speed as they move south on 2100 E. With vehicles parked on the west and east sides of 2100 E., north of Browning Avenue, it is almost impossible to see the on-coming traffic if you are trying to enter 2100 E. from Browning Avenue. The traffic moving south from 1300 S. Street on 2100 E. will not stop for pedestrians trying to cross 2100 E. at Browning Avenue. We have had numerous vehicle accidents and one pedestrian killed at that intersection because of this particular traffic pattern (that person was Mrs. Stewart, who lived on the corner of Browning Avenue and 2100 E.). Again, common sense should inform us that adding a tavern with seating for 180 patrons and a drive-through will certainly complicate this traffic pattern.

<!--[if !supportLists]-->4. <!--[endif]-->Quality of Life: We were raised in an era when we were taught to make the world around us a better place to live than it was when we found it. Will our neighbors and we still enjoy the canyon breezes from our patios in the evenings? Or will we be continually subjected to the sounds and smells of the tavern until 2:00 AM in the morning, brought to us by those same canyon winds? At the short distance of 300 yards, it will be as if we were patrons ourselves at the tavern. No matter what the discussions may be, this will be a fact that cannot be alleviated. Our quality of life will certainly be different, and not for the better.

Teaching mechanical engineering at the University of Utah for nearly forty years, taught us a basic lesson. If a mistake is made in the design of a system, and it is not corrected, either through ignorance of the mistake, or willfully ignoring its existence, the system will eventually fail. The failure may occur through a steady decline in the quality of the performance of the system, or a catastrophic destruction of the system. But one thing is clear; the quality of the system will not be improved.



In closing, we wish to note that common sense tells us that placing a tavern in a neighborhood that has a high quality of life, growing children, surrounded by schools and libraries, is a mistake, and we, as a community, will regret a positive decision.

Best regards,

L. King and Gwen Isaacson

[lkisaacson1@mac.com](mailto:lkisaacson1@mac.com)

**From:** [Ellen Reddick](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Comments from a Neighbor Re: BrewHaHa  
**Date:** Monday, June 03, 2013 10:44:20 AM  
**Attachments:** [SCAN\\_DOC0001.PDF](#)

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Hi Maryann,

These are comments from Barbara Wilkinson at 2173 E 1300 S just east of the BrewHaHa location. She does not have access to a computer.

Thanks

*Ellen*

Ellen Reddick  
801.581.0369

**From:** [Glenn Lamson](#)  
**To:** [Pickering, Maryann](#)  
**Cc:** [Luke, Charlie](#)  
**Subject:** Comments on BrewHaHa Tavern  
**Date:** Wednesday, June 19, 2013 4:32:58 PM

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Ms. Pickering,

I am writing to you regarding the open house being held tomorrow evening to discuss the BrewHaHa Tavern. Sadly due to the hours that it is scheduled I cannot attend in person. I trust that these written comments will have equal weight to comments recieved at the open house.

I live around the corner (2100 block of Sherman Avenue) from the proposed tavern's location and have some concerns but welcome them into the neighborhood.

My first concern is regarding their tavern's proposed hours. The "ALERT!" distributed by the Bonneville Hills Community Council specifies that they will be open until 2:00 am. That location is commercial for about a half a block north, east (50 feet?) and west and for about a full block south. After that distance the neighborhood is mixed residential. Dumping patrons into a residential neighborhood that late is bound to cause disruptions.

I am also concerned about the parking situation, they have an occupancy limit of 190 people and only 12 parking spots. The overflow parking will impact residential street parking. Do the owners have arrangements with Pinon, Chase or Top Stop to use their parking lots? There is not enough on-street parking close to the building's corner. I do expect that guests at my house can continue to find a parking spot within a few doors of my house and that they do not have to move their cars throughout the evening because of parking time limitations.

Also concerning to me and not mentioned in the "ALERT" is the morning impact on traffic on 21st East. The coffee shop and deli will have as much impact on parking as the tavern. Possibly even more as the tavern will draw more walkers and bikers from the neighborhood than the commuters to the University and hospitals grabbing their morning coffee and meeting there for lunch all via singly occupied vehicles.

Finally I am dismayed that this is the first communication from our community council in years. I hope that their concern has more to do with noise, traffic and parking impacts on my neighborhood than concern over a much needed tavern opening on the east bench.

If Salt Lake City is truly striving for walkability, neighborhood taverns and the community that they provide are essential and they should be welcomed if they can address the concerns of their new neighbors. Once the tavern gets established I hope that they apply for a full restaurant license so that they could offer drinks and wine besides 3.2 beer.

Thank you,

Glenn Lamson  
2151 Sherman Avenue



**From:** [Jill Pohlman](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Comments Re BrewHaHa Project (2108 E. 1300 S.)  
**Date:** Tuesday, May 28, 2013 3:51:24 PM

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Dear Ms. Pickering,

I have been a resident in the neighborhood immediately southwest of the location where BrewHaHa intends to open a new sports bar and coffee shop. I have three young children (ages 7, 5, and 2), and I wanted to share with you my thoughts about BrewHaHa's business proposal.

First, I am particularly concerned about the traffic this proposed business venture may generate in the neighborhood. Specifically, I am concerned about the availability of parking as I recall how much street parking The Dodo required several years ago (before I lived in the neighborhood, but was a customer of the restaurant). The parking situation there was incredibly frustrating both for customers traveling from outside the area and to those living in the neighborhood. With limited room for off-street parking, it seems as though businesses like this are just not suited for the area.

I am also concerned about the traffic that will be generated with a drive-thru window, and whether or not the means of ingress and egress have been fully vetted. My children and I walk (or ride bikes in) the area frequently, including trips to the library and Top Stop. I am concerned about safety with a potentially significant increase in cars in the area.

I am also concerned with how this business may further congest an already very busy 2100 East during rush hour traffic. To take one of my children to preschool, I regularly need to turn left onto 2100 East (heading North), and it is a very busy road (especially during snowstorms in the winter). If traffic is further stalled to accommodate a drive thru, I am concerned that it will be even more difficult to turn onto (and travel along) 2100 East.

Next, given that it is proposed that alcohol will be served at 10:00 in the morning, it is not an establishment I will be able to use with my children after that time. Our neighborhood is in a stage of significant turnover, and many homes that have been occupied by older couples are increasingly being filled with families. I love having small businesses in the neighborhood (like Jolleys, Harmons, Top Stop, etc.), but I believe they should be there to serve the community immediately around them. BrewHaHa's proposal excludes the families in our community from regularly using their business.

Finally, it will be very unusual and potentially very disruptive for our neighborhood to have a business open so late in the evening. Most of the nearby businesses close at 7:00 or 9:00 pm. To have an establishment open until 2:00 a.m. concerns me, especially given the parking limitations which will result in cars (and noise) being on the neighborhood streets well past what have traditionally been quiet hours.

I appreciate the time and consideration you are giving to this proposed project, and to comments from the community that the project

will impact.

Thank you for your efforts!

Best Regards,

Jill Pohlman  
1516 S. 2000 E.  
jpohlman@gmail.com

**From:** [Audrey Walker](#)  
**To:** [Pickering, Maryann](#)  
**Cc:** [Joshua Walker](#)  
**Subject:** Concern for incoming night club  
**Date:** Monday, May 27, 2013 8:57:34 PM

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MaryAnn,

We just returned from living internationally and were recently made aware of a new restaurant/bar/night club being built into former location of the "Finnish Day Spa" on the corner of 1300 S. and 2100 E. We live in the neighborhood and this news has me concerned for a few critical reasons:

1. **PARKING** - From what we understand, there is a limited number of parking spots (15-18) for a venue that is expected to have a hosting capacity of 150+. We live on upper Browning Avenue (1.5 blocks away from the proposed venue) and we already see some overflow parking on our street, in front of our house, from the other businesses. The result for us already is limited or no capacity to park in front of our own home and regularly removing trash from our yard left behind by those parking there. We're concerned that due to the extremely limited parking spots available at this proposed new venue, the overflow will end up on my street and exacerbate the parking problem that already exist for us. In addition these patrons will likely be coming and going from the front of our house until 2 am creating unwanted noise. We've had to deal with permit parking before and it is not an issue are willing to deal with again.
2. **TRAFFIC** - We're concerned about the increased amount of traffic this venue will cause in the morning and evenings. Even if a crossing guard is placed for the morning or afternoon, it still does not resolve excess traffic for a venue that also hosts more people than it can provide adequate parking.
3. **SAFETY** - As much as we'd like to believe most people leaving a bar are responsible adults; we all know this isn't the case. I'm not opposed to an alcohol serving venue being built in SLC, we just don't feel this neighborhood is the right place for it.
4. **NOISE** - We understand they're slated to have outdoor seating for 90 people. If you have seen the venue, this seem quite an overstatement for the size of the property and should also be addressed. This is a concern for us since we live 1.5 blocks away.

There are also a few other intangibles that also concern us that aren't arguable however worth listing, they include: the color they have decided to paint the building, we can't take our young family there to eat due to the 21+ age limit after 10am as well as the outdoor smoking section. We've discussed this issue with a number of other neighbors and they are also not in support of this venue.

We are proponents of economic development and the betterment of our community however we believe this development this needs to be done in a conscience and calculated way. It seems apparent the placement of this establishment has not been well planned and requires further due diligence to make sure its placement will be equitable for all impacted. Given the current proposal of "Brewhaha", we do not support the opening of this venue and respectfully request their permits be declined.

Please let us know if there's anything else we can do to reinforce our concerns prior to any final decisions being made regarding this establishment. We appreciate your involvement in this issue.

Respectfully,  
Audrey and Josh Walker



**From:** [Daniel Sloan](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Concern over BrewHaHa Tavern  
**Date:** Wednesday, June 19, 2013 6:45:05 PM

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Hi, my name is Daniel Sloan and I'm a 21-year-old student at the University of Utah who lives nearby the planned BrewHaHa Tavern on 2100 East 1300 South. I'm concerned about the business for several reasons, including safety and traffic concerns. From what I've learned about the planned business, I've seen several aspects that bother me. This is a neighborhood primarily of families, and there are many children/families who would be walking by and crossing the street going to school, other stores, the library, church, neighborhood houses, etc. The increased traffic is a problem, as the tavern is planned for 190 people, beside 20 employees. That number is much too high for a residential neighborhood, especially in a location with such limited space on the corner. Moreover, where would the customers park? With 12 parking stalls, there isn't even room for all of the employees, let alone the customers. It would be unfair and irritating for residents and other business owners in the area to have their streets, driveways, and parking lots filled with patrons of the BrewHaHa Tavern. The added congestion on the streets would be one more issue for safety, especially for young children. Also, the hours the tavern would be open are a problem, and the desire for a liquor license and selling alcohol. Again, as a residential neighborhood with many families, I find it wrong to be open until 2 am, as well as the fact that alcohol will be served at these hours. Cars driving on the road at this time, especially after having been drinking alcohol, and especially in a residential neighborhood, is of great concern and isn't acceptable. Most of the patrons would presumably be from other areas of the city, and the added traffic and parking, especially at late hours in the night and with alcohol, are both obnoxious and dangerous. People may run their businesses where they like, and I respect that right and desire, but I find this a type of business, including its proposals on parking, open hours, and alcohol service to be unacceptable for this neighborhood. Having lived here my entire life, I want to add my voice in strong opposition to the planned tavern or any establishment similar at this location. Thank you.  
Daniel Sloan

**From:** [Shelly Condie](#)  
**To:** [Pickering, Maryann](#)  
**Cc:** [Suzy Matheson](#)  
**Subject:** Concerns re:Brewhaha  
**Date:** Monday, May 27, 2013 5:31:24 PM

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Dear MaryAnn,

I have been a resident in this area for over 31 years and have watched the businesses on the corners of 1300 South and 2100 East come and go. Many have fit into the neighborhood beautifully, adding work opportunities as well as beauty (Don Brady's drive through art gallery!). However, I am very concerned with the latest proposed addition of the Brewhaha Sports Bar and Tavern to our neighborhood for several reasons.

First of all, the traffic along 2100 East especially when the University of Utah is in session or has any kind of an event, is very problematic. What kind of bottleneck will occur if people are trying to make left hand turns into the establishment after a game? Across double yellow lines? Frightening to think about! As a walker in the morning, it's often hard for us to even get across the street. With the addition of an early morning drive through option on that corner, I am very worried about the extra traffic that would magnify the problem for commuters heading to work and the U, as well as school children, bikers, and walkers trying to cross an already busy intersection.

Secondly, the owners of homes along 1300 South, Sherman Avenue, Browning Avenue, and other adjacent streets will have the problem of cars parking in front of their homes. I am concerned about the physical ability of this place to provide enough parking for patrons. Again the neighborhoods are impacted as folks will park up and down the nearby streets and have people possibly wandering around the streets late at night. I believe it will make our neighborhoods less safe. They already deal with the extra trash that comes from Top Stop....what kind of trash would be left on their lawns if this bar/tavern opens up? I worry about the impact of extra noise, cars, and people late at night (as late as 2:00 a.m.) in a very quiet, peaceful neighborhood. I like feeling safe in our neighborhood. That is why I have lived in this area most of my life.

Thank you for taking my concerns. I appreciate what you can do for our community. My husband and I have served in this community in various capacities over 30 years and want what is best for a safe and healthy environment.

Appreciatively,  
Shelly Condie  
801.583.8501  
1375 Kristie Lane

**From:** [Barry Walker](#)  
**To:** [nmcdermott@utah.gov](mailto:nmcdermott@utah.gov)  
**Cc:** [Pickering, Maryann](#)  
**Subject:** Conditional application for a BrewHaHa Tavern at corner of 2100 East and 1300 South  
**Date:** Monday, July 29, 2013 5:00:55 PM

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Nina R. McDermott, Esq.  
Director of Licensing and Compliance  
Utah Department of Alcoholic Beverage Control  
1625 South 900 West  
Salt Lake City UT 84130

Dear Ms McDermott:

As an officer of the Harvard Park Homeowners Assoc., I wish to add the concerns of our organization to those so eloquently expressed in the letter from the residents of Sherman Avenue. Their letter addressed numerous problems related to the conditional use application for a BrewHaHa tavern to be located at the corner of 2100 East and 1300 South.

Our Harvard Park is located at 1210 South 2100 East and is the site of 10 residences in a Planned Unit Development. We are directly affected by the activity in the aforementioned intersection.

It should be noted that both 21st East and 13th South are two lane roads (that is, one lane in each direction) and already carry heavy loads of traffic. Twenty-first East is a major bus route and also an alternate route for emergency vehicles headed to and from Primary Children's Hospital, the University Med Center and #10 Fire Station on Arapeen Drive in Research Park. It is also heavily clogged with morning and evening traffic by students driving to and from the University when class is in session and when there are sporting events at the U.

Events this morning were not atypical. A huge truck delivering supplies to Pinon Market at this intersection was parked on the street for at least 30 minutes. Directly across from the truck a UTA bus sat idling (as is often the case) while waiting to correct its time schedule. Both were spewing diesel fumes while stressing traffic flow. And it is not unusual for tanker trucks to clog this area when arriving to fill tanks at the Texaco station at this same intersection.

We feel strongly that our neighborhood cannot tolerate any further traffic or vehicle parking in this very busy part of our city.

Yours truly,

Carol Walker  
Board Member and Officer of Harvard Park Homeowners Assoc.  
2084 Harvard Oaks Cirle  
Salt Lake City UT 84108-1982  
(801)582-0500

cc: Maryann Pickering, AICP  
Salt Lake Planning Commission

**From:** [Margo Thurman](#)  
**To:** [Pickering, Maryann](#)  
**Cc:** [Luke, Charlie](#)  
**Subject:** Conditional Use Permit for Brew-Ha-Ha Tavern  
**Date:** Wednesday, June 19, 2013 5:33:14 PM

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Ms. Pickering,

We feel that Luke has raised some valid points that should be addressed regarding the application for the Conditional Use Permit by Brew-Ha Ha Tavern. We live close to the businesses on 1300 South and 1700 East and fully support them. But the late hours, noise level, and the lack of parking for Brew-Ha-Ha Tavern concern us. We will not be able to attend the meeting, but hope this concern goes into the count.

Thank you for your services.

Allan Robert & Margo Thurman  
1737 Cornell Circle  
SLC,UT 84108

**From:** [Ellen Reddick](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** FW: concern = BrewHaHa's proposed closing time  
**Date:** Wednesday, July 24, 2013 8:38:10 AM

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Maryann,

A BHCC resident letter.

*Ellen*

Ellen Reddick  
801.581.0369

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**From:** Connie Christensen [mailto:cschristensen2@gmail.com]  
**Sent:** Friday, July 19, 2013 8:56 PM  
**To:** ellenred@comcast.net  
**Subject:** concern = BrewHaHa's proposed closing time

Dear Ellen,

My main objection to BrewHaHa is their proposed closing time of 2:00 a.m. seven days per week. This would inevitably result in loud, late-night noise for neighbors. I find their proposed closing hour to be totally unreasonable in a well-established neighborhood containing citizens who have worked for decades to keep this an attractive area in Salt Lake City where people continue to want to live. It is not unusual for children who grew up in this neighborhood to come back here to buy their home after marriage--perhaps the ultimate compliment.

Having lived at my address (2034 E. 1300 S.) since the early 1960's, I am familiar with the negotiation and effort it sometimes takes to maintain an attractive neighborhood that is next to a commercial intersection. Fortunately, to date, we have been somewhat successful.

Specifically, in spite of the busy streets in this area (13th So. and 21st E.) our neighborhood has remained reasonably quiet after the businesses have closed. A quiet evening atmosphere is critical to the maintaining of a viable, desirable location that welcomes both residents with varying interests and middle-class families who make a long-time commitment to working to keep their neighborhood safe for children and a place where they want to live permanently .

I believe Salt Lake City would be well served by supporting the many people whose homes surround BrewHaHa and who have always exercised responsible citizenship by working to maintain a reasonably quiet and livable neighborhood, plus attractive and well-kept yards that keep this area in Salt Lake a great choice for quality living. We already have to turn our eyes when going past the tavern's unfortunate exterior color choices of bright, florescent yellow and barn-brown stripes; I hope we won't be further subjected to loss of property values by the City's granting of their requested 2:00 a.m. closing time--a most unreasonable hour given the nature and history of the neighborhoods surrounding BrewHaHa in every direction.

Thank you for your time, Ellen, and for conveying these issues to the appropriate authorities.

Regards,

Connie Christensen

**From:** [Paterson, Joel](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** FW: MaryAnn Pickering email RE: BrewHaHa addendum  
**Date:** Monday, July 08, 2013 7:44:55 AM

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Maryann,

I am not sure that I forwarded this e-mail to you. Please make sure that it is included in the record as this case moves through the process.

Thanks,

JOEL PATERSON, AICP  
Planning Manager

PLANNING DIVISION  
COMMUNITY and ECONOMIC DEVELOPMENT  
SALT LAKE CITY CORPORATION

TEL 801-535-6141  
[joel.paterson@slcgov.com](mailto:joel.paterson@slcgov.com)

[WWW.SLCGOV.COM](http://WWW.SLCGOV.COM)

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

From: Alan Condie [<mailto:ascondie@yahoo.com>]  
Sent: Tuesday, May 28, 2013 12:03 PM  
To: Paterson, Joel  
Subject: MaryAnn Pickering email RE: BrewHaHa addendum

Joel: If you could forward to MaryAnn an addendum of health concerns of loud noise and outside conversations near cars that are starting up late at night and in the early hours of the morning (i.e.: 2 am). Because I have partial quadriplegia and have to go to sleep with a BiPAP breathing machine (that really breathes for me): and when awakened by a loud noise... I can never go back to sleep. People without health problems typically go to sleep from 9:30 pm to 11:00 pm. When there is a disruption of the circadian rhythm the immune system is effected. Also, with the anxiety of sleep deprivation or disruption cortisol levels from the adrenal glands accelerate from the stress which has harmful effects on the human body generally. Mental health is effected by the angst of being annoyed and threatened with alteration of mood which also effects the immune system. Please let us stop the intrusion of this health concern and brouhaha. Regards, Dr. Alan S. Condie, MD

**From:** [Moeller, Michelle](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** FW: Problems with Brewhaha  
**Date:** Monday, July 15, 2013 12:36:44 PM

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**From:** Jonathan Dibble [mailto:jdibble@RQN.COM]  
**Sent:** Monday, July 15, 2013 9:55 AM  
**To:** Moeller, Michelle  
**Subject:** FW: Problems with Brewhaha

Please forward this on to Maryann Pickering. I received a response on my gmail account that indicated the email was not delivered to her. I want her to get my letter before the deadline for receiving comments. Thank you.

**From:** Jon Dibble [mailto:jon.dibble@gmail.com]  
**Sent:** Monday, July 01, 2013 11:09 AM  
**To:** maryann.pickering@slcgov.org  
**Subject:** Fwd: Problems with Brewhaha

Maryann, I should have included my address and contact information with my email; Jonathan Dibble, 2051 Princeton Drive, 84108, 801-323-3317. Thank you for giving this to the Planning Commission.

----- Forwarded message -----

**From:** **Jon Dibble** <[jon.dibble@gmail.com](mailto:jon.dibble@gmail.com)>  
**Date:** Mon, Jul 1, 2013 at 10:45 AM  
**Subject:** Problems with Brewhaha  
**To:** [maryann.pickering@slcgov.org](mailto:maryann.pickering@slcgov.org)

Salt Lake City Planning Commission  
attention Maryann Pickering

I am writing to point out some serious problems with the proposed business called Brewhaha at 1300 South and 2100 East. For the following reasons I believe the conditional use permit for that business should be denied.

1. Traffic Congestion.

I live on Princeton Drive and already we experience problems with traffic backing up on 21st East in the morning and evening. Frustrated drivers cut down our street and through our neighborhood because of the backing at the intersection of 13th South and 21st East. A UDOT study a few years ago recorded an average of over 6500 cars going through that intersection each day. Having a business which has a drive-through coffee take-out in the morning and a drinking establishment in the evening will greatly aggravate the traffic problem.

2. Hours of Operation Will Greatly Harm the Residential Neighborhoods Around That Intersection.



This business intends to be open from 6:00 am until 2:00 am. Those hours will destroy this quiet residential area. The garbage collection and snow removal will occur between 2:00 am and 6:00am. There will be continual disturbances for residents. Currently all of the businesses at that intersection close long before 2:00 am. I believe the barber shop is open until 9:00pm and Top Stop until 11:00pm. The adverse impact will be heightened in that none of the existing businesses have ever had over 150 customers at a time in their establishments as the Brewhaha projects it will have. Many of these customers will be seated outside from the Spring through the Fall.

### 3. Parking.

If the business reaches maximum occupancy, for example after a University of Utah sporting event, parking will spill over in front of the residences all around that intersection and up and down 21st East and 13th South and along the surrounding streets. These customers opening their cars with beeping openers, slamming doors and starting engines at 2:00am will greatly disturb all the residents. There is not enough parking even when the business is not at maximum occupancy. The parking available to the brewhaha is totally inadequate.

### 4. This Is Not a Neighborhood Tavern Appealing to a Local Customer Base.

This is a full fledged Sports Bar that is designed to attract many students from the University of Utah, not residents from the surrounding neighborhoods. Mr. Bryce Jones admitted that in a question session held at the Anderson Library. People will be driving to this establishment.

Please preserve the residential character of the surrounding neighborhoods and deny the conditional use permit for the Brewhaha.

**From:** [Amanda Holty](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Fwd: BrewHaHa concerns  
**Date:** Tuesday, May 28, 2013 12:43:42 AM

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I forgot, our address is:

2121 Browning Ave  
SLC, UT 84108

----- Forwarded message -----

**From:** **Amanda Holty** <[amanda.holty@gmail.com](mailto:amanda.holty@gmail.com)>  
**Date:** Tue, May 28, 2013 at 12:42 AM  
**Subject:** BrewHaHa concerns  
**To:** [maryann.pickering@slcgov.com](mailto:maryann.pickering@slcgov.com)

Hi MaryAnn,

My husband and I have some concerns about the new establishment being proposed for the corner of 1300 South and 2100 East.

When we first heard there was a "pub" going in on that corner, we were really excited! We had assumed it would be akin to McCool's, and we were looking forward to walking over with our kids for dinner. We really liked the idea of grabbing a drink or a beer with our meal and strolling home.

A neighborhood eatery that serves alcohol is not a problem for us in the slightest. But it seems that Brewhaha is a bar that happens to serve food. All signs point to this: 2 a.m. closing time, seating for 90 outside, smoking area, 10 a.m. liquor serving start-time.

Five years ago we moved to this neighborhood ago because we wanted our kids to grow up in a safe area. Club-goers stumbling to their cars parked outside our house at 2 a.m. is not safe. Mid-day drinkers lining up at 10 a.m. is not what we want them to see as we walk to the library. Thumping music late into the night is not conducive to the quality sleep our 2- and 6-year-olds need.

We are not the only residents who feel this way.

We ask that you strongly consider requiring Bryce Jones to change his business model. This is a neighborhood who embraces local businesses of all types—we have a bra boutique in Foothill Village and McCool's serves more than 15 types of beer. We just don't see the need for a bar to intersect our way to the elementary school.

Please consider what the community supports.

Thank you,  
Amanda and Matt Holty



**From:** [Matt Jackson](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Fwd: BrewHaHa conditional use permit  
**Date:** Tuesday, August 06, 2013 11:18:43 PM

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> I am appalled at the idea of a bar in our neighborhood. I had no idea this was a possibility until just recently. This is absolutely not acceptable. My young children walk between our home and their grandmothers house and will have to walk by this less than community establishment. This is a safety concern, having intoxicated people in and around the streets by my home. I am concerned about drunk drivers as well as drunk pedestrians around until the early hours of the morning. How would you feel if a bar was put in next to your home. I cannot imagine anyone, even those who would use the bar would want it right next door. I have always understood that after 10 pm is quiet time. This will not happen around a bar that is open until 2 am. I have never seen people who have been drinking with friends whisper. The noise is not acceptable. Also when there was a restaurant the parking was ridiculous. This is a nightmare and I sincerely ask you to not allow this conditional use permit to go through. The area is zoned as it is for a reason. I cannot tell you how grateful I would be to see a daytime community friendly business go into this location. Finnish Touch was there for a long time and I am sure there are plenty of businesses that would thrive in this location and actually enhance the value and quality of life in the neighborhood. Again Please do not allow BrewHaHa to be located in our neighborhood.

> Thank you,

>

> Matt Jackson

**From:** [heather moore](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Fwd: Brewhaha  
**Date:** Thursday, July 25, 2013 11:57:04 PM

---

Sent from my iPhone

Begin forwarded message:

**From:** Heather Moore <[heathermoore1@gmail.com](mailto:heathermoore1@gmail.com)>  
**Date:** July 25, 2013, 10:20:40 PM MDT  
**To:** [ellenred@comcast.net](mailto:ellenred@comcast.net), Heather Moore <[heathermoore1@gmail.com](mailto:heathermoore1@gmail.com)>  
**Subject:** Brewhaha

Hi Is this the correct email for comments about the Brew haha tavern?

If so I have a few concerns

1. The hours of operation from 6:30am -2am. This area is a quiet neighborhood filled with children who walk past this business to go to school at 8:15am and 3:00pm, to go to the library which is only 1 block away, and to go to foothill village also one block away. This is a highly traveled area for our small children. The noise generated from such a business inside and out will be intolerable for residents who are trying to sleep at normal hours. The loitering outside is also of concern for the neighbors and children walking past.

As a mother of 3 children who I let walk to these places I will no longer feel safe allowing them to walk anymore. As children they are not as aware of their surroundings as adults are. I will no longer allow them to walk to these places and that is soooooo sad in my opinion.

2. I understand this business will have 20 employees and accommodate up to 199 persons. There are only 12 parking stalls. This street is so narrow as it is that if it were constantly lined with cars there would be no room for bikers and it would encroach on the surrounding streets where there are homes. This seems unfair to the residents who have lived there for so long.

3. As I understand it this will be a bar serving only enough food that would be required. In this family driven neighborhood our children will not be allowed in. Will this be hard alcohol?

4. This bar will likely bring the students from the University to it as it will be the closest one. This is of concern since these students are not always as responsible as a grown adult. They are loud even without alcohol. They are generally not respectful of others. I understand this is a generalization. College and partying goes hand in hand.

In conclusion, I think bars are great and a wonderful place for adults to

have a good time, but there is a reason there aren't any on the east side. They belong in a place that is not in direct contact with our children. They do not belong in a quiet neighborhood. They need lots of parking. They belong in a place that is far from our neighborhood.

PLEASE do not issue them a license!!! PLEASE adjust their hours of operation to fit in with our standard among the neighborhood. PLEASE protect the hundreds of children who will walk past there daily to innocently go to school and the library.

Thank You,  
Heather Moore resident

**From:** [Doug Waters](#)  
**To:** [Pickering, Maryann](#)  
**Cc:** [Luke, Charlie](#)  
**Subject:** Fwd: Proposed Brew-Ha-Ha Tavern Address - June 20, 2013  
**Date:** Friday, June 21, 2013 11:02:31 PM

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Maryann,

I am a native of Salt Lake City, have lived in many of our neighborhoods and feel that the Brew-Ha-Ha would be a great addition and resource for the local and surrounding community. The Avenues neighborhood recently gained the Avenues Proper, a micro brewery and restaurant. This addition to our neighborhood has allowed many of us living close by to walk to have dinner and a brew, without getting into our car. Like customers of Hatches Chocolates next door, I have noted that the majority of customers walk or ride their bikes to these great eateries. Ironically, their ample parking lot is usually nearly empty even when the restaurant or Hatches is busy. With all of the discussion about parking concerns for Brew-Ha-Ha, I have not heard anyone note that adding a restaurant within walking distance for many living nearby may reduce overall car traffic and certainly increase foot traffic, a goal of progressive city planners. My vote is to allow Brew-Ha-Ha their operating license and search for creative solutions to parking concerns.

Doug Waters  
Project Resources, Inc.  
565 8th Avenue  
Salt Lake City, UT 84103-3122  
801-531-6206 office/fax  
801-647-8675 cell  
[www.projectresources.biz](http://www.projectresources.biz)

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

**Subject:** Proposed Brew-Ha-Ha Tavern Address - June 20, 2013

**Date:** Fri, 21 Jun 2013 11:10:21 -0600

**From:** Anne and Ted SKEEN <[linskeen@msn.com](mailto:linskeen@msn.com)>

**To:** Scott Dalton <[scottdalt@yahoo.com](mailto:scottdalt@yahoo.com)>, "[ringgray@yahoo.com](mailto:ringgray@yahoo.com)" <[ringgray@yahoo.com](mailto:ringgray@yahoo.com)>, "[eric@bergstrom.me](mailto:eric@bergstrom.me)" <[eric@bergstrom.me](mailto:eric@bergstrom.me)>, Steve Pastorino <[spasto@comcast.net](mailto:spasto@comcast.net)>, "[peta@liston.com](mailto:peta@liston.com)" <[peta@liston.com](mailto:peta@liston.com)>, "[liston.mike@gmail.com](mailto:liston.mike@gmail.com)" <[liston.mike@gmail.com](mailto:liston.mike@gmail.com)>, Sandy Mortensen <[sandee2464@yahoo.com](mailto:sandee2464@yahoo.com)>, "[bzaba@comcast.net](mailto:bzaba@comcast.net)" <[bzaba@comcast.net](mailto:bzaba@comcast.net)>, "[ideklau@comcast.net](mailto:ideklau@comcast.net)" <[ideklau@comcast.net](mailto:ideklau@comcast.net)>, "[dgwaters@concentric.net](mailto:dgwaters@concentric.net)" <[dgwaters@concentric.net](mailto:dgwaters@concentric.net)>, "[michael@doddlawgroup.com](mailto:michael@doddlawgroup.com)" <[michael@doddlawgroup.com](mailto:michael@doddlawgroup.com)>, "[gray@millerguymon.com](mailto:gray@millerguymon.com)" <[gray@millerguymon.com](mailto:gray@millerguymon.com)>, "[marshallbbaillie@gmail.com](mailto:marshallbbaillie@gmail.com)" <[marshallbbaillie@gmail.com](mailto:marshallbbaillie@gmail.com)>, "[freedawhitecat@comcast.net](mailto:freedawhitecat@comcast.net)" <[freedawhitecat@comcast.net](mailto:freedawhitecat@comcast.net)>, "[steveandcrista@gmail.com](mailto:steveandcrista@gmail.com)" <[steveandcrista@gmail.com](mailto:steveandcrista@gmail.com)>, "[christina.dalton@utahhomes.com](mailto:christina.dalton@utahhomes.com)" <[christina.dalton@utahhomes.com](mailto:christina.dalton@utahhomes.com)>, Jonathan Feinauer <[jrfeinauer@gmail.com](mailto:jrfeinauer@gmail.com)>, "[katiecarlson801@gmail.com](mailto:katiecarlson801@gmail.com)" <[katiecarlson801@gmail.com](mailto:katiecarlson801@gmail.com)>, Rachel Weir <[raweir@gmail.com](mailto:raweir@gmail.com)>, Rene Valles <[renevalles@yahoo.com](mailto:renevalles@yahoo.com)>, Clare Valles <[clarevalles@yahoo.com](mailto:clarevalles@yahoo.com)>, "Natalie (Will's mom)" <[natalieutah@yahoo.com](mailto:natalieutah@yahoo.com)>, John Selfridge <[johnsutah@yahoo.com](mailto:johnsutah@yahoo.com)>, Beth Underwood <[beth@walderwood.net](mailto:beth@walderwood.net)>, "[scott@walderwood.net](mailto:scott@walderwood.net)" <[scott@walderwood.net](mailto:scott@walderwood.net)>, "[peterfrech03@gmail.com](mailto:peterfrech03@gmail.com)" <[peterfrech03@gmail.com](mailto:peterfrech03@gmail.com)>, "[petertweir@gmail.com](mailto:petertweir@gmail.com)" <[petertweir@gmail.com](mailto:petertweir@gmail.com)>, Lissa Vanguenzel <[vanguenzel@comcast.net](mailto:vanguenzel@comcast.net)>, "[wayne@go3tel.com](mailto:wayne@go3tel.com)" <[wayne@go3tel.com](mailto:wayne@go3tel.com)>, John Bowler <[jbowlerdo@yahoo.com](mailto:jbowlerdo@yahoo.com)>, Beverly Chang <[bvchang@yahoo.com](mailto:bvchang@yahoo.com)>, Teri Pastorino <[tpasto@comcast.net](mailto:tpasto@comcast.net)>, "[t\\_bywater@msn.com](mailto:t_bywater@msn.com)" <[t\\_bywater@msn.com](mailto:t_bywater@msn.com)>

Hi all!

Hate to send any type of political e-mail, but after reading about the largely negative tone of the open house yesterday, I wanted to make sure everyone is aware of the proposed restaurant/tavern/pub and have the opportunity (if you wish) to voice their opinion. The city planner is MaryAnn Pickering and her e-mail is \_\_\_\_\_. Our city council member is Charlie Luke and his e-mail is [charlie.luke@slcgov.com](mailto:charlie.luke@slcgov.com) My response is below. I am obviously in favor of this restaurant (have no economic ties to it), but if you feel strongly the other way, I would also encourage you to voice your opinion. Feel free to forward this to anyone else you may know.

Thanks!

Ted

---

From: [linskeen@msn.com](mailto:linskeen@msn.com)  
To: [charlie.luke@slcgov.com](mailto:charlie.luke@slcgov.com); [maryann.pickering@slcgov.com](mailto:maryann.pickering@slcgov.com)  
Subject: RE: Correction of Proposed Brew-Ha-Ha Tavern Address - June 20, 2013  
Date: Fri, 21 Jun 2013 10:41:50 -0600

Maryann-

As a resident of this part of the city (Bonneville Hills) for most of my life, I would like to voice my opinion in favor of Brew-Ha-Ha. This is the type of business our community needs (a walkable gathering spot in which you can get a drink and are not forced to order a meal) and should be encouraged. This intersection has become run-down (South side of the intersection) has significant vacancy, and is in need of investment.

Councilman Luke's concerns about evening traffic should be alleviated by the fact that it is in a commercial district. The homes surrounding the site are sandwiched by another commercial development and the infrastructure (foothill blvd and 1300 south) is sufficient to pull the traffic away from the residential neighborhoods. His concern about parking is an issue, but the lack of parking has not damaged 15th and 15th, Emigration Market, and 9th and 9th. This intersection has more commercial street parking than those other intersections and more opportunities for parking arrangements (bank, pinion, dentist office, etc.). Not sure what to make about his 6 am concern there are numerous drive-thrus that are open at 6 am in the neighborhood and none of those have added a significant burden to the community.

All of the concerns with parking and traffic are assuming this business will be wildly successful. If that is the case, it is even more important for this type of business to be in our community as it will show the clear need for a tavern/pub in the neighborhood. Let the market decide the need!

Thank you for your time!




Theodore Skeen  
1601 S. 2000 E.  
SLC, UT 84108

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Subject: Correction of Proposed Brew-Ha-Ha Tavern Address - June 20, 2013  
From: [charlie.luke@slcgov.com](mailto:charlie.luke@slcgov.com)  
To: [linskeen@msn.com](mailto:linskeen@msn.com)  
Date: Thu, 20 Jun 2013 15:01:02 +0000





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**[Charlie Luke](#)**  
Council Member  
District Six  
801.535.7784

---

District 6 Liaison  
**[Amber McClellan](#)**  
801.535.7600

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Public comment is  
always welcomed  
and can be submitted [online](#),  
by letter, fax 801.535.7651 or  
24 hour comment line  
801.535.7654.

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All Formal Council Meetings  
and Work Sessions  
are open to the public,  
and are broadcast live  
on Channel 17 or  
visit [www.slctv.com](http://www.slctv.com).

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## Correction

There was a typo in the address of the proposed Brew-Ha-Ha tavern in last night's District 6 Update. Instead of 2018 East the correct approximation is 2118 East 1300 South (the former Finnish Touch Day Spa building on the southeast corner of 2100 East 1300 South.) Sorry for any confusion.

Thanks again,  
Charlie

## Proposed Brew-Ha-Ha Tavern

There will be an open house today, Thursday, June 20 from 4:30 p.m. to 6:00 p.m. at the Anderson-Foothill Library (1135 South 2100 East) to learn about the proposed Brew-Ha-Ha tavern (2118 East 1300 South) and their request for a conditional use permit\* from the Planning Commission to operate as a beer tavern. I have received a lot of emails with questions about my position regarding this request.

As most of you know I was very vocally opposed to the Administration's alcohol zoning ordinances last year. By loosening the zoning requirements for establishments, whose hours of operation could not legally be regulated by the City, an intensive use was added to neighborhood business zones.

My opposition to Brew-Ha-Ha has nothing to do with alcohol. It has to do with three points: lack of parking, extensive outdoor seating near homes, and hours of operation.

Parking is problematic with this proposal. There are 14 parking spaces for Brew-Ha-Ha. Using those spaces will be six staff, 91 indoor seats, and 57 outdoor seats for a total of 154 people for 14 spaces. This lack of parking will burden the other existing businesses and especially the next-door residential neighborhood where on-street

parking is already tight. The burden is not fair to existing residents and businesses.

The proposed outdoor seating for 57 people at 19 tables will generate extensive noise impact on the surrounding neighborhood. The outdoor area is scheduled to be located in front of the building on 1300 South. The noise and potential for smoke will unfairly burden residents at all hours of operation.

The hours of operation are especially concerning. Brew-Ha-Ha wants to begin coffee service at 6:00 a.m. and beer service beginning at 10:00 a.m. and continuing until 2:00 a.m. The City cannot regulate hours of operation of an alcohol establishment due to current State law. While restaurants serving alcohol work well in residential business areas, the primary difference between them and Brew-Ha-Ha is hours of operation. Most of these neighborhood restaurants close by 10:00 or 11:00 p.m. Having up to 57 people engaging in conversation outside at 1:30 a.m. will generate a lot of noise. People leaving the tavern at 2:00 a.m. and walking to their cars parked on nearby neighborhood streets will create noise for those neighbors. Without the ability to require the tavern to keep hours consistent with surrounding business the potential for negatively impacting the existing quality of life of surrounding neighbors is extremely likely.

For these three reasons I encourage the City Planners and the Planning Commission to deny the conditional use for Brew-Ha-Ha. There is too much potential negative impact on surrounding neighbors and businesses. Add to that the constantly changing plans, and lack of information regarding the coffee drive-thru (which is permitted in a Community Business (CB) zone), this project is requiring the City to take a giant leap of faith in granting approval to a project that seems very undefined.

I've been asked a lot about how I will vote on this. To be clear, I am opposed for the reasons I've listed, but this issue will not come before the City Council. Last year's alcohol zoning ordinance required a conditional use permit for alcohol-specific establishments. The Planning Commission grants those permits, not the City Council. My statement will be registered like yours in the staff report supplied at a later date to the Planning Commission.

I am watching this issue very closely. Please feel free to include me in your emails to the City Planner overseeing this issue, MaryAnn Pickering at

[maryann.pickering@slcgov.com](mailto:maryann.pickering@slcgov.com).

*\*Bryce Davis is requesting conditional use approval to open and operate a new tavern located at approximately 2118 East 1300 South. The subject property is located in the Community Business zoning district and is located in Council District 6 represented by Charlie Luke.*

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## Upcoming City Events

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[Friday Night Flicks](#) [Sugar House Arts Festival](#) [Sugar House Fireworks](#)  
[Twilight Concert Series](#) [East Bench Master Plan](#)  
[Sugar House Streetcar Updates](#) [SLC Volunteer Opportunities](#)

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## Quick Links

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[District 6](#) [City Council](#) [Salt Lake City](#)  
[Open City Hall](#) [Community Councils](#) [Boards & Commissions](#)  
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**From:** [denise](#)  
**To:** [Pickering, Maryann](#); [Foothill/Sunnyside CC Chair](#)  
**Subject:** Fwd: Student Numbers  
**Date:** Monday, August 05, 2013 5:11:09 PM

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Sent from my Verizon Wireless 4G LTE Smartphone

----- Original message -----  
From: Laurel Young <laurelyoungnrn@gmail.com>  
Date: 08/05/2013 4:04 PM (GMT-07:00)  
To: denise doxey <denise@doxkeys.com>  
Subject: Student Numbers

This information needs to go with the letters sent from the PTA presidents.

This is from Laurel Young, SLC school board. There are close to 800 students registered at Clayton for 2013-2014 and over 500 students at Bonneville. This area is on the safe walking route for both schools. Not all of these students will come from this area, but may frequent the Anderson Library and commercial shops in this area and in Foothill Village.

Laurel

**From:** [Carlos Lopez](#)  
**To:** [Pickering, Maryann](#); [Luke, Charlie](#); [Reddick, Ellen](#)  
**Subject:** I am opposed to the Conditional Use Permit for Brew Ha-Ha  
**Date:** Thursday, June 20, 2013 5:25:46 AM

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Hello,

As a local resident living on St Mary's Dr (1425 S.) just two streets from the location of Brea Ha Ha, I am very concerned about this pub and coffee bar opening in the area to begin with, but since the opening of this establishment is not the argument, I will keep my comments to the use permit. Currently I am in Switzerland on vacation but felt compelled to write in ahead of today's community meeting in hopes that his message will be shared.

I want to express all of the same concerns that Charlie Luke had written in his newsletter. No matter what the owner tells you, patrons will use neighborhood parking to visit the tavern. I know I don't want people stumbling to their cars at [2 am on my street](#). A business should not be allowed a permit if they can't solve for the parking issue. The noise and congestion it will bring isn't welcome. Second, the hours of operation of 7 days a week and 19 hours a day brings unnecessary, nearly 24 hours a day operation to our neighborhood destroying quality of life in which I pay high property taxes to enjoy. Their hours should be absolutely no later than [10 pm](#) and should be subject to residential noise ordinances as their property backs to neighborhoods. Outdoor seating should be limited to far less than 57 and no smoking at the outdoor seating should be allowed to prevent the second hand smoke from drifting into neighborhoods next door.

Make no mistakes, I have no problem with this business opening here and will likely patronize it myself. My main concern is the owners apparent lack of concern about being a good neighbor evidenced by trying to maximize occupancy, congestion and ridiculous hours into a neighborhood. The suggested hours and occupancy is better suited for a downtown location with a parking garage nearby.

Thank you,

Carlos and Christy Lopez

Sent from Carlos' Ipad.

**From:** [Bert Compton](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** I oppose the BrewHaHa club in my neighborhood  
**Date:** Monday, June 17, 2013 10:34:55 PM

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Maryann,

This email is in response to the bar being proposed in my neighborhood. My family and I live in the neighborhood near the proposed BrewHaHa club. We specifically moved into this neighborhood because of how family-friendly it is. There are many families with children and there are wonderful schools. We love riding our bikes around the streets, including to Top Stop and the Library. I am very disappointed that our city would allow a bar in a neighborhood that has so many children walking and riding their bikes right past it on the streets and sidewalks.

There are so many things I don't like about a bar/tavern being in this location. I worry about the crowds that would be generated by this type of business. I worry about patron parking on and around our homes and about drunk patrons walking and driving through our neighborhood streets. This type of business will likely bring loud music and crowds that will frequently interrupt our quiet neighborhood. Please do not allow this type of business in our neighborhood where our children play. We encourage family-oriented businesses in this area that we can frequent with our families. We enjoy the cafes, shops and restaurants in the area. I join with the many other families in the area in opposing this business. I strongly oppose allowing BrewHaHa in the proposed location. Please help keep our family-oriented community stay safe. Thank you for your consideration.

Heather Compton  
1451 S El Rey St

**From:** [Ellen Reddick](#)  
**To:** [Pickering, Maryann](#)  
**Cc:** [Luke, Charlie](#)  
**Subject:** Letter Re: BrewHaHa To Maryann Pickering  
**Date:** Monday, June 03, 2013 10:56:44 AM

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June 3, 2013

**MARYANN PICKERING, AICP**  
**Principal Planner**  
PLANNING DIVISION  
COMMUNITY *and* ECONOMIC DEVELOPMENT  
SALT LAKE CITY CORPORATION

Dear Maryann,

I am writing to you as a resident of the east bench who has lived in the east bench all of my life. I have been involved in the community council since 1985 and ran for City Council in 2007.

I have also been active in the business community for 35 years; Director of the Fairchild Telecommunications Utah Office for 12 years, National Process Improvement Director for Lucent Technology and owner of my own business consulting firm for the last 12 years. I served as Chair of the SLC Business Advisory Board and President of the Vest Pocket Business Coalition.

When I meet with Mr. Jones and Mr. Pohlman over several weeks and discussed their business plans for BrewHaHa. I was, to say the least, surprised to learn of their lack of research and knowledge of the area and demographics of the east bench and the business nodes in our community. As well as their lack of past history of some of the businesses that have met challenges at the same location as the proposed BewHaHa.

There are several misconceptions about the east bench, the most common is that we don't have alcohol availability on the east bench, when in fact we have over 15 locations that serve alcohol along with a state liquor store. We have many very successful restaurants that have full service liquor licenses.

Foothill Village has been in our community, one block from the proposed BewHaHa, for over 65 years. There are seven locations in Foothill Village that serve alcohol. They have all been good neighbors and very successful. Many stores in Foothill Village have been in the Village since it was built and are now run by second and third generations. We value our neighborhood business nodes and are glad they are successful and well run. The business mix works well, compliments the community and adds value to our property/homes. They are walkable and friendly. Almost every store in our



community either closes at 7:00 or 10:00 pm and is very conscious of their community impact. They all allow and accommodate our children.

Our community is made up of young well educated people with young families and older residents that have lived here since the housing developments were built. As the older people move on the homes are sold to young families. Our employment rate is high and the main focus of our community is on quality of live, safety for our children and easy and safe access to our amenities; the local library, local schools within walking distance and our neighborhood pocket parks.

The impact the BewHaHa will have on our area is substantial. They are located on a corner that is a major route to our local schools and our local neighborhood library. BrewHaHa is located at 2100 East and 1308 South, our library is located at 2108 East and 1135 South. To have a business for **adults only**, with a drive through open for **19 hours every day** impacts the quality of life and the safety of our children that are used to going to the library on a daily basis, many with friends on their own. This will cease to happen as parents worry about traffic, drive through patrons and the possibility of an impaired patron along their walk.

To question the business acumen of the owners I feel is justified for several reasons:

1. District 6, which is the east bench, was the only district that voted no for the SLC Alcohol Normalization ordinance
2. Parking at this location is limited to 12 – 18 spaces with no on street parking except in front of residential homes
3. The DoDo Restaurant was located on the same block as the BrewHaHa and due to parking issues, noise issues and negative neighborhood impacts closed its doors and relocated to Sugarhouse in 2000.
4. The successful restaurants that serve liquor in our area are successful because they are family oriented and not abutting homes.
5. BewHaHa will be the only **adult business** on the entire east bench.

The above are critical business facts for a new business owner to know and consider if their business plan addresses the pros and cons of opening a high traffic, 19 hour business at that location.

The other issues are noise, smoke and possible disrupting customers that are asked to leave and end up encountering an elementary school child on their way home from school or the library.

The property is abutted by residential homes and will require constant City enforcement due to neighborhood impact.

The other business owners at the location do not have parking to share and have

stated such. We have the DoDo issues all over again. Residents will need Permit Parking signs and passes and the other business owners have stated they will tow to keep their parking for their patrons. Many of them pay for their additional parking behind the businesses.

You need to carefully consider the drive through that uses the existing parking lot and will negate the use of the parking lot for parking and the impact on already busy streets that feed the U of U and downtown.

A traffic study on 1300 South and 21<sup>st</sup> East will need to be done to accurately predict the impact this business will have on the current traffic flow through the community.

If the owners of the BrewHaHa had done their homework for their business plan they would have realized that the demographics of the neighborhood and this location's high traffic use abutting homes and elementary school children's daily use does not create the dynamics for an adults only, 19 hour successful business location.

East bench 84108 demographics:

Community Statistics of 84108	
Population Male	10,605
Population Female	10,234
Median Age	36.2
College Graduate	46%
White Collar	81.39%
Blue Collar	18.61%
Number of Households	7,822
Number of Family Households	5,313
Average Family Size	3.3
Median Household Income	\$81,440
Average Household Income	\$106,148

Sincerely,

*Ellen*

Ellen Reddick

801.581.0369

**From:** [Marie Cornwall](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** License for BrewHAHA at 1300 South 2100 East  
**Date:** Friday, June 14, 2013 9:30:38 AM

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MARYANN PICKERING, AICP

Principal Planner

PLANNING DIVISION

COMMUNITY *and* ECONOMIC DEVELOPMENT

SALT LAKE CITY CORPORATION

6/14/13

Dear Ms. Pickering:

I live around the corner from the proposed location of BrewHaHa, on Sherman Ave. My neighbors and I are troubled by the plans to put BrewHaHa in the building on the corner of 1300 South and 2100 East. First and foremost, we are amazed that the planning division did not learn any lessons from the fiasco that followed when the the DoDo restaurant moved into the same location a few years ago. The ensuing parking problem disrupted the neighborhood for months once the restaurant opened. The problem is especially severe on Sherman Ave because people park on both sides of the street and the street is relatively narrow. Two way traffic is interrupted when the street is full of parked cars. And, we get a lot of traffic on Sherman as a result of traffic flow from the Foothill markets area.

But there are other reasons not to grant a license. For example,

The residents in the area are either elderly people (many widows) or young families with children under eight. The BrewHaHa would encourage the flow of an entirely different demographic into the area--none of whom share the same interests as the residents.

The increased traffic congestion would be daunting. One cannot turn onto 21st East from Sherman Avenue in the morning or afternoon (because of traffic to and from the University). Adding the flow of traffic in and out of the parking lot and drive through for BrewHaHa would clog traffic even more.

The increased traffic congestion will endanger cyclists who travel on 2100 east (a designated bicycle lane). Cyclists are always present on 2100 East, especially during the summer months.

2100 east is also a place for young families who walk to and from the library and for

young children on their way to Bonneville Elementary School.

The pollution problem seems overwhelming. The increased traffic (waiting cars spewing pollution) and, more importantly, the proposal to create an outdoor smoking area is absolutely crazy for this area. Smoke will travel into the backyards of nearby residents who have lived in the area for years.

Most importantly, the residents on Sherman Avenue will be introduced to the experience of inebriated customers looking for their cars at 2:00 a.m. The noise factor from loud BrewHaHa customers will not be welcomed by any of the residents (remember the widows and families with young children).

The business plan indicates that the establishment will be open from six a.m. to 2 a.m., leaving only four hours for quiet and recovery time in the neighborhood.

Don't do this to us again. We campaigned against the DoDo and were told it would be okay. They were given a license and we had a miserable two years until the business failed and moved to a new location. Restaurant or bar, the corner of 2100 East and 1300 South is not a good location for any establishment planning for an influx of 90 customers and their cars. There is no place for customers to park. Stop the madness now.

Sincerely,

Marie Cornwall

2137 Sherman Ave

Salt Lake City, Utah 84108

801-582-3924

**From:** [Kathleen Gygi](#)  
**To:** [Pickering, Maryann](#)  
**Date:** Tuesday, June 18, 2013 1:55:12 PM

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We would like it known that we oppose the idea of a destination bar on 1300 South and 2100 East. There are plenty of restaurants and a state liquor store in the area for those who desire alcohol. This area is situated near homes where people could easily be disturbed at "all" hours. The limited parking area for the facility would make much street parking necessary, causing more traffic problems.

Gordon and Kathie Gygi  
khgygi@hotmail.com

**From:** [kimball\\_willey](#)  
**To:** [Pickering, Maryann](#)  
**Date:** Thursday, June 20, 2013 3:01:29 PM

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We are 100 % opposed to the BrewHaHa Tavern and its ridiculous hours of operation in our neighborhood setting and its influence in our relatively quiet surroundings. That kind of business shouldn't be in a neighborhood that does not want that kind of potentially loud customers encroaching so close to our own living rooms with noise and some of the elements that go with drinking late into the night and early morning hours. There are plenty of us that just do not want this so close to our homes, schools, and library. Would you? It is not wanted here!! A restaurant is one thing, but not a bar with those elongated hours of operation. Thanks for listening. Please pass this on to the city council. Thanks, Carolyn and Kimball Willey

**From:** [Bonnie Goodliffe](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** neighborhood meeting June 20  
**Date:** Thursday, June 20, 2013 3:53:21 PM

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Dear Ms. Pickering

I am unable to attend tonight's meeting because of already scheduled work commitments. I want to go on record as opposing a bar/tavern opening in my neighborhood.

I live at 2844 St. Mary's Way, just up the hill from the proposed business.

Thank you for your attention to this matter.

Bonnie Goodliffe

**From:** [jennie jones](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Night club on 13th south and 2100 east  
**Date:** Friday, May 24, 2013 11:43:05 PM

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Representative Pickering,

I am a Salt Lake Resident writing to let you know of my concerns and strong objection to the coffee/bar opening on the corner of 13th south and 21st east. I live on 13th south just up the street from the proposed business and I do not want an establishment in my neighborhood that is open until the wee hours of the morning. I don't want people parking in front of my house and walking to their car at all hours of the day. I don't welcome anymore traffic then there already is at that intersection especially when I have young children walking to and from school. This is just the wrong establishment for our neighborhood. I know there are many others in my neighborhood that feeling the same way. I hope that our concerns are heard and that this will prevent this business from opening it's doors in our area.

Thank you sincerely,  
Jennie Jones



**From:** [Colleen Mecham](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Not in favor of Brew Ha Ha Tavern  
**Date:** Wednesday, June 19, 2013 10:59:07 PM

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Dear MaryAnn,

Just wanted to let you know our opinion in regards to the Brew-Ha-Ha Taven hours of operation. Our opposition to Brew-Ha-Ha has nothing to do with alcohol. It has to do with three points: Lack of parking, extensive outdoor seating near homes, and hours of operation. Parking is problematic with this proposal. There are 14 parking spaces for Brew-Ha-Ha. Using those spaces will be six staff, 91 indoor seats, and 57 outdoor seats for a total of 154 people for 14 spaces. This lack of parking will burden the other existing businesses and especially the next-door residential neighborhood where on-street parking is already tight. The burden is not fair to existing residents and businesses.

The proposed outdoor seating for 57 people at 19 tables will generate extensive noise impact on the surrounding neighborhood. The outdoor area is scheduled to be located in front of the building on 1300 South. The noise and potential for smoke will unfairly burden residents at all hours of operation.

The hours of operation are especially concerning. Brew-Ha-Ha wants to begin coffee service at 6:00 a.m. and beer service beginning at 10:00 a.m. and continuing until 2:00 a.m. the primary difference between them and Brew-Ha-Ha is hours of operation. Most of these neighborhood restaurants close by 10:00 or 11:00 p.m. Having up to 57 people engaging in conversation outside at 1:30 a.m. will generate a lot of noise. People leaving the tavern at 2:00 a.m. and walking to their cars parked on nearby neighborhood streets will create noise for those neighbors. Without the ability to require the tavern to keep hours consistent with surrounding business the potential for negatively impacting the existing quality of life of surrounding neighbors is extremely likely.

For these three reasons I encourage the City Planners and the Planning Commission to deny the conditional use for Brew-Ha-Ha. There is too much potential negative impact on surrounding neighbors and businesses. Add to that the constantly changing plans, and lack of information regarding the coffee drive-thru (which is permitted in a Community Business (CB) zone), this project is requiring the City to take a giant leap of faith in granting approval to a project that seems very undefined.

Thank you for your consideration on this very important matter!

Colleen Mecham & Mary Mecham  
1876 Logan Avenue, SLC UT. 84108

**From:** [Cynthia Powell](#)  
**To:** [Pickering, Maryann](#)  
**Cc:** [Kristen Peko](#)  
**Subject:** opinion on proposed tavern on 1` 300 south and 2108 east..  
**Date:** Friday, June 21, 2013 4:04:17 PM

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I live on the 1700 block of Yale Avenue. I am strongly opposed to the city allowing a tavern with business hours from 0600 to 2 am in this residential neighborhood!!! There is not enough parking as it is, for the residents in homes on 1300 south. The intersection of 2100 east and 1300 south, is very congested already. It is disturbing to think of the noise and traffic factor for the proposed business. I am not opposed to serving alcoholic beverages in restaurants, but a bar seems to be out of character for this particular part of the city!

Thank you for your attention to this matter. Charlie Luke is my representative on the City Council.  
Cynthia D. Powell

**From:** [Connie Christensen](#)  
**To:** [Pickering, Maryann](#)  
**Cc:** [Bonneville Hills - Ellen Reddick](#)  
**Subject:** Opposed to hours of Brew-HaHa  
**Date:** Tuesday, June 25, 2013 5:25:21 PM

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Dear Maryann and Ellen,

This note is to thank you both for your time and effort in behalf of our neighborhood. My specific objections to Brew-Ha-Ha are: The destruction of Brady's beautiful landscaping buffer facing the street, the unreasonable closing hours, and the inevitable parking and noise in front of our neighborhood homes.

Having lived at my address since the early 1960's, I have periodically had to address issues from encroaching businesses. It is not easy maintaining an attractive neighborhood while still co-existing with businesses, but it remains very important to do so. Please help us in this endeavor.

From past experience, I know how a project such as the Brew-Ha-Ha matter can sometimes seem to fill up your life. When I watch you, Ellen, I remember your dear mother Pat and what a reasonable and effective advocate she always was for our neighborhood. So glad she passed those qualities on to you, Ellen.

Sincerely, Connie Christensen  
2034 East 1300 South

**From:** [Jared Steele](#)  
**To:** [Pickering, Maryann](#)  
**Cc:** [Luke, Charlie](#)  
**Subject:** Opposition to Brew-Ha-Ha  
**Date:** Thursday, June 20, 2013 12:22:05 PM

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Hello,

I would like to voice my opinion and opposition to Brew-Ha-Ha. I share the same opinion as City Council Member Charlie Luke in this matter. Below is a quote from Councilman Luke regarding this issue. The main issue that I am concerned about is parking and Councilman Luke makes a strong argument regarding the issues of parking. This is not to say that the other problems stated are not important, as they are, but just not as important to me given that I don't live directly near the address but I do live close enough that the parking would be an issue as I frequent other businesses in the area often.

Per Councilman Luke:

"My opposition to Brew-Ha-Ha has nothing to do with alcohol. It has to do with three points: lack of parking, extensive outdoor seating near homes, and hours of operation.

Parking is problematic with this proposal. There are 14 parking spaces for Brew-Ha-Ha. Using those spaces will be six staff, 91 indoor seats, and 57 outdoor seats for a total of 154 people for 14 spaces. This lack of parking will burden the other existing businesses and especially the next-door residential neighborhood where on-street parking is already tight. The burden is not fair to existing residents and businesses.

The proposed outdoor seating for 57 people at 19 tables will generate extensive noise impact on the surrounding neighborhood. The outdoor area is scheduled to be located in front of the building on 1300 South. The noise and potential for smoke will unfairly burden residents at all hours of operation.

The hours of operation are especially concerning. Brew-Ha-Ha wants to begin coffee service at 6:00 a.m. and beer service beginning at 10:00 a.m. and continuing until 2:00 a.m. The City cannot regulate hours of operation of an alcohol establishment due to current State law. While restaurants serving alcohol work well in residential business areas, the primary difference between them and Brew-Ha-Ha is hours of operation. Most of these neighborhood restaurants close by 10:00 or 11:00 p.m. Having up to 57 people engaging in conversation outside at 1:30 a.m. will generate a lot of noise. People leaving the tavern at 2:00 a.m. and walking to their cars parked on nearby neighborhood streets will create noise for those neighbors. Without the ability to require the tavern to keep hours consistent with surrounding business the potential for

negatively impacting the existing quality of life of surrounding neighbors is extremely likely.

For these three reasons I encourage the City Planners and the Planning Commission to deny the conditional use for Brew-Ha-Ha. There is too much potential negative impact on surrounding neighbors and businesses. Add to that the constantly changing plans, and lack of information regarding the coffee drive-thru (which is permitted in a Community Business (CB) zone), this project is requiring the City to take a giant leap of faith in granting approval to a project that seems very undefined."

I also encourage City Planners and the Planning Commission to deny the conditional use for Brew-Ha-Ha based on the negative impact it will have on the neighborhood.

Regards,

Jared Steele

**From:** [Kerry Lehtinen](#)  
**To:** [Pickering, Maryann](#)  
**Cc:** [Luke, Charlie](#)  
**Subject:** Opposition to Brew-Ha-Ha  
**Date:** Thursday, June 20, 2013 5:43:11 PM

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I support Charlie Luke in his opposition to Brew-Ha-Ha on 13<sup>th</sup> South. Parking was an issue when the Dodo was located there several years ago. It was even more of an issue when it was Zachary's Garden and neither of those establishments opened early or closed late. In addition to the parking, there will also be delivery trucks to deal with. I know that when the Paris opened, the owner requested smaller delivery trucks from his suppliers because of the residential neighborhood location.

Thank you for your consideration about this proposed neighborhood tavern.

Kerry Lehtinen  
1850 Yale Avenue  
1922 East 900 South

**From:** [William Oswald](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Opposition to the Granting of a Conditional Use Permit for Brew-Ha-Ha  
**Date:** Friday, June 21, 2013 4:41:54 PM

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Members of the Salt Lake City Planning Commission

c/o MaryAnn Pickering at [maryann.pickering@slcgov.com](mailto:maryann.pickering@slcgov.com)

As a long time 43 year resident living near 13<sup>th</sup> South and 21<sup>st</sup> East intersection and as a long time customer of the businesses located near the intersection of 13<sup>th</sup> South and 21<sup>st</sup> East, Salt Lake City, Utah, I oppose the request for a conditional use permit sought by Brew-Ha-Ha to operate a new tavern located at 21<sup>st</sup> East and 13<sup>th</sup> South, Salt Lake City, Utah.

My reasons are based upon the following negative aspects of this proposal. First, the site for the proposed conditional use greatly lacks sufficient parking to even begin to comply with the reasonable expectations of its proposed business use on the neighborhood. Second, the extensive planned outdoor seating with people making the normal noise associated with a tavern type of use will have an adverse impact on the nearby residential homes. Third, the proposed hours of operation will create problems for the entire neighborhood 20 hours each day.

Consider the following facts as I understand the proposed use:

**1. Parking Problems:** Parking is problem with the Brew-Ha-Ha proposal. My understanding is there are 14 parking spaces for Brew-Ha-Ha. Using those spaces will be six staff, 91 indoor seats, and 57 outdoor seats for a total of 154 people for 14 spaces. This lack of parking will become a burden the other existing businesses, especially those live next-door in the residential neighborhood to the east, south and where on-street parking is already limited and very tight. Allowing a conditional use that has so little of its own parking and makes such a demand on the neighborhood is unreasonable. This conditional use request is not in keeping with history of this neighborhood. Simply stated, the requesting site for the conditional use does not have sufficient space for its own contemplated use and allowing it

to impose its burden of not having sufficient parking for what it wants to do is not fair to the long standing existing residents and businesses users who will be imposed upon.

**2. Outdoor Seating:** The conditional use proposed for outdoor seating for 57 people at 19 tables will generate extensive noise impact on the surrounding neighborhood. The outdoor area is scheduled to be located in front of the building on 1300 South. The noise and potential for noise and likely smoke will unfairly burden residents at all hours of its unusual operating hours starting at 6:00 a.m. and continuing to 2:00 a.m.—or a 20 hours each day will have a high impact. The existing businesses located on 21<sup>st</sup> East across the street open late. Ray’s Barber where I get my hair cut is open every day except Sunday until 9:00 p.m. and needs it parking parking space. The two long time cleaning businesses which I use are open until 7:00 p.m. The Top Stop gas station and convenience store located directly across the street already has limited parking, especially when people are shopping for food items along with gas.

**3. Hours of Operation:** The hours of operation are especially concerning to those of us residing in the adjoining neighborhoods. As I understand, Brew-Ha-Ha wants to begin coffee service at 6:00 a.m. Beer service will begin at 10:00 a.m. and continuing until 2:00 a.m. The possibility of having up to a potential of 57 people engaging in conversation *outside* when people residing in the residences are trying to sleep will be upsetting. Those leaving the premises from 10:00 p.m. until the 2:00 a.m. closing hours will generate a lot of noise as they walking to their cars, most of which will be parked on the nearby residential neighborhood streets—since they have so little onsite parking. The opening and shutting of car doors, starting car engines, will create noise for the residential neighbors who are trying to sleep during normal sleeping hours. Without the ability to require the tavern to keep hours consistent with surrounding neighborhood businesses has the potential for negatively impacting the existing quality of life in the surrounding neighbors.

I strongly believe that the granting of the conditional use permit have an adverse impact on surrounding neighbors and businesses. For the above reasons, I encourage the City Planning Commission to deny the conditional use permit for Brew-Ha-Ha.

William D. Oswald

Former Attorney, Redevelopment

Agency of Salt Lake City

Residing at 2047 Princeton Drive Salt Lake City, Utah 84108





**From:** [Jeanie McAllister](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Pending Permit for BrewHaHa Tavern  
**Date:** Wednesday, June 19, 2013 3:00:17 PM  
**Attachments:** [Ltr Re BrewHaHa 6-19-13.docx](#)

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June 19, 2013

Maryann Pickering, AICP  
Principal Planner  
Planning Division  
Community and Economic Development  
Salt Lake City Corporation  
Tel 801-535-7660  
Fax 801-535-6174

Re: Pending Business Permit for BrewHaHa Tavern

Dear Ms. Pickering:

As a past commuter to Manhattan, and a former resident of Berkeley, Oakland, Washington, D.C. Northwest, Nantes, France, and Grenoble, France, I know a bit about neighborhoods with bars and neighborhoods without.

Twenty-three and a half years ago, “buying a neighborhood” in Salt Lake City was first on my list; buying a home was second. I found both in Bonneville Hills, a neighborhood that has remained largely peaceful and walkable, and one where neighbors make every effort to keep it so.

I walk past the proposed site for the BrewHaHa Tavern during my morning exercise or to visit Anderson-Foothill Library. A “destination bar,” and all that comes with it, brings unintended consequences NOT generated by a fine restaurant serving liquor. However, even “The Dodo,” a fine restaurant with a fan base in our neighborhood, didn’t succeed here largely because of parking problems. I question whether Mr. Bryce Jones has done his homework.

BrewHaHa is a clever moniker, but is it not ironic, considering the meaning of the original word: “an uproar; hubbub”? There’s certainly an uproar in our neighborhood as we contemplate current and likely problems should Mr. Jones be granted permission to proceed. To wit:

1. An “adult only” business is not compatible with all surrounding businesses who are likely to suffer from unauthorized parking, litter, graffiti, crime, and drugs, especially since the bar would open earlier and close later for a total of at least 11-12 more hours.

2. Customers patronize bars to drink, relax, and enjoy the “happy hour.” With homes only feet away from the premises, noise, music, and smoke are incompatible for 19 ½ hours daily, and especially so between 10:00 p.m. and 2:00 a.m.
3. There isn’t space to accommodate 90+ customers inside and 90+ outside. The “90+ outside” could only be in good weather and only if the few parking stalls south of the building were eliminated. (Since my home is only 500 square feet smaller in size than the proposed building, I have some sense of this space.)
4. Lack of parking, period. Surrounding businesses are NOT happy to “lend” their parking to Mr. Jones as he alleges. At least five said so at the Bonneville Hills Community Council Meeting May 23, 2013.
5. Ingress and egress can only occur on 21<sup>st</sup> East and 13<sup>th</sup> South, two of the busiest traffic streets in the area other than Foothill Drive. A cyclist lane runs the length of 21<sup>st</sup> East. So--what happens in bad weather when auto maneuverability is dicey such as last winter? Add snow plows, cyclists, and pedestrians who’ve had a bit too much to drink crossing the street . . .
6. Our children’s safety is compromised as they cross west or north to attend Bonneville Elementary or Clayton Middle School or the Anderson-Foothill Library.
7. The customer base would come mainly from populations who drive into the neighborhood (for example, University students)--hardly our demographic: 81% professionals and 68 % families. Drinkers in our area are mostly “wine with fine dining,” not “beer belly-up-to-the bar.”
8. The City’s budget is already stretched thin and taxes could be raised in 2014. This is no time to create one more area which police and parking officials must patrol.

I would be happy to see Mr. Jones’ business succeed downtown or in another location with other businesses compatible with his vision. Bonneville Hills is not the place.

Please do not grant him any kind of business permit.

Sincerely,

K. J. McAllister

McAllister & Associates  
2184 Roosevelt Avenue  
Salt Lake City, UT  
801.583.9646



**From:** [Donnie](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Please deny permit  
**Date:** Monday, June 17, 2013 2:57:49 PM

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Dear Maryann Pickering,

I live on Sherman Ave, it is a residential street and I would not be in favor of the increased traffic or the street parking that the Brew HaHa would bring to my neighborhood.

Sincerely,

Donnetta Davis, daughter  
On behalf of Bette Sims

Sent from my iPhone

**From:** [karendavis2@comcast.net](mailto:karendavis2@comcast.net)  
**To:** [Pickering, Maryann](#)  
**Subject:** PLNPCM2013  
**Date:** Tuesday, June 18, 2013 10:58:16 PM

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I would like to add my voice to others who are opposing the attempt to rezone the area on 2100 East and 1300 So. to accommodate the BruHaHa Tavern. The increased traffic this business would cause is totally detrimental to this area. Cars parked up and down the streets is an increased hazard to all. The hours of business are to the extreme. Staying open until 2:00 am is not in line with the neighborhood atmosphere that we enjoy here. This is a family friendly neighborhood and I don't want to see that compromised by the addition of this kind of business.

Please listen to the residents of this area, and their concerns, and take the necessary steps to stop this from happening.

Thank you,  
Karen Davis

Sent from my iPad

**From:** [Donna Hill](#)  
**To:** [Pickering, Maryann](#)  
**Cc:** [Jeanie McAllister](#); [Jeanie McAllister](#); [Polly Parkinson](#); [Shannon Howells](#); [Erin](#)  
**Subject:** PLNPCM2013-00348  
**Date:** Wednesday, June 19, 2013 10:36:49 AM

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Dear Mary Ann,

As a highly concerned resident of East Sugarhouse I feel a need to voice my strong dissent regarding the proposed Brewhaha establishment becoming part of my neighborhood. I purchased my home on 2100 East over ten years ago. I work as a full time licensed clinical social worker at University Hospital and commute daily in the neighborhood where the bar is scheduled to arrive. This neighborhood is replete with children, professionals and family commuters.

In 2009 the home next door to mine became a rental property. Three young college males moved into the house and, within a few months, the situation became unbearable. The tenants attracted a large group of friends who partied late into the night and early hours of the morning. Cars lined the streets, blocking driveways. The noise level was unacceptable, causing many of us to call the police for intervention. I involved my city councilman, JT Martin, on more than one occasion. All three tenants were eventually evicted and the house is now rented to a respectable professional couple.

I use the above account to illustrate the fact that any loud and distracting activities occurring after 10:00 pm in my neighborhood will not be tolerated. This is a quiet, respectable area with residents who work hard and have earned the right to enjoy a peaceful, quiet community. A "neighborhood bar" is **completely incompatible** with the existing lifestyle.

I can recall myriad challenges which arose with the arrival of the DoDo Restaurant in the same location several years ago. I was a huge fan of the DoDo and looked forward to its arrival. However, I quickly became disenchanted as I noticed cars lined up my street and into adjacent neighborhoods, causing traffic hazards and mayhem. Not surprisingly, the restaurant was ultimately moved to a more appropriate area of town.

Please note that allowing the Brewhaha establishment into East Sugarhouse is a **disaster waiting to happen**. I respectfully ask for reconsideration of this plan to protect myself and the friends and neighbors of my community.

Sincerely,

Donna Hill

**From:** [Sara Boyer](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Possible Tavern  
**Date:** Thursday, June 20, 2013 11:23:11 PM

---

Dear Maryann,

Please do not allow a brewery-type establishment to locate in the building at the corner of 1300 South and 2100 East in Salt Lake. This is not a good fit for our neighborhood--would be located very close to streets filled with homes and families.

Allowing a tavern in this locale would be a big mistake.

Thank you,

Sara Boyer



**From:** [Georgia Simmons](#)  
**To:** [Luke, Charlie](#); [Pickering, Maryann](#)  
**Subject:** Proposed Brew-Ha-Ha Tavern  
**Date:** Wednesday, June 19, 2013 6:31:34 PM

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I appreciate the opportunity to express my opinion regarding the proposed operation of the Brew-Ha-Ha Tavern located at 2018 East 1300 South. I have lived approximately 1 block from the proposed tavern site for the last 14 years. I chose this neighborhood specifically because I wanted a quiet neighborhood to raise my children. To allow the operation of any business establishment in a residential area with planned/expected noise-producing outdoor activity until 2:00 a.m. seems absurd. Even campgrounds have designated "Quiet Hours." Surely established residents should be afforded the same rights as weekend campers.

I understand there could be up to 154 people on the premises at a time. It is clearly evident that there is inadequate parking. To fit in the 14 available parking spaces, patrons/workers would have to arrive eleven to a car. This is absolutely an unfair burden to existing residents and businesses.

I think everyone should have the right to operate the legal business of their choice as long as they do not infringe upon the rights of others. This business clearly will affect the rights of the current residents and business owners.

The Brew-Ha-Ha Tavern should be located where there is adequate parking and the noise level and hours of operation are in sync with the existing area. 2018 East 1300 South is NOT such an area.

Sincerely,

Georgia Simmons



**From:** [fwestergard@juno.com](mailto:fwestergard@juno.com)  
**To:** [Pickering, Maryann](#)  
**Subject:** Proposed BrewHaHa Tavern  
**Date:** Sunday, June 30, 2013 8:48:59 PM

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Maryann,

I attended the 20 June 2013 meeting at the Anderson Library. I heard the discussions about the proposed BrewHaHa Tavern. I want to express my feelings about this proposal. Since our home has frontage on 13th South, I am concerned about the proposed hours of operation. I also foresee problems with noise, off-street parking and traffic around the 13th South and 21st East intersection. For these reasons I am opposed to issuing the conditional use permit for the BrewHaHa Tavern.

Thank you for your attention to this matter.

Fred Westergard  
1940 Laird Drive  
Salt Lake City, Utah 84108  
801-583-4405

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**From:** [Rose Flores](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Proposed Brew-Ha-Ha Tavern  
**Date:** Thursday, June 20, 2013 5:02:55 PM

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Dear Ms. Pickering,

We 100% agree with and support the comments made by Charlie Luke (see below) regarding the proposed Brew-Ha-Ha Tavern. We could not have said it better ourselves. We DO NOT want the Brew-Ha-Ha Tavern in our neighborhood. We live at 2047 Kensington Avenue. It is not about the alcohol. We drink alcohol ourselves. It is about the lack of parking (only 14 spaces), the noise level that will exist from the outdoor seating near homes in the neighborhood, and the hours of operation which will disrupt the peace and quiet of the surrounding neighborhoods. It will negatively affect our lives every day.

We are adamant that we DO NOT want the Brew-Ha-Ha Tavern in our neighborhood. We want the City Planners and Planning Commission to deny the Conditional Use Permit Request from Brew-Ha-Ha. Thank you for your time and consideration.

Robert & Rose Flores  
2047 Kensington Avenue  
Salt Lake City, UT 84108

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Proposed Brew-Ha-Ha Tavern  
(Charlie Luke Comments)

There will be an open house tomorrow, Thursday, June 20 from 4:30 p.m. to 6:00 p.m. at the Anderson-Foothill Library (1135 South 2100 East) to learn about the proposed Brew-Ha-Ha tavern (2018 East 1300 South) and their request for a conditional use permit\* from the Planning Commission to operate as a beer tavern. I have received a lot of emails with questions about my position regarding this request.

As most of you know I was very vocally opposed to the Administration's alcohol zoning ordinances last year. By loosening the zoning requirements for establishments, whose hours of operation could not legally be regulated by the City, an intensive use was added to neighborhood

business zones.

My opposition to Brew-Ha-Ha has nothing to do with alcohol. It has to do with three points: lack of parking, extensive outdoor seating near homes, and hours of operation.

Parking is problematic with this proposal. There are 14 parking spaces for Brew-Ha-Ha. Using those spaces will be six staff, 91 indoor seats, and 57 outdoor seats for a total of 154 people for 14 spaces. This lack of parking will burden the other existing businesses and especially the next-door residential neighborhood where on-street parking is already tight. The burden is not fair to existing residents and businesses.

The proposed outdoor seating for 57 people at 19 tables will generate extensive noise impact on the surrounding neighborhood. The outdoor area is scheduled to be located in front of the building on 1300 South. The noise and potential for smoke will unfairly burden residents at all hours of operation.

The hours of operation are especially concerning. Brew-Ha-Ha wants to begin coffee service at 6:00 a.m. and beer service beginning at 10:00 a.m. and continuing until 2:00 a.m. The City cannot regulate hours of operation of an alcohol establishment due to current State law. While restaurants serving alcohol work well in residential business areas, the primary difference between them and Brew-Ha-Ha is hours of operation. Most of these neighborhood restaurants close by 10:00 or 11:00 p.m. Having up to 57 people engaging in conversation outside at 1:30 a.m. will generate a lot of noise. People leaving the tavern at 2:00 a.m. and walking to their cars parked on nearby neighborhood streets will create noise for those neighbors. Without the ability to require the tavern to keep hours consistent with surrounding business the potential for negatively impacting the existing quality of life of surrounding neighbors is extremely likely. For these three reasons I encourage the City Planners and the Planning Commission to deny the conditional use for Brew-Ha-Ha. There is too much potential negative impact on surrounding neighbors and businesses. Add to that the constantly changing plans, and lack of information regarding the coffee drive-thru (which is permitted in a Community Business (CB) zone), this project is requiring the City to take a giant leap of faith in granting approval to a project that seems very undefined.

**From:** [banshee76@comcast.net](mailto:banshee76@comcast.net)  
**To:** [Pickering, Maryann](mailto:Pickering, Maryann)  
**Subject:** Proposed BrewHaHa  
**Date:** Tuesday, June 18, 2013 8:40:37 PM

---

Maryann Pickering, AICP  
Principal Planner  
Planning Division  
Community and Economic Development  
Salt Lake City Corporation

Dear Maryann,

I am a community block captain of the Bonneville Hills Community Council and live on 1300 south. I live a just up the street from the proposed BrewHaHa. In talking with people on my street, I have yet to hear of anyone in favor of issuing a license for the proposed establishment.

I feel that it is not a good fit for the area for the following reasons:

There is a lack of off-street parking in the area which is already congested.

The proposed operating hours are not consistent with the location, which is a very small business area completely surrounded by residences.

Many children and handicapped adults walk along 1300 South and 2100 East to school and to buy treats at the convenience store.

Outside smoking from the establishment would surely send drifts of smoke into adjacent residences.

Thank you for your interest in helping to maintain this location as the desirable living area that it is.

Sincerely,  
Marvin H. Jones  
2180 East 1300 South  
Salt Lake City, UT 84108  
(801) 583-9195

**From:** [Erin McOmber](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Proposed business at former Finnish Day Spa location  
**Date:** Tuesday, May 28, 2013 4:32:30 PM

---

Dear Ms. Pickering,

I am a resident of the 2000 block of East Browning Avenue, at the corner of 2100 East. I am extremely opposed to the night club/alcohol-serving establishment that is being proposed for the old Finnish Day Spa building.

Here are some brief points that illustrate my opinion and why I oppose this particular type of business in my neighborhood.

Illegal and inconsiderate parking is a major inconvenience already because of limited parking for the business buildings on the west side of 21st. I have a minivan and if someone is parked right up to the edge of my driveway in front of my house and someone is parked across the street, it is nearly impossible to back my van out of my driveway. Mr. Steur used to park his Porsche right in the way and I was always afraid I would hit it with the obligatory seventeen-point turn it took to get out of my driveway. Browning already has lots of cars because we have families in our generally lovely neighborhood. Several of my neighbors have a car or two parked on the street and it would be extremely frustrating to try to have company when we are battling the cars of the homeowners as well as those of business patrons.

Noise is a concern because Browning and the surrounding streets will have people parked in front of our homes coming back to their cars at all times of the day and night, even up to 2 a.m. after having been at a bar. There is already a bus stop across the street which brings noise pollution, garbage, and unsavory people lurking around my home. The rumor about this business is that there will be outdoor seating for up to ninety people going late into the night.

Safety was a problem when the Dodo was in our neighborhood, as it was terribly difficult to see north on 21st because of all of the people parked along the street. Traffic on 2100 East is bad enough. The congestion gets worse monthly as more and more people bypass Foothill Drive in an attempt to avoid traffic. My two young children are wary of crossing 21st because people drive way faster than the speed limit and often don't stop for pedestrians, even when pedestrians carry the orange flags (which seem to disappear constantly).

The proximity to the bus stop and businesses already lowers my property value; this bar type establishment would add to the undesirable factor and resale value of homes in our area. Nobody wants to live near a bar! When zoning and ordinance exceptions are made, the result is often an unhappy resident population.

Thank you for your consideration of the Bonneville Hills/Foothill neighborhood residents' comments, concerns, and opposition to this plan. Please do not allow our neighborhood to be besmirched by this type of situation. We hope and pray that Salt Lake City makes the right decision for the families and homeowners.

Sincerely,

Erin McOmber

--

Erin McOmber

Doctor of Musical Arts student  
Graduate Teaching Assistant  
University of Utah



**From:** [Walter Plumb](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Proposed Conditional Use Permit 2118 East 1300 South  
**Date:** Thursday, June 20, 2013 5:44:28 PM

---

Maryann,

Hi! First of all let me thank you for all your work your doing in our community. As a developer, I know how much time you must be spending on various issues facing our community. I also know not all the decision you have to make are easy. I'm not sure where you stand on the proposed conditional use permit at 2118 East 1300 South but I wanted to express my hope that the applicant might find a better location further away from homes and/schools. I also really wish we had some type of architectural review committee for the colors of the building. I'm not a big fan on the yellow awnings- If I tried to do that in one of our subdivisions I'd be egged. :)

Thanks for staying on top of the issues and representing the neighborhood. I'd be curious to learn what your thoughts are on the proposed conditional use permit.

Thanks

Walter Plumb

**90 S. 400 W. #360**  
**SLC UT 84101**  
**801-243-3844 C**  
**801-366-7194 F**  
[wjplumb@gardnercompany.net](mailto:wjplumb@gardnercompany.net)

**From:** [Bonnie Lloyd](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Proposed tavern on 13th South and 21st East  
**Date:** Friday, July 26, 2013 7:49:41 PM

---

I, Bonnie Lloyd, am opposed to the possible establishment opening. We in Harvard Park want to keep our neighborhood quiet, peaceful, and don't want people walking through or by our homes at all hours of the night. The creek also is assessable through our development and we are concerned that people might find a way to congregate there. Our children agree with this objection and if they were in the state at this time, would sign a petition showing their opposition. They are temporarily in Australia working for the government. They will return with their family next May. Ivey and Darren Mitchell. Thank you.

**From:** [Candice Kirton](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Proposed tavern  
**Date:** Thursday, June 20, 2013 3:12:56 PM  
**Attachments:** [Salt Lake City Council letter.docx](#)

---

Dear MaryAnn,

Please find attached my letter of concern regarding the proposed BrewHaHa Tavern at the intersection of 1300 So. and 2100 E.

Sincerely,  
Candice Kirton

Sent from Windows Mail

Salt Lake City Council

Thursday, June 20, 2013

Dear MaryAnn Pickering,

My name is Candice Kirton and I currently reside at 2001 East Saint Marys' Drive in Salt Lake City with my husband and family. We currently have four children under the age of 6. Our residence is less than 2 blocks from the proposed business called BrewHaHa Tavern. My husband and I have enjoyed living on Saint Marys' Drive and chose the neighborhood because of its family friendly atmosphere.

I understand that the proposed BrewHaHa Tavern business is an adult oriented business which serves hard liquors and is open late into the night. Personally, I do not feel that the presence of an adult oriented business with its related influences is appropriately located two blocks from my home in a family centered neighborhood. I am against the placement of BrewHaHa Tavern at 1300 south 2100 east. Other secondary concerns related to this business are:

- 1-Traffic and parking for a business occupancy of 190 people on all ready busy and crowded streets.
- 2-That corner is highly used by our children going to the local elementary school and the danger of increased traffic. Even those that might be intoxicated.
- 3-The hours of operation that will serve alcohol for 19 hours/day in a family neighborhood.

I would greatly appreciate your consideration of myself as well as my family in your decision to allow BrewHaHa Tavern to be located 2 blocks from my home. I appreciate all of the hard work and effort the council has put in to ensure that the city is well designed and is a great place to live.

Very Truly Yours,

Candice Kirton

**From:** [Peta Liston](#)  
**To:** [Pickering, Maryann](#); [Luke, Charlie](#)  
**Subject:** Pub for Foothill Area--Strong Supporter here  
**Date:** Friday, June 21, 2013 11:27:37 AM

---

A classy pub/restaurant that serves good food and offers a gathering place for the community and tourists is a good idea. As someone who writes frequently about Utah for publications, this is a type of place I could include in a piece on the Foothill District as being destination oriented. Chain restaurants don't have character or add flavor to an area.

I support such an establishment and would frequent it.

Peta Owens-Liston

*Peta Owens-Liston*

- *Freelance writer/editor specializing in magazine writing and marketing communications*
- *TIME's Utah correspondent (2000-2011)*
- *"what I thought I saw" traveling exhibit writer and presenter*
- *American Society of Journalist and Authors, 2013*

*email: [peta@liston.com](mailto:peta@liston.com) ph: 801-463-3815 cell: 801-414-5652*

*clips: [www.petaliston.com](http://www.petaliston.com)  
book/exhibit: [www.thewhathithoughtisawbook.com](http://www.thewhathithoughtisawbook.com);  
<http://www.facebook.com/whathithoughtisaw>*

**From:** [Kevin Cahoon](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Pub  
**Date:** Monday, June 24, 2013 6:47:17 AM

---

Dear Ms Pickering,  
We do not want a pub nor the accompanying influence of one in our neighborhood. Please do all within your power to prohibit their licensure for this location. Kevin Cahoon

Sent from my iPhone

**From:** [Lisa Lloyd](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Putting a Bar in our neighborhood  
**Date:** Friday, June 21, 2013 12:52:37 PM

---

Just a note to say that I completely oppose putting a Bar on the corner of 21st east and 13th south! I'm a mother of four beautiful children with ages ranging from 16 to 8. They often walk with friends and ride their bikes to Top Stop for a treat. The thought of drunk drivers being ten yards away truly is ridiculous! I plead for the safety our children! We have lived on 13th south for over sixteen years and I am so sad to think that this would be considered in our beautiful, safe neighborhood. There are plenty of places for people to go "drink." Does it have to be right where there are teenagers and children riding bikes and eating ice cream? Seriously, what does that say to teenage kids? We all know alcohol is terrible for your health and why try to promote it to our youth! Anyway,  
If people need a place to drink, drive two blocks up to Foothill and go to Red Robin!!!! I realize the parking would be a huge issue as well. It is a congested area already! Thank you for your time.  
Sadly,  
Lisa Lloyd

**From:** [kelly and kim sheffield](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Re: ABSOLUTELY NOT!!!  
**Date:** Thursday, June 20, 2013 9:33:50 PM

---

THANK YOU for responding to my email and listening to my concerns. I want to add to my comments that I was most concerned regarding the statement from one of the two men at the open house when a neighbor stated that his son passes by there everyday and was concerned with him walking past a bar (tavern). The man stated that he did not care about the kids, but was doing this for the money. What kind of neighbor are they going to be??!!! Not very good if money is all that they are after!

Thank you for letting us know that there is still a Planning Commission meeting still to come.

Is it true that the City Council has already said OK to this development and the plans? I am never quite sure what is hearsay and what is real.

Thank you again,  
Kim

**From:** [Pickering, Maryann](#)  
**Sent:** Thursday, June 20, 2013 10:03 AM  
**To:** 'kelly and kim sheffield'  
**Subject:** RE: ABSOLUTELY NOT!!!

Hi Kim.

Thank you for your comments about BrewHaHa. Your comments will be made part of the public record for this project.

As you may be aware, an open house is scheduled regarding this project tonight (June 20) at Anderson Foothill Library. That open house goes from 4:30 p.m. to 6:00 p.m. This is a true open house format where the public can come to find out more information from the business owner and ask him questions about his business. There will be no formal presentation.

I would like to emphasize to that this is NOT the public hearing for the conditional use, it's only to introduce the project to the community. I think there has been some confusion that this is it, but should he continue to move forward, there will be a Planning Commission hearing in the future. That Planning Commission meeting has not been scheduled at this time. **Because we do not know when the public hearing will be for this project, you are welcome to email me additional comments if you have any after the open house tonight. All comments will continue to be saved and made part of the record for the Planning Commission meeting.**



If you have additional questions, please let me know, and again, thank you for your comments.

MARYANN PICKERING, AICP  
Principal Planner

PLANNING DIVISION  
COMMUNITY and ECONOMIC DEVELOPMENT  
SALT LAKE CITY CORPORATION

TEL 801-535-7660  
FAX 801-535-6174

[WWW.SLCGOV.COM](http://WWW.SLCGOV.COM)

---

**From:** kelly and kim sheffield [mailto:k1k1ds2@sisna.com]  
**Sent:** Wednesday, June 19, 2013 9:19 PM  
**To:** Pickering, Maryann  
**Subject:** ABSOLUTELY NOT!!!

This is a residential neighborhood. Young children are continually walking from the neighborhoods west of the proposed location to Foothill. It is NOT a safe place to have street parking and people outside drinking as the children walk by from the neighborhood. It is NOT the place for this. If I lived directly south of the location, I'd be furious, just as those living on 1700 East are with the parking of the Sea Salt customers continually in front of their homes. The streets are TOO narrow for street parking *and* safe driving and children walking.

The work done so far on the establishment has been done WITHOUT a permit. Aren't the rules the same for everyone? Does being a friend of the mayor include special privileges like not requiring permits? It is a rather curious ordeal. The neighbors are NOT happy with any of this proposal.

DO NOT APPROVE THIS REQUEST!!! DO NOT RUIN OUR NEIGHBORHOOD WITH CROWDING THE STREETS WITH CARS TO ENDANGER THOSE WHO WALK TO FOOTHILL VILLAGE ON A REGULAR BASIS.

Kim Sheffield  
1364 Emigration Street

**From:** [Ronda Landa](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Re: August 14, 2013 Planning Commission Meeting Agenda  
**Date:** Friday, August 02, 2013 8:32:46 AM

---

I live at the 15th and 15th area. We are in favor of the Brewhaha. I cannot get to the meeting as I am setting up for a Gala at Thanksgiving Point that day. Please pass my vote on if that is appropriate.

Thanks, Ronda Landa and Roger Smith

On Aug 1, 2013, at 4:12 PM, Pickering, Maryann wrote:

Hello.

You have received this message from me because you have attended a meeting regarding BrewHaHa or sent me correspondence regarding the proposed project.

The public hearing date has been set and you can see all of the details of the meeting date, time and location on the attached agenda.

If you have additional comments than what you have provided to me previously, please get those to me by next Wednesday, August 7 to be included in the staff report. You can submit comments up until about noon the day of the meeting, but anything after Wednesday would not be in the staff report. Please note that anything I have received up until this point will be included in the staff report.

I apologize if you receive a duplicate email, but some of you have provided me both your work and personal address and some families have used the same address for multiple family members.

Thank you,  
Maryann

MARYANN PICKERING, AICP  
Principal Planner

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COMMUNITY and ECONOMIC DEVELOPMENT  
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-----Original Message-----

From: [noreply.ced@slcgov.com](mailto:noreply.ced@slcgov.com) [<mailto:noreply.ced@slcgov.com>]  
Sent: Thursday, August 01, 2013 12:18 PM  
Subject: August 14, 2013 Planning Commission Meeting Agenda

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[noreply.ced@slcgov.com](mailto:noreply.ced@slcgov.com) is the group responsible for this information.

Attached is the agenda for the Salt Lake City Planning Commission meeting to be held on Wednesday, August 14, 2013. You are welcome to contact the Planning Office at 801-535-7700 if you have questions.

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Ronda Landa

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[rondalanda@icondsgn.com](mailto:rondalanda@icondsgn.com)

801.631.8150

**From:** [Laurel Rohlfig](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** RE: August 14, 2013 Planning Commission Meeting Agenda  
**Date:** Saturday, August 03, 2013 7:41:34 PM

---

I am shocked that a bar would be allowed in the 2100 East 1300 South neighborhood, especially one that is so brazen in name as Brewhaha. I know that the area is now zoned to allow the sale of alcoholic beverages, which is a tragedy in itself. But the very name of the establishment connotes drunkenness and rowdiness. The fact that it will be allowed to be open for so many hours adds to the idea of irresponsibility. What self-respecting person would indulge alcohol into the wee hours of the morning? Don't respectable, disciplined people go to bed at a decent hour every night, even if they've had a few drinks? Nothing that happens after midnight ever seems to come to much good and I believe allowing this restaurant to be open after midnight adds to problems of inebriation and recklessness, not to mention traffic noise. What kind of an example does it set for children and youth growing up in a family-oriented quiet neighborhood. If this facility must be allowed a license, please, at the very least, insist that the name be changed to something much less raucous-sounding and limit its hours to be open no longer than midnight. How does "In the Still of the Night" or "Bottles" sound? Please don't jeopardize the sanctity of a perfect, family-oriented neighborhood. I remember when a garden shop was forced out across the street because it was too commercial and would bring in too much traffic. It was a great garden shop, too. How things have changed in just a few years!! Let's limit the traffic; let's limit the hours of booze.

Laurel Rohlfig

---Original Message---

From: Pickering, Maryann [<mailto:Maryann.Pickering@slcgov.com>]  
Sent: Thursday, August 01, 2013 4:13 PM  
To: Pickering, Maryann  
Subject: FW: August 14, 2013 Planning Commission Meeting Agenda

Hello.

You have received this message from me because you have attended a meeting regarding BrewHaHa or sent me correspondence regarding the proposed project.

The public hearing date has been set and you can see all of the details of the meeting date, time and location on the attached agenda.

If you have additional comments than what you have provided to me previously, please get those to me by next Wednesday, August 7 to be included in the staff report. You can submit comments up until about noon the day of the meeting, but anything after Wednesday would not be in the staff report. Please note that anything I have received up until this point will be included in the staff report.

I apologize if you receive a duplicate email, but some of you have provided me both your work and personal address and some families have used the same address for multiple family members.

Thank you,  
Maryann

MARYANN PICKERING, AICP  
Principal Planner

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

From: noreply.ced@slcgov.com [<mailto:noreply.ced@slcgov.com>]

Sent: Thursday, August 01, 2013 12:18 PM

Subject: August 14, 2013 Planning Commission Meeting Agenda

This information was sent with automated software and is not monitored for replies. noreply.ced@slcgov.com is the group responsible for this information.

Attached is the agenda for the Salt Lake City Planning Commission meeting to be held on Wednesday, August 14, 2013. You are welcome to contact the Planning Office at 801-535-7700 if you have questions.

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**From:** [Brent Pace](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Re: BrewHaHa - Conditional Use  
**Date:** Friday, June 28, 2013 11:26:07 AM

---

Maryann,

Thanks for the response, I think I understand better. With that being said, here is my comment:

My main concern about this use is with the serving of alcohol as it relates to the parking requirement. I understand that many neighboring business owners are not willing to share any parking after-hours with the Tavern. The parking for the Tavern would then spill out onto the neighborhood streets (Browning, St. Mary's, Roosevelt).

The Dodo proved this. The parking required for the area is really inadequate for a successful restaurant / bar / pub. If BrewHaHa is successful and fills its capacity regularly, these folks will be parking all over those streets.

Those folks will then be driving through the neighborhood streets late at night, and not on the main feeders. If this tavern were proposed inside Foothill Village, you would not hear any comment from me. But I am concerned about the increase of impaired driving through my streets late at night.

I plan on being at the hearing if possible.

thanks

On Fri, Jun 28, 2013 at 10:38 AM, Pickering, Maryann  
<[Maryann.Pickering@slcgov.com](mailto:Maryann.Pickering@slcgov.com)> wrote:

Hi Brent.

Serving alcohol is a conditional use in various zoning districts, such as the one where the applicant would like to operate. A conditional use means the use should typically be allowed, but it is recognized that there could be negative impacts associated with the use. Therefore, the project gets analyzed by staff (me) to determine if it meets the standards for a conditional use, and in the case of this one, the standards for alcohol related establishments. Based on my analysis, I will either recommend one of the following three: approval, approval with conditions or denial.

The ordinance passed last year had standards, as noted above. Some of those include a parking management plan. I'm still waiting for the applicant to submit the latter. Once I receive everything I need, it will be scheduled for a public hearing.

I would not say that it is a done deal, but for the most part conditional uses are

approved because they do meet the standards. I would encourage you and your neighbors to keep submitting comments and speaking at the public hearing when it is scheduled. With some of the rezoning cases I've done in the last few years, the public comments have made an impact.

Hope that helps and let me know if you have further questions.

Maryann

---

**From:** Brent Pace [mailto:[blpace@gmail.com](mailto:blpace@gmail.com)]  
**Sent:** Thursday, June 27, 2013 2:37 PM  
**To:** Pickering, Maryann  
**Subject:** BrewHaHa - Conditional Use

Maryann,

after all of the discussion regarding the BrewHaHa Tavern, I am still confused. I don't think any of the news media has appropriately framed the issue here. What exactly do the owners need the Conditional Use Permit for? Is it simply that serving alcohol is not permitted in the Neighborhood Commercial area?

In general, I have all sorts of problems with this place going in. However, it doesn't seem that there's anything any resident can do if all it takes is a conditional use permit. How does this all relate to the city's ordinance they passed approving neighborhood bars? Is this really a done deal, and we are just getting public comment just for the sake of checking a box?

--

**Brent Pace**  
[blpace@gmail.com](mailto:blpace@gmail.com)  
[801-450-8316](tel:801-450-8316)  
2261 Emerson Avenue  
Salt Lake City, UT 84108

--

**Brent Pace**  
[blpace@gmail.com](mailto:blpace@gmail.com)  
801-450-8316

2261 Emerson Avenue  
Salt Lake City, UT 84108



**From:** [Ross Fulton](#)  
**To:** [Pickering, Maryann](#)  
**Cc:** [Bonneville Hills - Ellen Reddick](#)  
**Subject:** RE: BrewHaHa Concerns  
**Date:** Tuesday, June 18, 2013 11:19:28 AM  
**Importance:** High

---

Maryann,

Thank you for your email response you sent me. Please forgive me but my first email had some grammatical errors and sentence structure problems. I put it together at mid-night and sent it to you. So would you please accept the revise email below and delete the first one I sent you? Thank you for all you are doing and I truly mean that!

Ross

---

**From:** Ross Fulton [<mailto:Ross.Fulton@imail.org>]  
**Sent:** Friday, June 14, 2013 12:12 AM  
**To:** Pickering, Maryann  
**Cc:** Bonneville Hills - Ellen Reddick  
**Subject:** BrewHaHa Concerns

MARYANN PICKERING, AICP  
Principal Planner

PLANNING DIVISION  
COMMUNITY *and* ECONOMIC DEVELOPMENT  
SALT LAKE CITY CORPORATION

TEL 801-535-7660  
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6/18/13

Dear Maryann,

I serve on the Executive Committee of the Bonneville Hills Community Council and have spoken with many individuals in our area regarding the application of BrewHaHa. Thank you for allowing me to share my thoughts and feelings on Mr. Jones' application for a business license from the Planning Commission.

I am grateful you will hold firm on all elements of "Conditional Use approval required subject to the standards of 21A.54 and 21A.36.300D" to ensure Mr. Jones complies.

As you know, the standards of conditional use are in place to protect the interests of the general community in our city. As citizens, we are appreciative that the City Council and Planning Commission have placed and will enforce those elements that support the well-being of neighborhoods and city development. The business use of BrewHaHa does not in many ways conform to the statute of conditional use criteria. Thus we as a Community Council do not support the approval for Mr. Jones' requested license.

Pertaining to 21A.54.080: STANDARDS FOR CONDITIONAL USES, A2 and 3:

Requirement #2- The use is compatible, or with conditions of approval can be made compatible, with surrounding uses; Response: The use of the tavern component portion of the business plan is absolutely not compatible with surrounding uses. There is no "adult only" businesses in our neighborhood. This is a very residential neighborhood and all businesses in this commercial zone are closed by 7:00 PM (gas station closes at 10:00 PM). This supports the neighborhood ambiance of a wonderful area that has existed for 65 years. To have BrewHaHa come in and be opened until 2:00AM does not support ANY compatible surrounding commercial use. No current business owner infringes or disrupts the parking, traffic congestion and neighborhood life-style as Mr. Jones' business will incur. If he would close his business from 7:00 to 10:00 PM, this would be compatible with surrounding uses with the exception of the parking issues in our neighborhoods.

Requirement #3- The use is consistent with applicable adopted city planning policies, documents, and master plans; Response: The master plan for this area supports high-density residential lifestyle. An adult, tavern-type business is not in harmony with the master plan whatsoever.

The Planning Commission is wise is establishing Standards of Conditional Use under the anticipated Detrimental Effects section (A4b) that MUST be followed or "the conditional use shall be denied."

Regarding section A4b3 under Detrimental Effects:

Requirement #3-The use is well suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area; Response: It is absolutely not coherent with any of the surrounding area businesses or in other words adjacent uses (it is as well suited to the site and adjacent uses as much as an MMA fighter on stage in the ballet, Swan Lake)!

Regarding section A4b, 5,6 and 7:

Requirement #5- Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows;

Requirement #6- The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;

Requirement #7- The site is designed to enable access and circulation for pedestrian and bicycles;

Response to 5,6 and 7: The drive through coffee and lack of available parking for the seating, will absolutely negatively affect traffic flow on 1300 south and 2100 east. A traffic study should be required. Pedestrian traffic will be put at risk given four serious

considerations:

1-That intersection is one of the "safe paths" of Bonneville Elementary School's children.

2-There is increased risk with pedestrians (children) who walk up to Anderson library.

3-You should know that just up the street on 1300 east (less than a block away) and on the same side of the proposed BrewHaHa, our neighborhood supports a mentally and physically disadvantaged home of many residents. Every day these people walk down to the gas station for treats. A drive through coffee shop and tavern are "accidents waiting to happen" to our choice friends who will walk in front of this location constantly. It is just not the right fitting for this kind of establishment. Mr. Jones should seek an area of the city where this type of business is more suited.

4- 2100 East is a city sanctioned bicycle-laned street. The traffic hazards with a drive-through coffee and tavern business put the bicyclists at risk.

Regarding A4b8,9,11,12,13:

Requirement #8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street; Response: I cannot turn left as is it is today from Browning Avenue onto the north-bound 2100 south corridor. Drive-through coffee will make this worse.

Requirement #9-The location and design of off-street parking complies with applicable standards of this code; Response; the neighborhood and adjacent business are absolutely against this business as it will be worse than what existed at the DoDo. The DoDo had 23 parking stalls and there are only 17 stalls at the BrewHaHa site which must be shared with the other business that is located on site. Five adjacent business owners informed Mr. Jones at the BHCC public meeting held on Thursday, May 23, they would NOT support his clientele parking on their property at any time.

Requirement #11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts; Response: The requirement is not satisfied regarding time of operation, smoking and noise for the abutting homes.

Requirement #12. The use meets city sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke; Response: There will be major air issues of pollution with drive-through coffee and smoking. Greg Rogler owner of A Gallery to the south abutting the building informed a member of our BHCC, that the proposed BrewHaHa location is within 22' of an entrance door on the upper level of A Gallery where on that level are 2 HVAC units on the rooftop and an upper outdoor patio area. He is absolutely against this business coming in.

Requirement #13. The hours of operation and delivery of the use are compatible with surrounding uses; Response: This is the nail in the coffin! The Planning Commission cannot ignore this statutory

requirement. It is something that cannot be given an exception. BrewHaHa has informed us they will be open until 2:00 AM per the allowance from state law for alcohol-serving establishments. These hours of operation are NOT compatible with businesses and surrounding uses in the area.

I want to thank you and the Planning Commission for upholding our Planning Ordinances and caring for the “best interests” of our city’s families, streets, neighborhoods and businesses. It is what protects and makes us want to stay in this area and continue what has been wonderful for the past 65 years. Please do not grant Mr. Jones a license to practice due to the ordinance component below:

D. Denial Of Conditional Use: A proposed conditional use shall be denied if:  
2. The reasonably anticipated detrimental effects of the proposed conditional use cannot be substantially mitigated as proposed in the conditional use application or by the imposition of reasonable conditions to achieve compliance with applicable standards set forth in this section.

Thank you.

Sincerely,

Ross Fulton

2055 Browning Ave.

Salt Lake City, Ut, 84108

Cell 801-803-4034

**From:** [Elisabeth Theurer](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Re: brewhaha on 1300 s. & 2100 e  
**Date:** Thursday, June 20, 2013 3:07:16 PM

---

I am writing against the opening on the corner of 1300 s. and 2100 e. this is a neighborhood full of young children. As a community we enjoy walking to school, the library and to the shops at foothill village as well as many other areas thought our quaint neighborhood. If this establishment is allowed to be a bar and serve alcohol it will greatly effect how we parents feel about allowing our children to walk around. It will also increase traffic in our neighborhood. They intersection is already too busy and with the added parking and traffic this establishment brings will bring great concern. There is a reason that there are no other bars on the east bench. Please don't allow this to go through. We are in the processor wanting to remodel our home, but the opening of this bar will definitely put that on hold and make us consider moving to another neighborhood.

Thank you for listening to what people have to say. Hopefully you will join me and many others in keeping our neighborhood as it is now.

Sincerely,  
Elisabeth Theurer

**From:** [Rich McIntosh](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Re: BrewHaHa on 1300 South  
**Date:** Friday, June 14, 2013 6:48:49 PM  
**Importance:** High

---

>> Dear Ms. Pickering,

>>

>> My husband and I attended our last community council meeting where we met Mr. Bryce Jones. We heard what he had to say about his plan for the BrewHaHa on the corner of

>> 1300 South and 2100 East. We left the meeting with a lot of concerns for our neighborhood.

>>

>> We live a few blocks south of the BrewHaHa on 2100 East. Every morning I sit in my driveway for about 5 minutes to get on to the street because of traffic. We are concerned

>> about having a drive through coffee shop in the morning hours due to it slowing down and congesting traffic even more. We don't know the plans, if the drive through would continue

>> all day long or if it would cut out at a certain time during the day. If it continues through the evening, the same concerns exist. 2100 East is a heavily used bike route as well as a bus route.

>> There is only one lane going north and one going south. There would be nowhere for a line of cars to go and not impede traffic and cut off bikers and buses.

>>

>> It is also an issue due to two schools being close by. There are a lot of children that walk to and from school every week day. There is a library just one block away from the BrewHaHa.

>> The additional traffic, and cars turning in and out, would be dangerous to children walking to and from school as well as people trying to get to the library. We have an active neighborhood

>> where people like to get out and walk with their children, jog, walk with strollers and just go outside to get fresh air. All of this will be more dangerous with many additional cars.

>>

>> We are very concerned due to lack of parking for this building. The plan is to have seating for about 180 people, not to mention all of the employees. There are less than

>> twenty parking stalls. As expressed at the meeting, the neighboring businesses do not want to give up their parking to take care of the BrewHaHa's needs for parking. That will make

>> it necessary for cars to be parked up and down neighborhood streets. Again, additional traffic causing more danger for the neighborhood and congestion for buses and bikers. If the

>> drive through is open throughout the day, it will be difficult for people to access the parking that is available.

>>

>> Another concern is the noise level. The businesses currently existing on 2100 East are quiet, self contained businesses. They have the parking they need, their activities are within

>> their own walls. Building a deck to seat about 70 or so people will be very disruptive to the atmosphere that we love about our neighborhood. It will be outdoor, adding confusion to an already

>> busy intersection. People will have to talk even louder to be heard over the noise of the street. If the deck is used for the proposed hours, it will be very disturbing to the surrounding neighbors.

>>

>> The hours proposed are very disturbing. An establishment open from 6:30am until 2:00am will be extremely disruptive to our neighborhood. Put in all of my earlier concerns and then

>> times it by the additional hours, it will be disruptive to the whole neighborhood, adding the noise and congestion for many more hours. This is a quiet neighborhood where people like their

>> quiet and privacy at night. The existing businesses have accounted for the needs of our neighborhood. They close at night and they are not open on Sunday. To have the noise and

>> congestion on Sunday, and way into the early morning hours is going to totally change the makeup of this neighborhood. There is no reason to have someplace open until 2:00am.

>>

>> We were confused by the statement that smokers will be allowed to go out in the parking lot and smoke. Other restaurants are not allowed to have smoking. Why is smoking allowed

>> outside of this establishment? Again, it will be a problem for the parking lot and the surrounding neighbors.



**From:** [Greg Rogler](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Re: Brewhaha parking  
**Date:** Thursday, August 01, 2013 3:16:42 PM

---

Hello Maryann

I have not had additional conversation or an parking lot use agreement made with the Brewhaha people.

Thank you

Greg Rogler  
A Gallery

On Aug 1, 2013, at 2:29 PM, "Pickering, Maryann"  
<[Maryann.Pickering@slcgov.com](mailto:Maryann.Pickering@slcgov.com)> wrote:

Hi Greg.

I spoke with Bryce last week and he said that the two of you had come to an agreement for him to utilize your lot for parking for his business after you sent me this email. He did not provide any documentation to me and said it was a verbal agreement. Please let me know if this is the case as I see you noted in your original message to me that you had no intentions of allowing him to use your lot.

Thanks, Maryann

---

**From:** Greg Rogler [<mailto:greg@agalleryonline.com>]  
**Sent:** Thursday, June 27, 2013 5:18 PM  
**To:** Pickering, Maryann  
**Subject:** Brewhaha parking

Hello Maryann

I own and operate the gallery next door to the proposed Brewhaha pub. There have been several comments made to me that the owner has expressed that we have agreed to allow his patrons the use of our parking lot, I have made no agreement nor do I intend to in the future. I am concerned about liability and other potential problems that may arise with cars and people coming and going from the lot all evening.

Thanks  
Greg Rogler



<image001.jpg>

**From:** [Emily Dibble](#)  
**To:** [Pickering, Maryann](#)  
**Cc:** [Luke, Charlie](#)  
**Subject:** Re: BrewHaHa Tavern  
**Date:** Friday, June 21, 2013 11:01:42 AM

---

Maryann,

As I was unable to attend the open house meeting yesterday, I am writing to voice my concern about the BrewHaHa Tavern, which is currently going in around 2100 East and 1300 South. There are *many* reasons why I'm opposed to this business in our neighborhood-- here are a few:

1. The traffic on these streets is already TERRIBLE in the morning and evening hours (when students are going to classes and people are commuting to and from work). I can only assume that with a drive through and business which can accommodate nearly 200 people, the added traffic will only dramatically worsen this situation. In addition, this is on a main route children regularly pass by on their way to school and the library.
2. Parking--where will all of the patrons end up parking? Again, how can they plan on accommodating nearly 200 customers with only 12 parking spaces? The argument that the majority of the people will be walking to this bar is laughable.
3. Noise, garbage and lights. Because this business will be open 7 days a week for 19 hour days, it is not consistent with the other businesses in the area and will cause undue hardship on the neighbors (especially since there is proposed outdoor seating).

I **STRONGLY** oppose the presence of this institution in our neighborhood. There are plenty of similar businesses elsewhere that people who so desire can patronize.

Emily Dibble

**From:** [S. Fleming](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Re: BrewHaHa Tavern--not a good idea.  
**Date:** Monday, June 17, 2013 3:29:18 PM

---

Thank you, Maryann,

I am unable to come to the meeting because I have a previous engagement. I do not think a tavern should be on this particular corner. Possibly a place serving food from noon to 9 PM would be okay, but the parking is really a problem. When cars park along 21st, it impedes the bicycle lane. Also, Harvard Park homeowners have difficulty seeing around lots of cars when they emerge from their planned unit development.

Lots of families with kids live in this neighborhood, and we have many householders who are elderly. There should be a Planning Commission hearing! This is not an appropriate use for the property.

Susan F. Fleming  
PO Box 58858  
SLC Utah 84158-0858

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

From: Pickering, Maryann <Maryann.Pickering@slcgov.com>  
To: 'S. Fleming' <susaflem@aol.com>  
Sent: Mon, Jun 17, 2013 3:19 pm  
Subject: RE: BrewHaHa Tavern--not a good idea.

Hi Susan.

Thank you for your comments about BrewHaHa. Your comments will be made part of the public record for this project.

As you may be aware, an open house is scheduled regarding this project for this Thursday, June 20 at Anderson Foothill Library. That open house goes from 4:30 p.m. to 6:00 p.m. This is a true open house format where the public can come to find out more information from the business owner and ask him questions about his business. There will be no formal presentation.

I would like to emphasize to that this is NOT the public hearing for the conditional use, it's only to introduce the project to the community. I think there has been some confusion that this is it, but should he continue to move forward, there will be a Planning Commission hearing in the future. That Planning Commission meeting has not been scheduled at this time.

If you have additional questions, please let me know, and again, thank you for your comments.

Maryann Pickering, AICP  
Principal Planner

Planning Division  
Community and Economic Development  
Salt Lake City Corporation

TEL 801-535-7660  
FAX 801-535-6174

[WWW.SLCGOV.COM](http://WWW.SLCGOV.COM)

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From: S. Fleming [<mailto:susaflem@aol.com>]  
Sent: Sunday, June 16, 2013 1:35 PM  
To: [susaflem@aol.com](mailto:susaflem@aol.com)  
Subject: BrewHaHa Tavern--not a good idea.

I am very concerned about the BrewHaHa Tavern. The hours are too long, the neighborhood (my neighborhood) would be really impacted by parking, by people coming and going, and by noise.

I live at Harvard Park and enjoy the quiet evenings. Having a tavern ( I wondered what was going up where the old spa used to be) so close to my house is very worrisome. There is not enough street parking. This venue would be better as a lunch spot, closing by 9 PM, only open six days a week.

The neighborhood is already crowded, there are lots of kids on bikes. Having potentially inebriated customers wandering around at 2:00 AM is NOT a good idea! There is a real possibility of more crime and noise in the neighborhood. This tavern is not compatible with community standards. I vote NO on the liquor license, and NO on the long hours.

I am unable to come to the June 20 meeting because of a previous engagement. Please take these comments to the meeting.

Susan F. Fleming  
PO Box 58858  
SLC Utah 84158

BrewHaHa Tavern - Bryce Davis is requesting conditional use approval to open and operate a new tavern located at approximately 2108 East 1300 South. The subject property is located in the CB (Community Business) zoning district and is

located in Council District 6 represented by Charlie Luke.  
Staff contact is Maryann Pickering at 801-535-7660  
[maryann.pickering@slcgov.com](mailto:maryann.pickering@slcgov.com). Case PLNPCM2013-00348

Requesting Permit:

Adult Beer Tavern

Hours of Operation: 6:30 am – 2:00 am

Occupancy: 190 people

Employees: 20

Parking Requirements: 12 at location the rest will be on street parking

Days of Operation: Monday through Sunday

First Neighborhood Bar to Open on the east bench

**From:** [S. Steven Maese](#)  
**To:** [Jeanie McAllister](#); [Pickering, Maryann](#)  
**Subject:** Re: BrewHaHa"s Bus. Plan & More Info About Tonight  
**Date:** Thursday, June 20, 2013 2:40:46 PM

---

Jeanie:

You misunderstand the conditional use permit process. No amount of public upheaval can prevent the permit from being issued. The Planning Commission is bound by laws, just like the proposed tavern. If the tavern agrees to the proposed conditions (And these conditions are less than subjective, such as parking stall spaces or hours of operation) then the City MUST issue the permit ([http://le.utah.gov/code/TITLE10/htm/10\\_09a050700.htm](http://le.utah.gov/code/TITLE10/htm/10_09a050700.htm)).

You disserve Republicans everywhere by using this list (which is the only way you would have acquired my email address) to disseminate your anti-business views. Furthermore, you distort reality by claiming the the Finnish Touch Day Spa was a successful business; if it were, you would not have to worry about a bar taking its space.

While you may not oppose alcohol being sold on the East Bench (as you claim), you certainly must oppose reason and logic. I have read all of your documents, top to bottom, and while I understand you are not the sole author, all the documents share the trait of being filled with emotionally unsupported whining. And while I can support pet projects that originate from a visceral reaction, my support is predicated on claims rooted in honesty and integrity. Your cries are not.

Please take the time to educate yourself about this process before anointing yourself the community crier.

I support any proposed business that can contribute to the City. I hope the BrewHaHa Tavern enjoys a long and prosperous stay at 21st and 13th.

Best regards,

S. Steven Maese

On Thu, Jun 20, 2013 at 1:58 PM, Jeanie McAllister <[doublescots@gmail.com](mailto:doublescots@gmail.com)> wrote:

Dear Neighbors,

I just received a copy of BrewHaHa's business plan and Conditional Use Information Sheet which is very helpful to read. (Attached.) Some of what's written doesn't square with what our Community Council Chair and others have heard. Here's an example: "There has been no opposition to our bar and coffee shop project, and most of them [neighboring businesses] can't wait for us to open!"

Tonight's "open house" at Foothill Library gives us the chance to question Mr. Jones about those discrepancies (4:30 - 6:00 p.m.).

Maryann Pickering, the Principal Planner, wrote some of us that this is NOT the

public hearing for the conditional use, but only to introduce the project to our community. If Mr. Jones continues to move forward, there will be a Planning Commission hearing in the future. To quote Ms. Pickering: "**Because we do not know when the public hearing will be for this project, you are welcome to email me additional comments if you have any after the open house tonight. All comments will continue to be saved and made part of the record for the Planning Commission meeting.**"

Ms. Pickering's email is: [Maryann.Pickering@slcgov.com](mailto:Maryann.Pickering@slcgov.com)

If each of us does a little, we can prevent BrewHaHa from opening. Please feel free to forward this widely.

Thanks,

Jeanie McAllister  
[801.583.9646](tel:801.583.9646)

--

S. Steven Maese  
801.244.5868

**From:** [George Mastakas](mailto:George.Mastakas)  
**To:** [Pickering, Maryann](mailto:Pickering.Maryann)  
**Subject:** Re: Case PLNPCM2013-00348  
**Date:** Monday, July 01, 2013 6:38:38 PM

---

Hello again Maryann.

So to be sure I understand... On street parking does not count, nor would parking across the street (even if the landlord there allowed it), correct? It's only the parking that is on premise that counts, yes?

Thanks,  
George

---

**From:** "Pickering, Maryann" <Maryann.Pickering@slcgov.com>  
**To:** 'George Mastakas' <gmastakas@yahoo.com>  
**Sent:** Friday, June 28, 2013 10:24 AM  
**Subject:** RE: Case PLNPCM2013-00348

Hi George.

Parking calculations in zoning ordinances are a little complicated. We calculate them for each use on the site. So, the gym that is currently there requires parking and the bar will. We will count the gross square footage of the bar area, including the basement, to come up with the calculation. Plans from the applicant are still not 100% complete, but think there is about 5,300 square feet for the bar. Parking for the patio is yet another calculation and it's 3 spaces per 1,000 square feet. The proposed patio is about 750, but we'll still require three. So, we think there will be about 11 or 12 required for the inside, 3 for the patio and maintain what was required for the gym when they opened up for business. Our building services plan reviewers are working to determine that number. The applicant has told us 3 were required for the gym, but it might be as high as 7. Regardless, we can assume that about 15 are required for BrewHaHa and there are 17 on the site. Again, once we get complete and accurate plans, we'll be able to finalize the numbers.

The Planning Commission will hold the public hearing on the request. The zoning ordinance does say that conditional uses should be approved if the negative impacts can be mitigated or made as conditions of approval or operations. As with the incomplete plans, there are still items missing from the applicant's submittal, and we will not schedule for a public hearing until we have everything we need.

Thanks, Maryann

---

**From:** George Mastakas [mailto:gmastakas@yahoo.com]  
**Sent:** Tuesday, June 25, 2013 11:37 AM  
**To:** Pickering, Maryann  
**Subject:** Re: Case PLNPCM2013-00348

Hello again Maryann.

Thanks again for the quick and detailed response. Regarding the parking, you say 2 parking spaces for every 1000 square feed of floor area. How many square feet is the floor area at this facility and does the patio count? Does the street count? From the flyer, I understand there are only 12 stalls.



One last question... Who on the City's side makes the final determination to grant the conditional use permit? Is it the Council? Becker? I ask because it seems silly for this to reach the point of a public hearing when it's a no-brainer how deleterious such an establishment will be to the neighborhood, and surrounding area.

Thank you,  
George

From: "Pickering, Maryann" <Maryann.Pickering@slcgov.com>  
To: 'George Mastakas' <gmastakas@yahoo.com>  
Sent: Monday, June 24, 2013 3:07 PM  
Subject: RE: Case PLNPCM2013-00348

Hi George.

You are correct that they can operate in the neighborhoods with a conditional use. The conditional use approval is necessary for the sale of alcoholic beverages. Without that approval, he cannot serve any alcoholic beverages.

We do not think that we can restrict the hours because they are subject to state law (and DABC) and they take precedence over our city laws. We can ask him to close earlier, but we cannot require or make it a condition of approval. We are consulting with our city attorney to see if we can restrict the hours on the patio, but I do not have an answer on that one yet.

We are still reviewing the plans, calculating the parking and getting the rest of the documents we need to move forward to a public hearing. We have not received those as of yet and until we do, we will not schedule the hearing. I will let you know that the Zoning Ordinance requires 2 parking spaces for every 1,000 square feet of floor area for this use (tavern/social club).

Please let me know if you have additional questions.

Maryann

---

**From:** George Mastakas [mailto:gmastakas@yahoo.com]  
**Sent:** Thursday, June 20, 2013 2:43 PM  
**To:** Pickering, Maryann  
**Subject:** Re: Case PLNPCM2013-00348

Hi Maryann.

I know Becker's new alcohol ordinance allows businesses like these to operate in neighborhoods with a conditional permit, but what does the conditional permit actually give them? Put differently, if they don't get the conditional use permit, what will the parameters be that they can operate? Will the hours be reduced and if so, to what? Will they be prevented from serving alcohol? What about the parking situation? Etc.

Thanks for the quick reply.  
George

From: "Pickering, Maryann" <Maryann.Pickering@slcgov.com>  
To: 'George Mastakas' <gmastakas@yahoo.com>

Sent: Thursday, June 20, 2013 1:15 PM  
Subject: RE: Case PLNPCM2013-00348

Hi George.

Thank you for your comments about BrewHaHa. Your comments will be made part of the public record for this project.

As you may be aware, an open house is scheduled regarding this project tonight (June 20) at Anderson Foothill Library. That open house goes from 4:30 p.m. to 6:00 p.m. This is a true open house format where the public can come to find out more information from the business owner and ask him questions about his business. There will be no formal presentation.

I would like to emphasize to that this is NOT the public hearing for the conditional use, it's only to introduce the project to the community. I think there has been some confusion that this is it, but should he continue to move forward, there will be a Planning Commission hearing in the future. That Planning Commission meeting has not been scheduled at this time. **Because we do not know when the public hearing will be for this project, you are welcome to email me additional comments if you have any after the open house tonight. All comments will continue to be saved and made part of the record for the Planning Commission meeting.**

If you have additional questions, please let me know, and again, thank you for your comments.

MARYANN PICKERING, AICP  
Principal Planner

PLANNING DIVISION  
COMMUNITY and ECONOMIC DEVELOPMENT  
SALT LAKE CITY CORPORATION

TEL 801-535-7660  
FAX 801-535-6174

<http://www.slcgov.com/>

---

**From:** George Mastakas [mailto:gmastakas@yahoo.com]  
**Sent:** Thursday, June 20, 2013 1:03 PM  
**To:** Pickering, Maryann; Luke, Charlie  
**Subject:** Case PLNPCM2013-00348

Hello Maryann and Charlie.

My name is George Mastakas and I live in the area that will be affected by BrewHaHa Tavern. I won't be at the meeting tonight but I did want to ask... Why is there even a debate here? This supposed "tavern" does not belong in our neighborhood, period. I enjoy the many restaurants we have in the area, and frequent them often. But this kind of place?... How does our community even get to the point of a conditional use permit when it is so glaringly obvious that it is not a fit?

Charlie, I hope you will go to the mat here and not just squash the conditional permit, but tell the brilliant minds behind this "enterprise" to bugger off. Harvard/Yale doesn't want them.

George Mastakas

**From:** [Eric Povilus](#)  
**To:** [Luke, Charlie](#); [Pickering, Maryann](#)  
**Subject:** RE: Correction of Proposed Brew-Ha-Ha Tavern Address - June 20, 2013  
**Date:** Thursday, June 20, 2013 9:53:31 AM

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I live in the neighborhood on Laird Ave and I want to voice my support for this Brew-Ha-Ha Tavern. This could be a great use of that location/corner.

(1) I have no sympathy for neighbors who purchased homes and decided to live next to a commercial corner... they now will fight anything to try and get rid of that commercial space. This is the same thing that happened with the Wal-Mart at Foothill... people always lived next to a Kmart and they thought they could get Wal-Mart not to build and "maybe" the building and commercial space would go away... instead they got an old outdated Wal-Mart when in fact Wal-Mart was going to spend money and redo the space and spruce it up.

(2) As for parking and being congested, I see this no different than the corner of 1300 S and 1700 E with Eggs in the City and Sea Salt (is Sea Salt not about the same size of restaurant/seating and the same limited parking spaces?). This corner is even closer to homes. Are we not supposed to be a walkable community? I see so many people walking to Eggs and Sea Salt... it has livened up our neighborhood. Have you ever been to 15th and 15th and looked at the traffic and parking that Star Bucks creates on the streets (which is again closer to homes). I think the traffic / parking argument does not hold up in my opinion.

(3) The one area that I could support you on is regarding the outdoor patio/area... without knowing how close it is to homes it is hard to comment, but I will say that maybe the outdoor seating should be limited to no later than 8:00pm on school nights and 9:00pm on weekend nights. I will admit that people at bars / taverns could get loud and the loud talking would bother me if I lived near by. I would also put restrictions on music, etc outside. There should also be no potential for smoke... as people cannot smoke in the restaurant or patio area.

(4) As for people leaving late at night, that is a fact of life, that corner is near a two major cross streets. There is a gas station right across the street. I don't get it... if a 7-11 opened up on that corner there would be more traffic than 24 hours a day than any of these businesses create. Maybe work with the property owner to see what can be done to reduce noise... but again how is this different than all the homes near Sea Salt where people are leaving at mid-night?

(5) Pull up a Google map and look at this intersection and compare it to 1500 E 1500 S and 1700 E 1300 S; look at which intersections have more homes and more of a neighborhood impact? This location is the least intrusive... maybe 4 are impacted with only 2 being right

against this property, plus there are quite a few big trees to cut down on the noise.

Eric Povilus

---

Subject: Correction of Proposed Brew-Ha-Ha Tavern Address - June 20, 2013

From: charlie.luke@slcgov.com

To: eric@povilus.com

Date: Thu, 20 Jun 2013 15:01:02 +0000


## District Six Update Thursday, June 20

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### [Charlie Luke](#)

Council Member  
District Six  
801.535.7784

---

District 6 Liaison

[Amber McClellan](#)  
801.535.7600

---

Public comment is  
always welcomed  
and can be submitted [online](#),

## Correction

There was a typo in the address of the proposed Brew-Ha-Ha tavern in last night's District 6 Update. Instead of 2018 East the correct approximation is 2118 East 1300 South (the former Finnish Touch Day Spa building on the southeast corner of 2100 East 1300 South.) Sorry for any confusion.

Thanks again,  
Charlie

### Proposed Brew-Ha-Ha Tavern

There will be an open house today, Thursday, June 20 from 4:30 p.m. to 6:00 p.m. at the Anderson-Foothill Library (1135 South 2100 East) to learn about the proposed Brew-Ha-Ha tavern (2118 East 1300 South) and their request for a conditional use permit\* from the Planning Commission to operate as a beer tavern. I have received a lot of emails with questions about my position regarding this request.

As most of you know I was very vocally opposed to the Administration's alcohol zoning ordinances last year. By loosening the zoning requirements for establishments,

by letter, fax 801.535.7651 or  
24 hour comment line  
801.535.7654.

All Formal Council Meetings  
and Work Sessions  
are open to the public,  
and are broadcast live  
on Channel 17 or  
visit [www.slctv.com](http://www.slctv.com).

---

whose hours of operation could not legally be regulated by the City, an intensive use was added to neighborhood business zones.

My opposition to Brew-Ha-Ha has nothing to do with alcohol. It has to do with three points: lack of parking, extensive outdoor seating near homes, and hours of operation.

Parking is problematic with this proposal. There are 14 parking spaces for Brew-Ha-Ha. Using those spaces will be six staff, 91 indoor seats, and 57 outdoor seats for a total of 154 people for 14 spaces. This lack of parking will burden the other existing businesses and especially the next-door residential neighborhood where on-street parking is already tight. The burden is not fair to existing residents and businesses.

The proposed outdoor seating for 57 people at 19 tables will generate extensive noise impact on the surrounding neighborhood. The outdoor area is scheduled to be located in front of the building on 1300 South. The noise and potential for smoke will unfairly burden residents at all hours of operation.

The hours of operation are especially concerning. Brew-Ha-Ha wants to begin coffee service at 6:00 a.m. and beer service beginning at 10:00 a.m. and continuing until 2:00 a.m. The City cannot regulate hours of operation of an alcohol establishment due to current State law. While restaurants serving alcohol work well in residential business areas, the primary difference between them and Brew-Ha-Ha is hours of operation. Most of these neighborhood restaurants close by 10:00 or 11:00 p.m. Having up to 57 people engaging in conversation outside at 1:30 a.m. will generate a lot of noise. People leaving the tavern at 2:00 a.m. and walking to their cars parked on nearby neighborhood streets will create noise for those neighbors. Without the ability to require the tavern to keep hours consistent with surrounding business the potential for negatively impacting the existing quality of life of surrounding neighbors is extremely likely.

For these three reasons I encourage the City Planners and the Planning Commission to deny the conditional use for Brew-Ha-Ha. There is too much potential negative impact on surrounding neighbors and businesses. Add to that the constantly changing plans,

and lack of information regarding the coffee drive-thru (which is permitted in a Community Business (CB) zone), this project is requiring the City to take a giant leap of faith in granting approval to a project that seems very undefined.

I've been asked a lot about how I will vote on this. To be clear, I am opposed for the reasons I've listed, but this issue will not come before the City Council. Last year's alcohol zoning ordinance required a conditional use permit for alcohol-specific establishments. The Planning Commission grants those permits, not the City Council. My statement will be registered like yours in the staff report supplied at a later date to the Planning Commission.

I am watching this issue very closely. Please feel free to include me in your emails to the City Planner overseeing this issue, MaryAnn Pickering at [maryann.pickering@slcgov.com](mailto:maryann.pickering@slcgov.com).

*\*Bryce Davis is requesting conditional use approval to open and operate a new tavern located at approximately 2118 East 1300 South. The subject property is located in the Community Business zoning district and is located in Council District 6 represented by Charlie Luke.*

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## Upcoming City Events

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[Friday Night Flicks](#) [Sugar House Arts Festival](#) [Sugar House Fireworks](#)  
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**From:** [Geri Siegel](#)  
**To:** [Luke, Charlie](#)  
**Cc:** [Pickering, Maryann](#)  
**Subject:** Re: Correction of Proposed Brew-Ha-Ha Tavern Address - June 20, 2013  
**Date:** Thursday, June 20, 2013 9:48:38 AM

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Good morning Charlie and Maryann and anyone else involved.  
This is a totally inappropriate use of the property.. A beer pub! No way!  
Surrounding neighbors will be devastated. The neighborhood is already impacted by Foothill Village. There is a lovely art gallery just down the block from this proposed business. There is a hair salon and flower shop across the street already vying for parking.  
I have watched changes to the old spa building and wondered what was going there. They appear to be building as if there is already a "green light" for this project! Never dreamed an all day and night eatery with alcohol.  
Yes, the Dodo restaurant did live for many years where the art gallery is, but there was ample parking and never, never outdoor seating. This will creep up and down 13th south which while well traveled is built with lovely homes!!! Think of property values. STOP WITH THE COMMERCIAL BUILDING IN THIS AREA.  
Emigration Market. Sea Salt, Eggs Inthe City, and jolley's on 17th east and 13th south is enough!  
And don't forget on 21st and 13th there already is a gas station and a small restaurant as well as a bank  
ENOUGH!  
I couldn't believe Wendy's practically next door to the cemetery on 23rd east and 13th south!  
If the beer guys want a place, send them downtown!!  
And out of our lovely EAST BENCH NEIGHBORHOODS!  
AND ANDERSON LIBRARY IS A BLOCK AWAY! Isn't there something about alcohol not being that close to schools?  
What about libraries where our children and grandchildren go?  
I would appreciate a reply to this email!!!  
Thank you!  
Geri Siegel  
[geri@isiegel.com](mailto:geri@isiegel.com)  
And the city council needs to look at having "oversight" again on what businesses go where!

Sent from my iPad

On Jun 20, 2013, at 9:08 AM, "SLC Council Member Charlie Luke"  
<[charlie.luke@slcgov.com](mailto:charlie.luke@slcgov.com)> wrote:

District Six Update  
Thursday, June 20

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### [Charlie Luke](#)

Council Member

District Six

801.535.7784

---

District 6 Liaison

[Amber McClellan](#)

801.535.7600

---

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---

## Correction

There was a typo in the address of the proposed Brew-Ha-Ha tavern in last night's District 6 Update. Instead of 2018 East the correct approximation is 2118 East 1300 South (the former Finnish Touch Day Spa building on the southeast corner of 2100 East 1300 South.) Sorry for any confusion.

Thanks again,  
Charlie

## Proposed Brew-Ha-Ha Tavern

There will be an open house today, Thursday, June 20 from 4:30 p.m. to 6:00 p.m. at the Anderson-Foothill Library (1135 South 2100 East) to learn about the proposed Brew-Ha-Ha tavern (2118 East 1300 South) and their request for a conditional use permit\* from the Planning Commission to operate as a beer tavern. I have received a lot of emails with questions about my position regarding this request.

As most of you know I was very vocally opposed to the Administration's alcohol zoning ordinances last year. By loosening the zoning requirements for establishments, whose hours of operation could not legally be regulated by the City, an intensive use was added to neighborhood business zones.

My opposition to Brew-Ha-Ha has nothing to do with alcohol. It has to do with three points: lack of parking, extensive outdoor seating near homes, and hours of operation.

Parking is problematic with this proposal. There are 14 parking spaces for Brew-Ha-Ha. Using those spaces will be six staff, 91 indoor seats, and 57 outdoor seats for a total of 154 people for 14 spaces. This lack of parking will burden the other existing businesses and especially the next-door residential neighborhood where on-street

parking is already tight. The burden is not fair to existing residents and businesses.

The proposed outdoor seating for 57 people at 19 tables will generate extensive noise impact on the surrounding neighborhood. The outdoor area is scheduled to be located in front of the building on 1300 South. The noise and potential for smoke will unfairly burden residents at all hours of operation.

The hours of operation are especially concerning. Brew-Ha-Ha wants to begin coffee service at 6:00 a.m. and beer service beginning at 10:00 a.m. and continuing until 2:00 a.m. The City cannot regulate hours of operation of an alcohol establishment due to current State law. While restaurants serving alcohol work well in residential business areas, the primary difference between them and Brew-Ha-Ha is hours of operation. Most of these neighborhood restaurants close by 10:00 or 11:00 p.m. Having up to 57 people engaging in conversation outside at 1:30 a.m. will generate a lot of noise. People leaving the tavern at 2:00 a.m. and walking to their cars parked on nearby neighborhood streets will create noise for those neighbors. Without the ability to require the tavern to keep hours consistent with surrounding business the potential for negatively impacting the existing quality of life of surrounding neighbors is extremely likely.

For these three reasons I encourage the City Planners and the Planning Commission to deny the conditional use for Brew-Ha-Ha. There is too much potential negative impact on surrounding neighbors and businesses. Add to that the constantly changing plans, and lack of information regarding the coffee drive-thru (which is permitted in a Community Business (CB) zone), this project is requiring the City to take a giant leap of faith in granting approval to a project that seems very undefined.

I've been asked a lot about how I will vote on this. To be clear, I am opposed for the reasons I've listed, but this issue will not come before the City Council. Last year's alcohol zoning ordinance required a conditional use permit for alcohol-specific establishments. The Planning Commission grants those permits, not the City Council. My statement will be registered like yours in the staff

report supplied at a later date to the Planning Commission.

I am watching this issue very closely. Please feel free to include me in your emails to the City Planner overseeing this issue, MaryAnn Pickering at [maryann.pickering@slcgov.com](mailto:maryann.pickering@slcgov.com).

*\*Bryce Davis is requesting conditional use approval to open and operate a new tavern located at approximately 2118 East 1300 South. The subject property is located in the Community Business zoning district and is located in Council District 6 represented by Charlie Luke.*

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**From:** [Anne and Ted SKEEN](#)  
**To:** [Luke, Charlie](#); [Pickering, Maryann](#)  
**Subject:** RE: Correction of Proposed Brew-Ha-Ha Tavern Address - June 20, 2013  
**Date:** Friday, June 21, 2013 10:41:56 AM

---

Maryann-

As a resident of this part of the city (Bonneville Hills) for most of my life, I would like to voice my opinion in favor of Brew-Ha-Ha. This is the type of business our community needs (a walkable gathering spot in which you can get a drink and are not forced to order a meal) and should be encouraged. This intersection has become run-down (South side of the intersection) has significant vacancy, and is in need of investment.

Councilman Luke's concerns about evening traffic should be alleviated by the fact that it is in a commercial district. The homes surrounding the site are sandwiched by another commercial development and the infrastructure (foothill blvd and 1300 south) is sufficient to pull the traffic away from the residential neighborhoods. His concern about parking is an issue, but the lack of parking has not damaged 15th and 15th, Emigration Market, and 9th and 9th. This intersection has more commercial street parking than those other intersections and more opportunities for parking arrangements (bank, pinion, dentist office, etc.). Not sure what to make about his 6 am concern there are numerous drive-thrus that are open at 6 am in the neighborhood and none of those have added a significant burden to the community.

All of the concerns with parking and traffic are assuming this business will be wildly successful. If that is the case, it is even more important for this type of business to be in our community as it will show the clear need for a tavern/pub in the neighborhood. Let the market decide the need!

Thank you for your time!

Theodore Skeen  
1601 S. 2000 E.  
SLC, UT 84108


---

Subject: Correction of Proposed Brew-Ha-Ha Tavern Address - June 20, 2013  
From: [charlie.luke@slcgov.com](mailto:charlie.luke@slcgov.com)  
To: [linskeen@msn.com](mailto:linskeen@msn.com)  
Date: Thu, 20 Jun 2013 15:01:02 +0000



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**[Charlie Luke](#)**

Council Member  
District Six  
801.535.7784

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District 6 Liaison

[Amber McClellan](#)

801.535.7600

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---

## Correction

There was a typo in the address of the proposed Brew-Ha-Ha tavern in last night's District 6 Update. Instead of 2018 East the correct approximation is 2118 East 1300 South (the former Finnish Touch Day Spa building on the southeast corner of 2100 East 1300 South.) Sorry for any confusion.

Thanks again,  
Charlie

## Proposed Brew-Ha-Ha Tavern

There will be an open house today, Thursday, June 20 from 4:30 p.m. to 6:00 p.m. at the Anderson-Foothill Library (1135 South 2100 East) to learn about the proposed Brew-Ha-Ha tavern (2118 East 1300 South) and their request for a conditional use permit\* from the Planning Commission to operate as a beer tavern. I have received a lot of emails with questions about my position regarding this request.

As most of you know I was very vocally opposed to the Administration's alcohol zoning ordinances last year. By loosening the zoning requirements for establishments, whose hours of operation could not legally be regulated by the City, an intensive use was added to neighborhood business zones.

My opposition to Brew-Ha-Ha has nothing to do with alcohol. It has to do with three points: lack of parking, extensive outdoor seating near homes, and hours of operation.

Parking is problematic with this proposal. There are 14 parking spaces for Brew-Ha-Ha. Using those spaces will be six staff, 91 indoor seats, and 57 outdoor seats for a total of 154 people for 14 spaces. This lack of parking

will burden the other existing businesses and especially the next-door residential neighborhood where on-street parking is already tight. The burden is not fair to existing residents and businesses.

The proposed outdoor seating for 57 people at 19 tables will generate extensive noise impact on the surrounding neighborhood. The outdoor area is scheduled to be located in front of the building on 1300 South. The noise and potential for smoke will unfairly burden residents at all hours of operation.

The hours of operation are especially concerning. Brew-Ha-Ha wants to begin coffee service at 6:00 a.m. and beer service beginning at 10:00 a.m. and continuing until 2:00 a.m. The City cannot regulate hours of operation of an alcohol establishment due to current State law. While restaurants serving alcohol work well in residential business areas, the primary difference between them and Brew-Ha-Ha is hours of operation. Most of these neighborhood restaurants close by 10:00 or 11:00 p.m. Having up to 57 people engaging in conversation outside at 1:30 a.m. will generate a lot of noise. People leaving the tavern at 2:00 a.m. and walking to their cars parked on nearby neighborhood streets will create noise for those neighbors. Without the ability to require the tavern to keep hours consistent with surrounding business the potential for negatively impacting the existing quality of life of surrounding neighbors is extremely likely.

For these three reasons I encourage the City Planners and the Planning Commission to deny the conditional use for Brew-Ha-Ha. There is too much potential negative impact on surrounding neighbors and businesses. Add to that the constantly changing plans, and lack of information regarding the coffee drive-thru (which is permitted in a Community Business (CB) zone), this project is requiring the City to take a giant leap of faith in granting approval to a project that seems very undefined.

I've been asked a lot about how I will vote on this. To be clear, I am opposed for the reasons I've listed, but this issue will not come before the City Council. Last year's alcohol zoning ordinance required a conditional use permit for alcohol-specific establishments. The Planning Commission grants those permits, not the City Council.

My statement will be registered like yours in the staff report supplied at a later date to the Planning Commission.

I am watching this issue very closely. Please feel free to include me in your emails to the City Planner overseeing this issue, MaryAnn Pickering at [maryann.pickering@slcgov.com](mailto:maryann.pickering@slcgov.com).

*\*Bryce Davis is requesting conditional use approval to open and operate a new tavern located at approximately 2118 East 1300 South. The subject property is located in the Community Business zoning district and is located in Council District 6 represented by Charlie Luke.*

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**From:** [Rick Lake](#)  
**To:** [Luke, Charlie](#); [Pickering, Maryann](#)  
**Subject:** RE: District Six Update - June 19, 2013  
**Date:** Thursday, June 20, 2013 9:04:08 AM

---

Maryann, Councilman Luke's message resonates with me. I am not in favor of neighborhood pubs, but the bigger picture is parking, hours, and noise. I live close to the corner of 1300 South and 1700 East where Eggs in the City, Sea Salt, Emigration Market, and Jolley's Pharmacy are on the corners. It is always congested. Cars parked everywhere. I think it is dangerous for the neighborhood kids because parked cars line the streets.

With the current proposal, there is not much parking and I would be concerned of cars parked all over the neighborhood. Also the proposed hours of operations from 6:00 am to 2:00 am is totally absurd. The neighborhood would never get a break from the noise or cars. The noise from the outdoor patio would carry to the residential neighbors and people walking from and to their cars would be annoying. I get annoyed by the Emigration Market employees park by my house before 6:00 am in the morning and after 10:00 at night when they are leaving. They slam their car doors, loud stereos, and the beeping horn when they lock their cars. I am also tired of the garbage and cigarette butts that are on my grass and sidewalk. I think that would only be worse at the Tavern.

I would ask that you deny the conditional use permit. It would be best for the neighborhood.

Thanks

Rick Lake

---

Subject: District Six Update - June 19, 2013  
From: [charlie.luke@slcgov.com](mailto:charlie.luke@slcgov.com)  
To: [lakefam007@hotmail.com](mailto:lakefam007@hotmail.com)  
Date: Wed, 19 Jun 2013 23:02:11 +0000

District Six Update  
Thursday, June 19

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### [Charlie Luke](#)

Council Member

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## Proposed Brew-Ha-Ha Tavern

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I am watching this issue very closely. Please feel free to include me in your emails to the City Planner overseeing this issue, MaryAnn Pickering at [maryann.pickering@slcgov.com](mailto:maryann.pickering@slcgov.com).

*\*Bryce Davis is requesting conditional use approval to open and operate a new tavern located at approximately 2018 East 1300 South. The subject property is located in the Community Business zoning district and is located in Council District 6 represented by Charlie Luke.*

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**From:** [Steve Roll](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Re: FW: August 14, 2013 Planning Commission Meeting Agenda  
**Date:** Friday, August 02, 2013 8:18:09 AM

---

Maryann,  
Thank you for including me in this BrewHaHa email.  
I look forward to BrewHaHa's opening as it will bring the community together as a meeting place for everyone. I can just imagine the heated discussions that will go on there over a pint!

On Thu, Aug 1, 2013 at 4:12 PM, Pickering, Maryann

<[Maryann.Pickering@slcgov.com](mailto:Maryann.Pickering@slcgov.com)> wrote:

Hello.

You have received this message from me because you have attended a meeting regarding BrewHaHa or sent me correspondence regarding the proposed project.

The public hearing date has been set and you can see all of the details of the meeting date, time and location on the attached agenda.

If you have additional comments than what you have provided to me previously, please get those to me by next Wednesday, August 7 to be included in the staff report. You can submit comments up until about noon the day of the meeting, but anything after Wednesday would not be in the staff report. Please note that anything I have received up until this point will be included in the staff report.

I apologize if you receive a duplicate email, but some of you have provided me both your work and personal address and some families have used the same address for multiple family members.

Thank you,  
Maryann

MARYANN PICKERING, AICP  
Principal Planner

PLANNING DIVISION  
COMMUNITY and ECONOMIC DEVELOPMENT  
SALT LAKE CITY CORPORATION

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

From: [noreply.ced@slcgov.com](mailto:noreply.ced@slcgov.com) [mailto:[noreply.ced@slcgov.com](mailto:noreply.ced@slcgov.com)]  
Sent: Thursday, August 01, 2013 12:18 PM

Subject: August 14, 2013 Planning Commission Meeting 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.

Attached is the agenda for the Salt Lake City Planning Commission meeting to be held on Wednesday, August 14, 2013. You are welcome to contact the Planning Office at [801-535-7700](tel:801-535-7700) if you have questions.

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Steve Roll  
C: 801-230-9099

**From:** [Bob Moore](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** RE: Letter and Petition  
**Date:** Tuesday, August 06, 2013 1:37:03 PM  
**Attachments:** [Traffic Letter Additional Signatures - BrewHaHa Pub.pdf](#)

---

Maryann

Here are the additional signatures to the traffic letter. this brings the total now to 304.

Thanks

Bob Moore

Bob Moore  
Agent

T +1 (801) 303 5418  
O +1 (801) 322 2000  
F +1 (801) 322 2040  
BMoore@comre.com

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From: Pickering, Maryann [<mailto:Maryann.Pickering@slcgov.com>]  
Sent: Tue 8/6/2013 10:27 AM  
To: Bob Moore  
Subject: RE: Letter and Petition

Yes, that would be great and I'll add them into the pdf of the rest of your document. Thanks.

From: Bob Moore [<mailto:BMoore@comre.com>]  
Sent: Tuesday, August 06, 2013 10:22 AM  
To: Pickering, Maryann  
Subject: Re: Letter and Petition

Thanks Maryann

You can recycle them. I have 2 more pages of signatures that came in after I had delivered the letter to you. Do you want me to just scan them and forward that to you?

Thanks

Bob

Sent from iBob

On Aug 6, 2013, at 10:18 AM, "Pickering, Maryann" <Maryann.Pickering@slcgov.com> wrote:

Hi Bob.

Thank you for your letter and petition regarding BrewHaHa. For the Planning Commission, we send all information electronically. I have scanned your document and it will be made part of the staff report.

I have the extra copies you gave me and I wanted to offer them to you if you wanted them. If not, I will recycle them.

Thanks, Maryann

Maryann Pickering, AICP

Principal Planner

Planning Division

Community and Economic Development

Salt Lake City Corporation

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**From:** [Rich Sloan](#)  
**To:** [Reddick, Ellen](#)  
**Cc:** [Pickering, Maryann](#); [Luke, Charlie](#)  
**Subject:** Re: May 20th BrewHaHaTavern & Bar Open House - Meeting Alert  
**Date:** Thursday, June 20, 2013 1:00:35 PM

---

Ellen,

Thank you for taking the time to be a liaison between the city and community and alerting us to the various meetings and open houses. But I must respectfully ask, what is the purpose of this open house? I know what the stated purpose is, but why bother? Salt Lake City might consider this to be an outreach to the communities, but it is a complete waste of time. This is a done deal. No business person puts the time and money into renovating a space unless approval has already been granted, or tacitly given. The city has already decided that it is in full support of bars in single-family residential neighborhoods and does not care what the surrounding residents want. Regardless of how many people show up tomorrow in opposition, the planning commission decision is going to be that the bar is a legal use under the current zone and it must therefore approve the application. The planning commission will simply point to the city council and say that we must go to the city council to have the zone changed.

The surrounding communities already spoke out in opposition to bars in neighborhoods during the alcohol "normalization" hearings. A large and vocal majority were against the change in zoning as it allowed bars into neighborhoods, which is exactly what is now happening. The majority of the comments regarding the zone change were in opposition thereto, both those in writing as well as at meetings, but the city simply ignored those comments and the wishes of the neighborhood. Instead, Ralph Becker and the city council has imposed its will on its constituents in complete disregard of single-family neighborhoods. Simply put, despite purporting to have a representative government, Salt Lake City has ignored the desires of its citizens.

As to the hours of operation and number of seats in the bar, the proposed (or all but approved) use is simply not consistent with a single-family neighborhood. There is no way that the single-family residential homes just two or three doors away can have any sort of quiet enjoyment of their property with a bar open until 2:30 a.m. If the City truly cannot oversee or govern the hours of operation of bars, it should not approve them in single-family neighborhoods out of respect for the residents. (I would say that I will be calling the police every time it gets too loud, but I know that the police are too busy writing traffic tickets and other meaningless citations to generate revenue for city hall, which is what the police department has become.) But again, the city does not care about the impact of its decisions nor does it have any respect for the residents. As to seating, 190 seats is simply not a neighborhood bar. The city has allowed a regional commercial use into a single-family neighborhood, again despite the desires of the surrounding residents. The only way for a bar with around 190 seats to be occupied is to draw from a regional area, which will increase the amount of traffic in the neighborhood, and specifically on the residential streets. On a side note, to think this will not lead to inebriated drivers in residential neighborhoods is ludicrous.

As to parking, there is simply not enough to support such an establishment. Even assuming a 70 percent occupancy (133 seats full) with three people per car (which

will not happen as it will be less), that is 44 cars, for which only 12 parking stalls are provided. The surrounding streets will become a parking lot. But again, the city does not care. The residents in the single-family neighborhoods surrounding the 1300 South 1700 East corner have tried to work with the city for years to resolve the parking issues caused by Eggs in the City and Sea Salt, including meeting multiple times with the mayor, but to no avail. City hall, and especially the mayor, simply does not care that single-family neighborhood streets have been turned into parking lots by the city in it's lust for an extra dollar of tax revenue. The response of the city to this community is that the streets belong to the city and its just too bad. The residents have lost the quiet enjoyment of their properties. It is worth noting that the residents in those neighborhoods were completely against the approval of the Sea Salt building because of parking, but the city, as usual, ignored their wishes.

As shown, the City has shown a complete disregard for the wishes of its residents, and particularly those living in single family residential neighborhoods. It is has done it most recently with the street car to nowhere, wherein Ralph Becker and the city council, spurred on by the salesmanship of Charlie Luke, have ignored the desires of the neighborhood surrounding 1100 East by forcing a street car on them. The neighborhood is opposed to it, but with its superior knowledge and wisdom, the city council and city hall has decided it knows better. (I doubt the neighborhood has any idea that the true intent of City Hall and the city council is to add another 10,000 people on top of them.) Nevermind the fact that we cannot afford to install a street car when we can simply raise taxes to pay for the pet projects of the city. (It does not matter if we are receiving federal funds when we cannot afford our own portion.) The city must learn to live within its means, focus on its core mission only, and stop raising taxes to pay for pet projects. (On another side note, the city could save money by not wasting it on stupid bike symbols all over the city and putting on concerts all the time. It could also raise money, and make the city more safe, by licensing all bicyclists in the city over 18 by requiring a bike safety class, front and back lights as is required in Europe - not just reflectors - and a \$50 a year license for the city streets. Just an idea.)

Overall, I am opposed to the proposed bar, not that I am opposed to a true neighborhood bar which would serve the neighborhood only, such as what you find all over Europe, but I don't want a regional bar which is open until 2:30 a.m. operating in my single-family neighborhood with the increased traffic and noise. And I am opposed to any use or user for which sufficient off-street parking is not provided. One impact will be the devaluation of property values in the surrounding area as the it will no longer be a desired area, with families leaving and it turning into a neighborhood of neglected rentals. But again, the city simply does not care about such things, and in fact, desires it. It is as if the City is at war with its own single-family neighborhoods.

In conclusion I return somewhat to my original question. What is the use of the hearing this evening? The city does not care about its residents, at least those tax paying residents in single-family neighborhoods. The approval of this bar is a foregone conclusion despite the continued and growing opposition of the community. So why do we continue this charade, acting as if anything the communities do or say will have an impact? And what is the use of community councils when the city does not even listen? Instead, the city council uses them as a way of selling the desires of city hall and making excuses for their inaction instead of listening to and fighting for the communities.

I apologize for the long email and thank you again for your work on the community council.

Richard Sloan  
801-652-4854

On Fri, Jun 14, 2013 at 12:46 PM, Ellen Reddick <[ellenred@comcast.net](mailto:ellenred@comcast.net)> wrote:

Dear East Bench Community Leaders,  
Please come and offer your thoughts regarding this business. Our major concerns as a community are the hours, parking in our neighborhoods, for 19 hours a day, and the traffic use and drive through on the major route our children use to go to the library and school.

Thank you

*Ellen*

Ellen Reddick

[801.581.0369](tel:801.581.0369)

**Bonneville Hills Community Council**

**Open House ALERT!**

This is an open house – you may come and go anytime between 4:30 & 6:00 pm

**OPEN HOUSE AGENDA**

SALT LAKE CITY PLANNING DIVISION

June 20, 2013 at 4:30 p.m. to 6:00 p.m.

Anderson-Foothill Library

1135 South 2100 East

Lower Level Community Room

Salt Lake City, Utah 84108

**BrewHaHa Tavern** - Bryce Davis is requesting conditional use approval to open and operate a new tavern located at approximately 2108 East 1300 South. The subject property is located in the CB (Community Business) zoning district and is located in Council District 6 represented by Charlie Luke.

Staff contact is Maryann Pickering at [801-535-7660](tel:801-535-7660)

[maryann.pickering@slcgov.com](mailto:maryann.pickering@slcgov.com). Case PLNPCM2013-00348

Requesting Permit:

Adult Beer Tavern

Hours of Operation: 6:30 am – 2:00 am

Occupancy: 190 people

Employees: 20

Parking Requirements: 12 at location the rest will be on street parking

Days of Operation: Monday through Sunday

First Neighborhood Bar to Open on the east bench

Ellen Reddick

[801-581-0369](tel:801-581-0369)

[ellen@impactfactoryutah.com](mailto:ellen@impactfactoryutah.com)

**From:** [Ashley Henriod](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** RE: Night Club/Restaurant coming to 2100 East 1300 South  
**Date:** Saturday, May 25, 2013 12:16:25 PM

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MaryAnn,

In learning more from friends and neighbors about the pending decision to allow a new nightclub/eating establishment called Brewhaha to utilize the space available on 2100 East 1300 South, my concerns mirror those of other nearby residents and neighbors. Namely,

Parking issues- overflow parking filling our residential streets  
Smoke from patron smoking areas, and other smells that will flow from the area  
Noise- especially into the late hours.  
Young family exclusion - serving alcohol during the early hours of the day  
and most importantly  
SAFETY

It sounds to me from what I have read that the hours of operation of this establishment will certainly affect surrounding traffic. My children walk to school often and also enjoy frequenting the Top Stop that is across the street from this location. There are currently no crossing guards to aid students in this intersection.

When we drive, traffic on the way to school is already heavy in that area in the early hours, making it difficult to pull out onto 2100 East safely. Alternate routes to school pass through major congestion stemming from drop off of kids at Clayton Middle School. I am concerned that by adding a morning drive-thru type business at this location it will only create an even longer wait and more dangerous conditions for trying to drive to and from school on 2100 South.

I also have great concerns about patrons that have been consuming alcohol leaving the area (in the late hours, or any hours for that matter) and driving in the same areas that my children frequent for treats or on neighboring streets in which they play.

In short, I hope the planning commission will take families like ours, with young children, into consideration before filling this space. We have loved being in a family friendly, quiet neighborhood and would like to keep it that way. A bar/nightclub is not what I envision as being ideal in a neighborhood commercial space that is so close to single family residential housing. I feel that a small eating establishment, or other quiet business would be a fine tenant, but only if the hours of operation, and services offered there are consistent with what exists in the area currently with shorter hours of operation and little affect on surrounding traffic or neighboring housing.

As I have only recently learned of this pending decision, I am anxious to learn more about the actual details of this business or any other possibility for the space. I will do my best to stay educated about the details, but felt that time was pressing to express my feelings on the matter so far as what I have read is accurate.

Thanks for your time and consideration,

Ashley Henriod  
resident 1470 South 2000 East



**From:** [mark.garfield](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** RE: proof please  
**Date:** Tuesday, June 18, 2013 10:46:36 PM

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Maryann Pickering  
Community and Economic Development  
Salt Lake City Corporation

Ms. Pickering,

I am a 23 year resident at 2012 Browning Ave which is located near the proposed BrewHaHa tavern. I am a banker and understand a bank's fiduciary responsibility to preserve the value of depositor's funds. I would ask that similarly Salt Lake City must work to preserve neighborhood values of its residents.

How will you address the following issues that represent key values and concerns of our neighborhood?

Mr. Jones in his business plan states that the tavern is proposed for a location which currently has "high traffic flow". That high traffic flow is a problem today particularly during rush hours; 21<sup>st</sup> East has a dedicated bus route, and likely the highest used north-south corridor for bicycles on the east bench. In his plan he states: "closest bar three miles away", "only coffee drive-through within a two mile radius", a three-fold increase in sales "\$800,000 in year-one.... to \$2.5mm by year five", "premier social establishment on the east side". All statements indicate a substantial increase in traffic. Yet, there is not a detailed plan on the effects of that increased traffic. No plan on the adverse impacts for "motorized, nonmotorized, and pedestrian traffic". No details on how his increasing sales projections and its resulting traffic will affect parking in the neighborhood. No assessment on increase queuing on 21<sup>st</sup> East, etc.

Mr. Jones proposes operating hours from 6:30 a.m. to 2:00 a.m. The proposed hours are in conflict with the requirement that "hours of operation and delivery of the use are compatible with the surrounding areas". He is required to demonstrate that the property is "well suited to the character of the site, requiring an "analysis of the intensity" "compared with the surrounding area". I consider my home in the surrounding area yet I see no plan or analysis to comply with the above requirements. He mentions that he will maintain a "low-

key, neighborhood-friendly atmosphere". I see no definitions or plans to manage a low-key, neighborhood-friendly atmosphere in his business plan. After living in the neighborhood for 23 years, I can attest that it is quiet after 10:00 pm in the summer and about 8:00 pm in the winter. He has no specifics on dealing with complaints, noise, etc.

Mr. Jones has purported in a recent community meeting and also in his plan that he has permission for patrons to park on the property of nearby businesses. I spoke with a number of the nearby business owners. They deny that Mr. Jones has spoken to them. Neither will they allow his patrons to park on their property. He mentions that he has met "all our neighbors", "all very happy ", "there has been no opposition". These statements are misleading or false. His business plan and comments reflect a serious deficiency in planning and preparation along with dishonesty and deception to the permitting process. His overall proposal portends to future problems for a type of establishment that MUST adhere to strict protocol in order to keep the neighborhood and its patrons safe.

Sincerely,

Mark Garfield  
2012 Browning Ave

**From:** [Jonathan Dibble](#)  
**To:** ["Michael Gottfredson"](#); [Pickering, Maryann](#); [Bonneville Hills - Ellen Reddick](#); ["Don & Sinikka Brady"](#); ["ross.fulton@imail.org"](#); ["Roger J. McConkie"](#)  
**Subject:** RE: The Bryce Jones" Application for a Business on 2100 E & 1300 S.  
**Date:** Tuesday, July 02, 2013 6:06:53 PM

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Thank you Mike for the great analysis. You might want to team up with neighbors to present all of these points at the hearing within the time constraints placed on comments.

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**From:** Michael Gottfredson [mailto:[jmichaelgottfredson@hotmail.com](mailto:jmichaelgottfredson@hotmail.com)]  
**Sent:** Tuesday, July 02, 2013 12:55 PM  
**To:** [Maryann.Pickering@slcgov.com](mailto:Maryann.Pickering@slcgov.com); [Ellen Reddick](#); [Don & Sinikka Brady](#); [ross.fulton@imail.org](mailto:ross.fulton@imail.org); [Jonathan Dibble](#); [Roger J. McConkie](#); [Michael Gottfredson](#)  
**Subject:** The Bryce Jones' Application for a Business on 2100 E & 1300 S.

**J. Michael Gottfredson**

Attorney at Law  
1989 Browning Ave.  
Salt Lake City, Utah 84108  
801-581-1807

[jmichaelgottfredson@hotmail.com](mailto:jmichaelgottfredson@hotmail.com)

2 July, 2013

Salt Lake City Planning Commission.

Attention: Maryann Pickering, AICP

[Maryann.Pickering@slcgov.com](mailto:Maryann.Pickering@slcgov.com)

Dear Maryann,

This letter is written requesting that the application of Bryce Jones for the BrewHaHa Tavern on 2100 East and 1300 East be denied.

My wife Janice and I have lived in the area that would be impacted by the bar and other activities for over 40 years. We have raised seven children in our present home within three blocks of the building where Mr. Jones wants to establish his business.

**Adverse local Impact.** The adverse local impact of Jones' business in the area will far outweigh the public need and benefit of his business. (21A.54.010, Ord. 14-12-2012.) When each proposed conditional use is evaluated the conditional use of the property should be denied.

**Buffering.** The building abuts a residential area requiring a buffering that includes vegetative landscaping or walls along any property line or within a required yard area on the lot where the premises are located. (21A.36.300 c.) Our inspection of the property questions whether "buffering" is even possible for the residential homes on the east.

You furnished Ellen Reddick with Approval Standards and Detrimental Effects Determination compliance requirements.

We will comment on some.

**Approval Standards:** A conditional use shall be approved unless the planning commission ... concludes that the following standards cannot be met.... At least two standards cannot be met.

**Standard 2.** The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;

**Comments on Standard 2.** The tavern hours from 6:30 am to 2 am the next morning is incompatible with surrounding uses. The businesses in the area all close several hours before 2 am. The residents are all settled down for the evening well before the 2 am closing time of the bar. Lights, traffic, noise, and busy-ness in the area are all currently muted and stopped many hours before 2 am. Sunday now is a peaceful day and evening with few lights, traffic, noise and busy-ness. Tavern and other activities from 6:30 am to 2 am will change all that, especially after dark and when the other area businesses close for the night and residents go to bed.

During the day, the actions of tavern patrons and their traffic are incompatible with school children walking to the Anderson Library and school. Elementary and middle school children go through the area morning and afternoon to go to school without a crossing guard. The increase of traffic is incompatible with current conditions. The drive through increases the safety concerns of children walking in the area and creates congestion. The major bicycle route will be impacted adversely. Selling beer beginning at 10 am prevents mothers and fathers with children from becoming patrons of the non-beer side of the business.

The neighborhood will experience a literal “nightmare” until the wee hours of the morning after a sporting event at the University of Utah when many students and loyal fans will either celebrate their victory or drown out their sorrows. The neighborhood home dwellers do not deserve such callous disregard by Jones for neighborhood traditions, security, and peacefulness.

**Standard 4.** The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions.

**Comments on Standard 4.** There is no way to mitigate the intrusion into the surrounding neighborhood of noise, lights, traffic, busy-ness and the many patrons frequenting the establishment. Some will be walking home through the neighborhood after dark and some even after the 2 am closing. Patrons walking and driving through the neighborhood after dark and sometimes after 2 am on their way home certainly cannot be mitigated. The feeling of night-time security will be lessened as more people frequent the streets late at night.

The “and” at the end of standard 3 means that all four standards must be met.

**Detrimental Effects Determination:** In analyzing the anticipated detrimental effects of a proposed use, the planning commission ... shall determine compliance with each of the following....

**Comment.** Determining compliance with each means that all 15 compliance determinations must be met.

**Compliance Determination 3.** The use is well suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area;

**Comments on Compliance Determination 3.** The 6:30 am until 2 am the next morning hours, the many seats inside and outside, the 180 patrons on the premises, and the walk in and drive thru beginning at 6:30 every morning are not well suited to the character of the site and adjacent uses. The 180 seat capacity means many cars, foot, and bicycles traffic not compatible with the area. Parking will be a nightmare. Smoke, cooking smells, delivery noise, patron noise are all concerns to neighbors.

**Compliance Determinations 5 and 6.** Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic.

**Comments on Compliance Determinations 5 and 6.** Traffic flow will certainly be impeded with all the extra traffic by patrons and the drive through business.

Transportation will have an adverse impact on adjacent property including the roads. Jones expects to do \$800,000 in sales then \$2,500,000 by year five. Handling such traffic, whether by car, bicycle, or on foot will adversely impact the area. Noise and lights until 2 am will adversely impact the area.

A detailed traffic study for the area is requested before the application can proceed.

**Compliance Determinations 7 and 8.** The site is designed to enable access and circulation for pedestrian and bicycles. Access to the site does not unreasonably impact the service level of any abutting or adjacent street.

**Comments on Compliance Determinations 7 and 8.** Sale of beer beginning at 10 am and continuing into the evening hours prevents access and circulation to or near the premises for parents with children.

Traffic will certainly be unreasonably impacted, especially with children walking to school and the library.

**Compliance Determination 9.** The location and design of off street parking complies with applicable standards of this code.

**Comments on Compliance Determination 9.** Many have commented about the lack of adequate parking for the business. The answer Jones gives is that several businesses have given him approval to use their parking when they aren't using it.

Several businesses like Brent Godfrey, A Gallery, and Eric Steur, of Steur & Friends, have written letters that state they will NOT let Jones use their parking and some say they will tow cars parked on their premises.

You received a letter from Victoria Topham of close by Pinon Market stating she has never met Bryce Jones and will have any cars towed that are parked in her lot. Other businesses state they have not given Jones permission to park on their premises. Some businesses like Chase Bank believe their no parking signs are sufficient to prevent non-bank customers from parking on their premises. Statements and representations to the contrary by Bryce Jones make us wonder about other statements and representations he has made: "We have made arrangements with some nearby businesses to use their excess parking, after hours, in order to minimize on-street parking." Who? Let's see it in writing.

When a business in the area finding patrons of Jones Tavern using its parking after hours, and some until 2 am in the morning it will soon realize it may have significant liability and risk. As a minimum, the business will realize the patrons of the Tavern are trespassing on their property. Each will prevent free parking by Tavern patrons.

**The parking issue is easily solved. Just require that Jones comply with the law and obtain written recordable permission to use the parking of the specific business. Until written permission is received, the application of Jones for his business should not proceed or even be considered.** Otherwise, parking may be allowed for a few nights, then withdrawn. Then, those responsible for approval of the application will be embarrassed and the neighborhood will be left holding empty assurances made by Jones. Assurances made by Jones are meaningless and hollow when a business asserts its legal rights to control its property.

A 6' by 20' smoking area is designated for the southeast corner of the parking lot. Such reduces off street parking and creates a potential fire hazard being so close to the cars.

Compliance Determination 11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts.

**Comments on Compliance Determination 11.** It is impossible to buffer adjoining dissimilar uses. Neighbors will be affected by lights, traffic, patrons walking to and from the Tavern late at night, parking on neighbor streets, and cars traveling their streets.

**Compliance Determinations 13 and 14.** The hours of operation and delivery of the use are compatible with surrounding uses. Signs and lighting are compatible with, and do not negatively impact surrounding uses.

**Comments on Compliance Determination 13 and 14.** Surrounding business uses close up after dark. None are open until 2 am every night. The surrounding area is a residential area. A tavern until 2 am can never be considered compatible with where people own and rent homes, spend time out of doors free from tavern sounds and vehicle noises. They sleep at night feeling secure in their beds. The sale and consumption of beer, foot and motor traffic in the area and on the neighborhood streets until 1 am seven days a week are not compatible with the what home dwellers are doing in their neighborhood. The people are trying to enjoy the comforts of home without sounds, lights, pedestrian and motorized intrusions until the wee hours of the morning.

**Don and Sinikka Brady** are the former owners of the building where the Tavern is proposed to be located. The building was bought at a foreclosure sale by the present owner from whom Jones has apparently leased the building. Brady's prevailed on appeal. We do not know whether Brady's will receive the property back, but if they do, they will not honor the Jones lease unless the law requires them to do so. We suggest that City Planning put the application on hold until the matter of ownership of the building is concluded.

A copy of the letter that Don and Sinikka Brady sent to Bryce Jones is enclosed.

21A.36.300: ALCOHOL RELATED ESTABLISHMENTS. Jones must comply with this statute before the City proceeds with his application.

1. Jones must have a parking management plan which shall include consideration of the impact of parking on surrounding neighborhoods. Without parking at other businesses in the area there will be parking difficulties in the surrounding neighborhood preventing him from complying with this requirement.
2. He must have buffering including vegetative landscaping or walls along a property line with the adjoining residential property. With the tight narrow roadway between the premises and the neighbor on the east it is unlikely he can provide the required buffering.

**It is premature for City Planning to consider the application any further** until it is revised and many additional matters included in the application. Jones must show compliance with each of the above requirements stated in this letter. Jones must have and provide to you::

1. Written permission to park on the premises of other businesses.
2. A parking management plan that shows the impact on surrounding neighborhoods is not adversely affected.
3. A reasonable plan for buffering with the east neighbors.
4. Justification that his uses are compatibility with the surrounding neighborhood,
5. A plan showing that detrimental effects can be mitigated by reasonable conditions and what those conditions are.
6. Show that traffic flow is not burdensome. A traffic flow study is needed before the application should be further considered.
7. Show that lights, noise, busy-ness, and motorized and pedestrian travel from 6:30 am until after 2 am, and drive through through activity, is not adverse to the neighborhood. After all, many have been in the neighborhood for many years. Why should residents have the burden to show why the Tavern is not good for the neighborhood.

**The application of Bryce Jones should be put on hold until he complies in writing** with each of the requirements of all City ordinances, including those cited above. It is not proper for Bryce Jones to continue with his application until he has complied with all the above. We believe Jones cannot comply with many requirements.

Then it is the responsibility of City Planning to find all the requirements of the statutes have been or can be met by Bryce Jones. Impossible!

Please let us know that you have received this letter. Thank you for your consideration of these matters and for all the patience you and many others have shown and all the work you have done.

Respectfully Submitted,

J. Michael Gottfredson  
Janice T. Gottfredson

cc: Ellen Reddick, Ross Fulton, and many other interested neighbors.

June 26, 2013

Brewhaha Tavern  
&

Bryce Jones

369 E 900 S  
#291  
Salt Lake City, UT  
84111

Dear Bryce Jones,

You recently talked to me and requested that I write a letter to you and the SLC Corp. In this letter you wanted me to say that 'if we were to receive the building back' that Sinikka and I would honor your lease.

If we get the building back we will not honor your lease, if we have the legal right to dishonor it.

We do not want a Tavern in the neighborhood and particularly not in the 2100 S. 1300 E. building.

Respectfully,

Don and Sinikka Brady



**From:** [Ellen Reddick](#)  
**To:** ["Jonathan Dibble"](#); ["Michael Gottfredson"](#); [Pickering, Maryann](#); ["Don & Sinikka Brady"](#); [ross.fulton@imail.org](mailto:ross.fulton@imail.org); ["Roger J. McConkie"](#)  
**Subject:** RE: The Bryce Jones" Application for a Business on 2100 E & 1300 S.  
**Date:** Tuesday, July 02, 2013 8:22:09 PM

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Thank you Mike & Jon,

Excellent letter Mike and good suggestion Jon. I have sent Mike's letter to Sherman Ave, 1300 South and Browning street leaders to either use or take ideas to incorporate into their letters which will become their presentations to the Planning Commission.

Everyone's efforts are appreciated.

*Ellen*

Ellen Reddick  
801.581.0369

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**From:** Jonathan Dibble [<mailto:jdibble@RQN.COM>]  
**Sent:** Tuesday, July 02, 2013 6:08 PM  
**To:** 'Michael Gottfredson'; 'Maryann.Pickering@slcgov.com'; 'Ellen Reddick'; 'Don & Sinikka Brady'; 'ross.fulton@imail.org'; 'Roger J. McConkie'  
**Subject:** RE: The Bryce Jones' Application for a Business on 2100 E & 1300 S.

Thank you Mike for the great analysis. You might want to team up with neighbors to present all of these points at the hearing within the time constraints placed on comments.

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**From:** Michael Gottfredson [<mailto:jmichaelgottfredson@hotmail.com>]  
**Sent:** Tuesday, July 02, 2013 12:55 PM  
**To:** [Maryann.Pickering@slcgov.com](mailto:Maryann.Pickering@slcgov.com); Ellen Reddick; Don & Sinikka Brady; [ross.fulton@imail.org](mailto:ross.fulton@imail.org); Jonathan Dibble; Roger J. McConkie; Michael Gottfredson  
**Subject:** The Bryce Jones' Application for a Business on 2100 E & 1300 S.

**J. Michael Gottfredson**

Attorney at Law  
1989 Browning Ave.  
Salt Lake City, Utah 84108  
801-581-1807  
[jmichaelgottfredson@hotmail.com](mailto:jmichaelgottfredson@hotmail.com)

2 July, 2013

Salt Lake City Planning Commission.

Attention: Maryann Pickering, AICP

[Maryann.Pickering@slcgov.com](mailto:Maryann.Pickering@slcgov.com)

Dear Maryann,

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denied.

My wife Janice and I have lived in the area that would be impacted by the bar and other activities for over 40 years. We have raised seven children in our present home within three blocks of the building where Mr. Jones wants to establish his business.

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The neighborhood will experience a literal "nightmare" until the wee hours of the morning after a sporting event at the University of Utah when many students and loyal fans will either celebrate their victory or drown out their sorrows. The neighborhood home dwellers do not deserve such callous disregard by Jones for neighborhood traditions, security, and peacefulness.

**Standard 4.** The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions.

**Comments on Standard 4.** There is no way to mitigate the intrusion into the surrounding neighborhood of noise, lights, traffic, busy-ness and the many patrons frequenting the establishment. Some will be walking home through the neighborhood after dark and some even after the 2 am closing. Patrons walking and driving through the neighborhood after dark and sometimes after 2 am on their way home certainly cannot be mitigated. The feeling of night-time security will be lessened as more people frequent the streets late at night.

The “and” at the end of standard 3 means that all four standards must be met.

**Detrimental Effects Determination:** In analyzing the anticipated detrimental effects of a proposed use, the planning commission ... shall determine compliance with each of the following....

**Comment.** Determining compliance with each means that all 15 compliance determinations must be met.

**Compliance Determination 3.** The use is well suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area;

**Comments on Compliance Determination 3.** The 6:30 am until 2 am the next morning hours, the many seats inside and outside, the 180 patrons on the premises. and the walk in and drive thru beginning at 6:30 every morning are not well suited to the character of the site and adjacent uses. The 180 seat capacity means many cars, foot, and bicycles traffic not compatible with the area. Parking will be a nightmare. Smoke, cooking smells, delivery noise, patron noise are all concerns to neighbors.

**Compliance Determinations 5 and 6.** Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic.

**Comments on Compliance Determinations 5 and 6.** Traffic flow will certainly be impeded with all the extra traffic by patrons and the drive through business.

Transportation will have an adverse impact on adjacent property including the roads. Jones expects to do \$800,000 in sales then \$2,500,000 by year five. Handling such traffic, whether by car, bicycle, or on foot will adversely impact the area. Noise and lights until 2 am will adversely impact the area.

A detailed traffic study for the area is requested before the application can proceed.

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**Compliance Determinations 13 and 14.** The hours of operation and delivery of the use are compatible with surrounding uses. Signs and lighting are compatible with, and do not negatively impact surrounding uses.

**Comments on Compliance Determination 13 and 14.** Surrounding business uses close up after dark. None are open until 2 am every night. The surrounding area is a residential area. A tavern until 2 am can never be considered compatible with where people own and rent homes, spend time out of doors free from tavern sounds and vehicle noises. They sleep at night feeling secure in their beds. The sale and consumption of beer, foot and motor traffic in the area and on the neighborhood streets until 1 am seven days a week are not compatible with the what home dwellers are doing in their neighborhood. The people are trying to enjoy the comforts of home without sounds, lights, pedestrian and motorized intrusions until the wee hours of the morning.

**Don and Sinikka Brady** are the former owners of the building where the Tavern is proposed to be located. The building was bought at a foreclosure sale by the present owner from whom Jones has apparently leased the building. Brady's prevailed on appeal. We do not know whether Brady's will receive the property back, but if they do, they will not honor the Jones lease unless the law requires them to do so. We suggest that City Planning put the application on hold until the matter of ownership of the building is concluded.

A copy of the letter that Don and Sinikka Brady sent to Bryce Jones is enclosed.

21A.36.300: ALCOHOL RELATED ESTABLISHMENTS. Jones must comply with this statute before the City proceeds with his application.

1. Jones must have a parking management plan which shall include consideration of the impact of parking on surrounding neighborhoods. Without parking at other businesses in the area there will be parking difficulties in the surrounding neighborhood preventing him from complying with this requirement.
2. He must have buffering including vegetative landscaping or walls along a property line with the adjoining residential property. With the tight narrow roadway between the premises and the neighbor on the east it is unlikely he can provide the required buffering.

**It is premature for City Planning to consider the application any further** until it is revised and many additional matters included in the application. Jones must show compliance with each of the above requirements stated in this letter. Jones must have and provide to you::

1. Written permission to park on the premises of other businesses.
2. A parking management plan that shows the impact on surrounding neighborhoods is not adversely affected.
3. A reasonable plan for buffering with the east neighbors.
4. Justification that his uses are compatibility with the surrounding neighborhood,
5. A plan showing that detrimental effects can be mitigated by reasonable conditions and what those conditions are.
6. Show that traffic flow is not burdensome. A traffic flow study is needed before the application should be further considered.
7. Show that lights, noise, busy-ness, and motorized and pedestrian travel from 6:30 am until after 2 am, and drive through through activity, is not adverse to the neighborhood. After all, many have been in the neighborhood for many years. Why should residents have the burden to show why the Tavern is not good for the neighborhood.

**The application of Bryce Jones should be put on hold until he complies in writing** with each of the requirements of all City ordinances, including those cited above. It is not proper for Bryce Jones to continue with his application until he has complied with all the above. We believe Jones cannot comply with many requirements.

Then it is the responsibility of City Planning to find all the requirements of the statutes have been or can be met by Bryce Jones. Impossible!

Please let us know that you have received this letter. Thank you for your consideration of these matters and for all the patience you and many others have shown and all the work you have done.

Respectfully Submitted,

J. Michael Gottfredson  
Janice T. Gottfredson

cc: Ellen Reddick, Ross Fulton, and many other interested neighbors.

June 26, 2013

Brewhaha Tavern  
&  
Bryce Jones

369 E 900 S  
#291  
Salt Lake City, UT  
84111

Dear Bryce Jones,

You recently talked to me and requested that I write a letter to you and the SLC Corp. In this letter you wanted me to say that 'if we were to receive the building back' that Sinikka and I would honor your lease.

If we get the building back we will not honor your lease, if we have the legal right to dishonor it.

We do not want a Tavern in the neighborhood and particularly not in the 2100 S. 1300 E. building.

Respectfully,

Don and Sinikka Brady

**From:** [Devin Wright](#)  
**To:** [Pickering, Maryann](#); [Luke, Charlie](#)  
**Subject:** Request for tavern on 1300 S  
**Date:** Thursday, June 20, 2013 11:38:12 AM

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Hello,

I want to express my support for the conditional use permit request for a tavern on 2108 E 1300 S. I am a native Salt Laker, business owner and long-time resident of the area with 2 children in area schools. I think this use would be appropriate for this area which is currently in a very run-down state.

A neighborhood "pub" would serve residents of the area and I think would actually decrease impaired driving due to its proximity to its patrons. Approval is consistent with the city's efforts to allow businesses that serve ALL of its residents. This will also re-energize a commercial area in poor condition with many vacancies. This helps all of the city's residents through increased tax revenue and enhanced vitality.

Sincerely,

**Devin Wright**  
General Manager



POS Technologies  
2681 East Parleys Way Ste. 203  
Salt Lake City, UT 84109

Office : 801.487.6558  
Support : 801.568.0000  
[www.postechnologies.net](http://www.postechnologies.net)

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**From:** [Tom Carter](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Tavern in Yalecrest  
**Date:** Sunday, June 16, 2013 10:15:27 PM

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Dear Ms Pickering:

I am a resident of the Yalecrest Neighborhood (1762 Michigan Avenue). Since I will be out of town on the 20th, I would like to write in support of the tavern on 2100 east and 1300 south. I am from back east (Rhode Island) where there is a tavern on every corner, really to the detriment of no one, and the benefit of many. In my experience, these taverns are places where the neighborhood people come together in the evenings, watch sports, see friends, talk over the weeks' events, and have a good cold beer. These are not "watering holes" as much as they are gathering points for local residents, and especially so with taverns, which do not price most people out (like the restaurants that exist in our district--Sea Salt and Paris etc.). What we really need are a few taverns that make our city seem like others I have lived in, where you can walk or bike down tot he corner "tap room" to see your friends and neighbors (and catch the latest ball scores). I hope we see this approved. It will be good for everyone, and the city.

Thanks

Thomas Carter



**From:** [Karren Hammer](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Tavern not welcome  
**Date:** Thursday, June 20, 2013 12:16:53 PM

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To Planning Commission of Salt Lake City:

The tavern planned for 2100 East 1300 South is a bad plan because of the lack of parking, the outdoor seating and the noise up until 2am with the long hours. There are homes, lovely homes beginning right next door that face 1300 South. How can the planning commission approve of this kind of a business right next door? This is a horrible intrusion on the value of those homes, the safety of those residents (especially children who might live there, the elderly and the mentally disabled who live in one of those residences just east of the proposed location of this tavern) and the noise level there.

The tavern's primary business is to sell and distribute alcohol. What place does alcohol have in a residential area? It invites patrons who drink alcohol to our neighborhood. Many, of course, are responsible drinkers but many, and there will be many who are not responsible and will be coming and going from this establishment in cars they drive, inebriated, in many cases. It's sad but true. One of the saddest truths that never gets a fair coverage in the media is the sorrow to an inebriated individual who causes an accident in which there might be a serious injury or death. My father who was a social drinker would never have been able to forgive himself. It would have ruined his life. By allowing this place entry into a residential neighborhood, you are increasing the odds of this kind of tragedy to happen and you would share the blame.

Why don't those of you on the planning commission relocate this tavern next door to your residence? Why not? Think about it and then you might have misgivings about placing it in our neighborhood.

Karren Hammer

**From:** [david wirthlin](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** The Bar  
**Date:** Sunday, June 23, 2013 9:57:51 PM

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Maryann, our neighborhood is totally opposed to this establishment in our area. The name of Brouhaha is the right name for its impact on the neighborhood. It will only detract from families strolling in the evenings as they have to walk past this place. How do our zoning laws permit this? I thought this was resolved last year by the decision of the City Council not permitting bars in local neighborhoods. It endangers our children, increases traffic congestion and security with inebriated drivers, and brawls that will inevitably occur inside and outside the Bar.  
Sent from my iPad

**From:** [J SUZANNE GILBERG](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** The Brewhaha Tavern location on the corner of 21 S and 13 E.  
**Date:** Thursday, June 27, 2013 1:41:02 PM

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Dear Maryann Pickering:

I am sorry that I missed the meeting about the proposal on the location of a tavern in my area. I live just behind the Chase Bank that is on the corner of 2100 S 13 E. That is 1229 South 2100 East. Our properties on the south side join each other. I am dead set against having a tavern there or any other place within the boundaries of our community. The Chase Bank, I hear has no qualms as to having the patrons cars in their parking lot... well I do! They will create noise, garbage, and sitting on our south fence; all in the wee hours in the morning. All goes with the environment of a drinking place. We already have that environment on our north side. I cannot make a stand for that one, but I can put my input into this one! Please take this kind of environment out of our community and put it in a better spot such a Foothills Village( which I understand has been suggested) or up by the liquor Store on Foothills Blvd and 17th East. We want to keep our environment and our community as is for us and our children.

Sincerely, Suzanne Gilberg  
1229 So 2100 E  
Salt Lake City, Utah  
84108

**From:** [Michael Gottfredson](#)  
**To:** [Pickering, Maryann](#); [Bonneville Hills - Ellen Reddick](#); [Don & Sinikka Brady](#); [ross.fulton@imail.org](mailto:ross.fulton@imail.org); [Jonathan Dibble](#); [Roger J. McConkie](#); [Michael Gottfredson](#)  
**Subject:** The Bryce Jones" Application for a Business on 2100 E & 1300 S.  
**Date:** Tuesday, July 02, 2013 12:55:00 PM  
**Attachments:** [Brady Maryann Pickering Letter.pages](#)

---

**J. Michael Gottfredson**

Attorney at Law  
1989 Browning Ave.  
Salt Lake City, Utah 84108  
801-581-1807  
[jmichaelgottfredson@hotmail.com](mailto:jmichaelgottfredson@hotmail.com)

2 July, 2013

Salt Lake City Planning Commission.

Attention: Maryann Pickering, AICP

[Maryann.Pickering@slcgov.com](mailto:Maryann.Pickering@slcgov.com)

Dear Maryann,

This letter is written requesting that the application of Bryce Jones for the BrewHaHa Tavern on 2100 East and 1300 East be denied.

My wife Janice and I have lived in the area that would be impacted by the bar and other activities for over 40 years. We have raised seven children in our present home within three blocks of the building where Mr. Jones wants to establish his business.

**Adverse local Impact.** The adverse local impact of Jones' business in the area will far outweigh the public need and benefit of his business. (21A.54.010, Ord. 14-12-2012.) When each proposed conditional use is evaluated the conditional use of the property should be denied.

**Buffering.** The building abuts a residential area requiring a buffering that includes vegetative landscaping or walls along any property line or within a required yard area on the lot where the premises are located. (21A.36.300 c.) Our inspection of the property questions whether "buffering" is even possible for the residential homes on the east.

You furnished Ellen Reddick with Approval Standards and Detrimental Effects Determination compliance requirements. We will comment on some.

**Approval Standards:** A conditional use shall be approved unless the planning commission ... concludes that the following standards cannot be met.... At least two standards cannot be met.

**Standard 2.** The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;

**Comments on Standard 2.** The tavern hours from 6:30 am to 2 am the next morning is incompatible with surrounding uses. The businesses in the area all close several hours before 2 am. The residents are all settled down for the evening well before the 2 am closing time of the bar. Lights, traffic, noise, and busy-ness in the area are all currently muted and stopped many hours before 2 am. Sunday now is a peaceful day and evening with few lights, traffic, noise and busy-ness. Tavern and other activities from 6:30 am to 2 am will change all that, especially after dark and when the other area businesses close for the night and residents go to bed.

During the day, the actions of tavern patrons and their traffic are incompatible with school children walking to the Anderson Library and school. Elementary and middle school children go through the area morning and afternoon to go to school without a crossing guard. The increase of traffic is incompatible with current conditions. The drive through increases the safety concerns of children walking in the area and creates congestion. The major bicycle route will be impacted adversely. Selling beer beginning at 10 am prevents mothers and fathers with children from becoming patrons of the non-beer side of the business.

The neighborhood will experience a literal “nightmare” until the wee hours of the morning after a sporting event at the University of Utah when many students and loyal fans will either celebrate their victory or drown out their sorrows. The neighborhood home dwellers do not deserve such callous disregard by Jones for neighborhood traditions, security, and peacefulness.

**Standard 4.** The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions.

**Comments on Standard 4.** There is no way to mitigate the intrusion into the surrounding neighborhood of noise, lights, traffic, busy-ness and the many patrons frequenting the establishment. Some will be walking home through the neighborhood after dark and some even after the 2 am closing. Patrons walking and driving through the neighborhood after dark and sometimes after 2 am on their way home certainly cannot be mitigated. The feeling of night-time security will be lessened as more people frequent the streets late at night.

The “and” at the end of standard 3 means that all four standards must be met.

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**Comment.** Determining compliance with each means that all 15 compliance determinations must be met.

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City proceeds with his application.

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3. A reasonable plan for buffering with the east neighbors.
4. Justification that his uses are compatibility with the surrounding neighborhood,
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Then it is the responsibility of City Planning to find all the requirements of the statutes have been or can be met by Bryce Jones. Impossible!

Please let us know that you have received this letter. Thank you for your consideration of these matters and for all the patience you and many others have shown and all the work you have done.

Respectfully Submitted,

J. Michael Gottfredson  
Janice T. Gottfredson

cc: Ellen Reddick, Ross Fulton, and many other interested neighbors.

June 26, 2013

Brewhaha Tavern  
&  
Bryce Jones

369 E 900 S  
#291  
Salt Lake City, UT  
84111



Dear Bryce Jones,

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If we get the building back we will not honor your lease, if we have the legal right to dishonor it.

We do not want a Tavern in the neighborhood and particularly not in the 2100 S. 1300 E. building.

Respectfully,

Don and Sinikka Brady

**From:** [Shannon Howells](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** The new "BrewHaHa Tavern" Proposed for 1300 South & 2100 East  
**Date:** Monday, June 17, 2013 6:09:48 PM

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To Whom It May Concern,

I want to go on record as a very concerned citizen in the 2100 East Neighborhood as **opposed** to having the business BrewHaHa Tavern and any bar open on 1300 South and 2100 East. I am concerned for all of us, including the school children, who walk in this area on a regular basis. I find it disturbing that this bar would be open more than 18 hours each day, seven days a week. I know that many good people drink alcohol and maintain control of themselves but I also know that some good people lose control when they are under the influence of too much alcohol. I would be very sorry to feel that myself and my friends can't be comfortable walking in our own neighborhood, or feeling like children might be less safe in this neighborhood than they are now and have been in the past. I appreciate the opportunity to express my opinion about this matter and thank you for the privilege of doing so. Thank you for your service in behalf of the Salt Lake community.

Sincerely,  
Shannon Howells  
1586 South 2100 East  
Salt Lake City, Utah 84108

**From:** [Nellie Leavitt](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Thoughts on brew ha ha  
**Date:** Friday, June 21, 2013 2:31:54 PM

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I just wanted to take a second and voice my opinion on the proposed bar coming into the foothill area. Part of what makes to use bench so amazing is that we have catch a real community feel to the neighborhood. we are mostly residential with a few respectable business is scattered throughout. I feel that people should be allowed to make their own choices on whether or not they will drink, and that's what makes america great, however what makes the east bench great is our ability to keep our neighborhoods free of places that would potentially bring out a lot of drunk people. Especially in an area where there are many children as well as several elementary schools. In addition to the safety concerns I have for small children I also have concerns about what it will do to home values. As with any type of business if its not increasing your home value it is decreasing your home value. It is unfair to homeowners in this neighborhood who purchased under the assumption that there I would no raspy establishments in the neighborhood. Especially when there are plenty of bars within a 10 minute drive from here. I hope you will help keep our treasured neighborhood clean and wonderful.

Nellie

**From:** [Richard H. Thornton](#)  
**To:** [Pickering, Maryann](#)  
**Cc:** ["Jonathan Dibble"](#); ["Ross Fulton"](#); [Foothill/Sunnyside CC Chair](#); ["Michael Gottfredson"](#); [Reddick, Ellen](#); ["Bob Moore"](#)  
**Subject:** Brew Ha Ha Conditional Use Permit: Deny Application because Detrimental Parking Effects Cannot be Adequately Mitigated  
**Date:** Wednesday, August 07, 2013 10:17:33 AM

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Re-sent without the attachment of Bob Moore's letter.

Rick

Richard H. Thornton  
*Attorney at Law*



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**From:** Richard H. Thornton  
**Sent:** Tuesday, August 06, 2013 8:14 PM  
**To:** 'Maryann.Pickering@slcgov.com'  
**Subject:** Brew Ha Ha Conditional Use Permit: Deny Application because Detrimental Parking Effects Cannot be Adequately Mitigated

To the Salt Lake City Planning Commission:

I am a neighbor of the proposed Brew Ha Ha Tavern / Pub at 1300 South 2100 East. I request the Planning Commission to deny the pending conditional use permit for these reasons:

- Standard 4 of the conditional use criteria requires the Commission to determine if the anticipated detrimental effects of the use can be mitigated by the imposition of reasonable conditions.
- The Planning Commission must reasonably exercise its discretion. The applicant's compliance with technical requirements of the zoning code (e.g., minimal on-site parking) should *not* mean automatic approval of the permit. Otherwise, why would the Commission even be involved in the determination?
- The potential (and likely) significant, adverse impact on parking in surrounding neighborhoods has been argued in the attached letter from Bob Moore to the Commission.
  - The on-site parking cannot accommodate projected customers, even though requirements of the zoning ordinance might be satisfied.
  - The applicant has *not* secured other off-street parking.
  - Of necessity, parking will be forced onto surrounding public streets.
  - When the DoDo Restaurant was located in the same location as that of the proposed tavern, congested parking was a large, unresolved issue, including parking in violation of restricted areas, blocking access to driveways of neighbors and lack of enforcement. How would a tavern be any different?

- The tools available to the city to mitigate the detrimental parking effect are inadequate.
  - Generally, the patrons will have the right to park on public streets.
  - Restricted parking zones could be established in residential areas. However, when this was tried on Sherman Avenue to ameliorate the DoDo situation, it created cost and headaches for neighbors. Enforcement was a continual problem that was never adequately ameliorated.
  - The Commission simply doesn't have effective tools to overcome the adverse parking impact on surrounding,, adjacent, public streets.

In short , the commission cannot impose reasonable use conditions on the permit that would effectively mitigate the detrimental parking effect of the proposed tavern. Parking is a significant, not a minor, issue. The proposed use is just too intense for this site. When coupled with other considered objections from the community (traffic, safety, lack of compatibility, etc.), the commission should deny the application.

Sincerely,  
Rick Thornton

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

**From:** [Richard H. Thornton](mailto:Richard.H.Thornton@princeyeates.com)  
**To:** [Pickering, Maryann](mailto:Pickering.Maryann@slcgov.com)  
**Subject:** RE: Brew Ha Ha Conditional Use Permit: Impose Use Conditions  
**Date:** Wednesday, August 07, 2013 10:16:29 AM

---

Hi, Maryann,  
I will re-send it without the attachment.  
Thanks,  
Rick

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

---

**From:** Pickering, Maryann [<mailto:Maryann.Pickering@slcgov.com>]  
**Sent:** Wednesday, August 07, 2013 9:38 AM  
**To:** Richard H. Thornton  
**Subject:** RE: Brew Ha Ha Conditional Use Permit: Impose Use Conditions

Hi Richard.

Thank you for your email on BrewHaHa. I'll include it in the public record.

I got an additional email from our servers that said your message exceeded our size limit. Did you happen to try and send an attachment also? If so, can you reduce the file size and send it to me again?

Thank you.

Maryann

MARYANN PICKERING, AICP  
Principal Planner

PLANNING DIVISION  
COMMUNITY *and* ECONOMIC DEVELOPMENT  
SALT LAKE CITY CORPORATION

TEL 801-535-7660  
FAX 801-535-6174

[WWW.SLCGOV.COM](http://WWW.SLCGOV.COM)

---

**From:** Richard H. Thornton [<mailto:rht@princeyeates.com>]  
**Sent:** Tuesday, August 06, 2013 8:15 PM  
**To:** Pickering, Maryann

**Subject:** Brew Ha Ha Conditional Use Permit: Impose Use Conditions

To the Salt Lake City Planning Commission:

I am a neighbor of the proposed Brew Ha Ha Tavern / Pub at 1300 South 2100 East. If the Planning Commission determines to approve the conditional use permit, then it should impose specific conditions of use to mitigate the detrimental effect on the neighborhood. Many suggestions can be derived from public comments. At a minimum the use conditions should include the following:

- *Hours:* The applicant has proposed limiting evening closing hours to 11:00 p.m. from Monday-Thursday. Even though the Commission might not be able to *require* this (because of conflicting state law), it should expressly document the applicant's intent to do this so that there is an official record.
- *Minors:* Minors should not be allowed where alcohol is served—including the patio area and drive-through.
- *Enforcement:* Identify specific employees by title who are required to give contact information and who will be available to neighbors when there are enforcement issues.

Sincerely,  
Rick Thornton

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

**From:** [Brian Yoho](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Re: FW: August 14, 2013 Planning Commission Meeting Agenda  
**Date:** Wednesday, August 07, 2013 4:32:46 AM  
**Attachments:** [BrewHaHa Parking Study.doc](#)  
[BrewHaHa Parking Study.xls](#)

---

Maryann,  
I've attached a letter with a parking study for BrewHaHa.  
Thank you,  
Brian

On 8/1/13, Pickering, Maryann <Maryann.Pickering@slcgov.com> wrote:

> Hello.  
>  
> You have received this message from me because you have attended a meeting  
> regarding BrewHaHa or sent me correspondence regarding the proposed  
> project.  
>  
> The public hearing date has been set and you can see all of the details of  
> the meeting date, time and location on the attached agenda.  
>  
> If you have additional comments than what you have provided to me  
> previously, please get those to me by next Wednesday, August 7 to be  
> included in the staff report. You can submit comments up until about noon  
> the day of the meeting, but anything after Wednesday would not be in the  
> staff report. Please note that anything I have received up until this point  
> will be included in the staff report.  
>  
> I apologize if you receive a duplicate email, but some of you have provided  
> me both your work and personal address and some families have used the same  
> address for multiple family members.  
>  
> Thank you,  
> Maryann  
>  
>  
> MARYANN PICKERING, AICP  
> Principal Planner  
>  
> PLANNING DIVISION  
> COMMUNITY and ECONOMIC DEVELOPMENT  
> SALT LAKE CITY CORPORATION  
>  
> TEL 801-535-7660  
> FAX 801-535-6174  
>  
> WWW.SLCGOV.COM  
>  
>  
>  
> -----Original Message-----  
> From: noreply.ced@slcgov.com [<mailto:noreply.ced@slcgov.com>]  
> Sent: Thursday, August 01, 2013 12:18 PM  
> Subject: August 14, 2013 Planning Commission Meeting Agenda  
>  
> This information was sent with automated software and is not monitored for  
> replies. noreply.ced@slcgov.com is the group responsible for this



> information.  
>  
> Attached is the agenda for the Salt Lake City Planning Commission meeting to  
> be held on Wednesday, August 14, 2013. You are welcome to contact the  
> Planning Office at 801-535-7700 if you have questions.  
>  
>  
>  
>  
> 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.  
>

August 6, 2013

Dear Salt Lake City Planning Commission,

Bryce Jones was quoted in the Salt Lake Tribune on July 30<sup>th</sup> as follows: “there are about 100 public parking places near the bar on main thoroughfares”. I agree with Mr. Jones’ estimate that this is the amount of street parking that he will need. Living nearby, I went for a walk to determine where the closest 100 public parking places happen to be.

According to my calculations the parking sprawl will extend as follows: along 13<sup>th</sup> South from 2050 E to 2200 East, along 21<sup>st</sup> East from Foothill Gardens (approx 1210 S) to Browning Ave (1390 S), on Sherman Ave from 21<sup>st</sup> East to 2150 East, and on Yuma St from 13<sup>th</sup> South to Royal Cir (1325 S). Included in this area are 52 residences, and 23 Businesses. There are 122 parking spaces with 19 of them being used tonight, for a net of 103 spaces available. The map on the next page shows this area. I’ve included as an appendix my calculations as well as the original excel file.

The concerns brought on by this large parking area are compounded by the near 7 days a week operation from morning to night. Some of these concerns are garbage collection, snow removal, backing out of driveways into traffic with less visibility, cars turning around in drive-ways, cars circling looking for parking, and partially or fully blocked drive-ways.

I am dismayed that one business has the right to impact so many families, and so many other businesses in such a fundamental way. Every other business in the parking area has enough parking for its customers. Why is this business allowed to rely almost exclusively on street parking? Why is he allowed to consume a precious resource just because it’s there for the taking? Mr. Jones has trumpeted his agreement to use the Chase bank parking lot. Just recently Chase added signs stating that their parking lot is for bank customers only. I have attended meetings in hopes to hear legitimate solutions and mitigation plans that address his parking problems. All I have heard are promises that it just won’t be a problem, and no one needs to worry.

The Dodo restaurant was in the same building several years ago. The parking was a huge problem. It got to the point that residential parking permits were established. Now the seating is being expanded and the hours extended.

Let’s save the other businesses from lost revenues, and having to monitor their own parking lots. Let’s save customers of Brew Ha Ha from towings and ticketings. Let’s save residents time and money by not needing to establish residential parking permits. Let’s save the city the hassle of receiving requests for frequent parking enforcement. These are residential streets not “thoroughfares”.

Thank you for your time and consideration,

Brian Yoho & Family  
1982 Browning Ave

## Parking Impact Area



**Summary Table**

	Total Parking	Used Stalls	Available Parking	Residences	Businesses
21st East	38	5	33	9	13
13th South	47	7	40	22	10
Sherman Ave	24	7	17	16	0
Yuma St	13	0	13	5	0
<b>Totals</b>	<b>122</b>	<b>19</b>	<b>103</b>	<b>52</b>	<b>23</b>

## 21<sup>st</sup> East

West Side						East Side					
Feet	Parking (Cars)	Parked	Available	Residence	Business	Feet	Parking (Cars)	Parked	Available	Residence	Business
	17	2	15	4	11		21	3	18	5	2
Driveway	Harvard Park			0		Driveway	Foothill Gardens			0	
16	No Parking	0	0			13	1	0	1		
Driveway	Harvard Park			0		Driveway				1	
35	No Parking	0	0			48	2	0	2		
101		5	0	5		Driveway				1	
77	No Parking	0	0			77	4	0	4		
Driveway	Pinon					Driveway	Chase				0
64	No Parking	0	0			29	No Parking	0	0		
13th South						Driveway	Chase				1
11	No Parking	0	0			85	No Parking	0	0		
Driveway	Top Stop					13th South					
45	No Parking	0	0			91	No Parking	0	0		
Driveway	Top Stop					Driveway	Brew Ha Ha				
8	0	0	0			123	6	0	6		
Driveway	Tahitian Tanning				1	Driveway	Gallery				1
131	6	0	6			21	No Parking	0	0		
Driveway	Business & Residence			4	4	Sherman Ave (1350 South)					
144	No Parking	0	0			11	No Parking	0	0		
Driveway	Businesses				4	29	2	0	2		
69	4	2	2			Driveway				1	
Driveway	Businesses				2	5	0	0	0		
24	2	0	2			Driveway				1	
75	No Parking	0	0			16	1	0	1		
						29	No Parking	0	0		
						29	2	1	1		
						Driveway				1	
						51	3	2	1		
						24	No Parking	0	0		
						Browning Ave (1390 South)					

## 13<sup>th</sup> South

North Side						South Side					
Feet	Parking (Cars)	Parked	Available	Residence	Business	Feet	Parking (Cars)	Parked	Available	Residence	Business
	20	3	17	9	8		27	4	23	13	2
Foothill Dr						22nd East					
Driveway	Wells Fargo				1	43	No Parking	0	0		
59	No Parking	0	0			Driveway				1	
Driveway				1		43	No Parking	0	0		
8	No Parking	0	0			32	2	0	2		
Driveway				1		Driveway	2 Duplexs			4	
72	No Parking	0	0			29	2	0	2		
Driveway				1		Driveway				1	
53	3	1	2			32	2	2	0		
Driveway	Double			2		Driveway				1	
43	2	0	2			29	2	0	2		
Driveway				1		Driveway				1	
43	2	1	1			85	4	1	3		
Driveway				1		Driveway				1	
29	2	1	1			29	2	1	1		
13	No Parking	0	0			Driveway				1	
Driveway	Chase					75	4	0	4		
48	No Parking	0	0			Driveway				1	
109	No Parking	0	0			5	0	0	0		
21st East						Driveway	Massage Fit				1
21	No Parking	0	0			69	No Parking	0	0		
Driveway	Pinon				1	21st East					
83	No Parking	0	0			16	No Parking	0	0		
Driveway	Business Complex					Driveway	Top Stop				1
27	No Parking	0	0			53	No Parking	0	0		
Driveway	Business Complex				6	Driveway	Top Stop				
19	No Parking	0	0			43	2	0	2		
Driveway				1		Yuma St (2060 East)					
213	11	0	11			77	4	0	4		
Driveway				1		Driveway				1	
						53	3	0	3		
						Driveway				1	

## Sherman Ave

North Side					
Feet	Parking (Cars)	Parked	Available	Residence	Business
	15	5	10	7	0
Mid Block (2151 E Sherman Ave)					
45	2	0	2		
Driveway				1	
99	5	1	4		
Driveway				1	
5	0	0	0		
Driveway				1	
75	4	2	2		
Driveway - Apartments				4	
72	4	2	2		
32	No Parking	0	0		
21st East					

South Side					
Feet	Parking (Cars)	Parked	Available	Residence	Business
	9	2	7	9	0
Mid Block (2158 E Sherman Ave)					
Driveway				1	
43	2	0	2		
Driveway				1	
45	2	1	1		
Driveway				1	
45	2	1	1		
Driveway - Apartments				4	
37	No Parking	0	0		
Driveway				1	
51	3	0	3		
Driveway				1	
67	No Parking	0	0		
21st East					

## Yuma St

West Side					
Feet	Parking (Cars)	Parked	Available	Residence	Business
	4	0	4	1	0
13th South					
43	2	0	2		
Driveway				1	
37	2	0	2		
Royal Cir (1325 South)					

East Side					
Feet	Parking (Cars)	Parked	Available	Residence	Business
	9	0	9	4	0
13th South					
48	2	0	2		
Driveway				1	
8	0	0	0		
Driveway				1	
117	6	0	6		
11	No Parking	0	0		
13	1	0	1		
Driveway Double				2	

	Total Parking	Used Stalls	Available Parking	Residences	Businesses
21st East	38	5	33	9	13
13th South	47	7	40	22	10
Sherman Ave	24	7	17	16	0
Yuma St	13	0	13	5	0
<b>Totals</b>	<b>122</b>	<b>19</b>	<b>103</b>	<b>52</b>	<b>23</b>

**Attachment C.5  
Letters**



*Sheffield*

## ***SHEFFIELD FAMILY***

1436 El Rey Street  
Salt Lake City, UT 84108  
18 June 2013

To: Whom It May Concern

Re: Licensing of "Pub" on corner 2100 East 1300 South, Salt Lake City

As residents in this family oriented neighborhood for some 43 years, we as the Sheffield family, along with our many neighbors, are deeply concerned about having a "pub" open in this area.

We strongly urge our city council, our mayor, and our planning commission to deny any business license for a liquor serving establishment at this location.

- Such a business is not compatible with the homes and neighborhood
- Children going and or coming from school would be subjected to the negative environment
- Parking is not adequate for such an establishment
- Late and/or early business hours threaten the quiet peace (and at time the safety of this quiet neighborhood area
- Such establishments frequently bring "uncanny characters" into our quiet family environment
- Children can be and are negatively influenced by alcohol serving establishments
- Within a one or two block area from this site are a variety of well established dining and food serving facilities

Let our city recognize the feelings and deep concerns of neighborhood people and not allow "pub related business" to settle on this corner (2100 East and 1300 South).

Sincerely,  
The Sheffield Family,  
Sherman and Karma Rae



[Maryann.Pickering@slcgov.com](mailto:Maryann.Pickering@slcgov.com)

MARYANN PICKERING, AICP  
Principal Planner  
PLANNING DIVISION  
COMMUNITY *and* ECONOMIC DEVELOPMENT  
SALT LAKE CITY CORPORATION

June 16, 2013

Dear Maryann,

I live on 1300 south, east of the location of the proposed BrewHaHa. I have spoken with many individuals on this street and in our area. Many of us signed this letter to demonstrate our united feelings in not supporting the Planning Commission granting Mr. Jones a license in this neighborhood. Please see the signatures below.

Our interest is to help Mr. Jones understand that while he may have success with his venture in other locations in the city, this is not in his nor in our neighborhood's best interests.

The consensus on our street is to not grant a license to Mr. Jones for the following reason:

He cannot conform to the ordinance of conditional use A2, 3 nor the vast majority of the Detrimental Effects sections. The primary problems he cannot ignore are:

- Increased traffic congestion on a street that already has 7800 vehicles passing by this site per day (1300 south).
- Inability to provide sufficient parking for proposed seating which will cause risks and anger people in the neighborhood..
- Risk of endangering bicyclists (2100 east is a designated bicycle lane).
- Risk to children who walk from Bonneville Elementary in the afternoon and those who walk to our community library.
- Devaluation to our property.
- Inability to truly control pollution from cars with drive-through services and of smoking.
- Absolute lack of suitability and continuity of adjacent business in this zoned area.

- Traffic and inebriation risk to a group of mentally and physically challenged neighbors who walk past this property daily to get treats at the service station.
- Incompatibility of business use with other businesses and neighborhood interests.
- It is not congruent with the master city plan for this neighborhood.
- Most importantly the hours of operation are a breach of the Detrimental Effects ordinance (open until 2:00 AM). He would have to close at 9:00 PM.

Thank you for your interest and the support of sustaining the security and life-style of our community.

Sincerely,

Marvin H Jones 2180 E  
 Jennie Jones 2180 E. 1300 S.  
 Kurt J 2180 E 1300 S

Salt Lake City Council

Thursday, June 20, 2013

Dear Salt Lake City Council or Whom It May Concern,

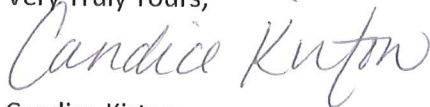
My name is Candice Kirton and I currently reside at 2001 East Saint Marys' Drive in Salt Lake City with my husband and family. We currently have four children under the age of 6. Our residence is less than 2 blocks from the proposed business called BrewHaHa Tavern. My husband and I have enjoyed living on Saint Marys' Drive and chose the neighborhood because of its family friendly atmosphere.

I understand that the proposed BrewHaHa Tavern business is an adult oriented business which serves hard liquors and is open late into the night. Personally, I do not feel that the presence of an adult oriented business with its related influences is appropriately located two blocks from my home in a family centered neighborhood. I am against the placement of BrewHaHa Tavern at 1300 south 2100 east. Other secondary concerns related to this business are:

- 1-Traffic and parking for a business occupancy of 190 people on already busy and crowded streets.
- 2-That corner is highly used by our children going to the local elementary school and the danger of increased traffic. Even those that might be intoxicated.
- 3-The hours of operation that will serve alcohol for 19 hours/day in a family neighborhood.

I would greatly appreciate your consideration of myself as well as my family in your decision to allow BrewHaHa Tavern to be located 2 blocks from my home. I appreciate all of the hard work and effort the council has put in to ensure that the city is well designed and is a great place to live.

Very Truly Yours,



Candice Kirton

Ed and Marsha Thatcher  
2002 Browning Avenue  
Salt Lake City, UT 84108-2226  
June 20, 2013

Maryann Pickering  
Principal Planner  
Planning Division  
Community and Economic Development  
Salt Lake City Corporation  
[Maryann.pickering@slcgov.com](mailto:Maryann.pickering@slcgov.com)

Ms. Pickering,

Everything has a place in our world, our city, our home. A bar does not belong in a residential neighborhood, 2100 East and 1300 South, but successfully does belong a few blocks away in a shopping area with restaurants offering full bar service, i.e. Foothill Village.

The areas of major concern for us are lack of parking at the business which will spill out into the neighborhoods, extensive and lengthy hours of operation, and having outdoor seating which is next to homes.

The prime reason for denying permission to open Brew-Ha-Ha is safety. People of all ages (children to the elderly) walk the area around 1300 South and 2100 East at all hours of the day and evening. This would be dangerous and even severely curtailed by the tremendous increase in vehicular traffic coming to the business for the drive-thru or parking spaces in the lot (12) and especially on the streets surrounding the business. Parents don't feel comfortable sending children by themselves to go to nearby Anderson Library, Bonneville Elementary or Clayton Middle by having to navigate through numerous cars around the business and customers who may be inebriated by noon (since the business can serve beer starting at 10 a.m.). In the 8 a.m. hour, children are walking to school, rush hour traffic on 2100 East is going to Foothill or overflow traffic on 2100 East from a bulging and clogged Foothill Drive, runners/walkers along the route are all going to end up at this intersection - an extremely, precarious situation for the children, runners/walkers, patrons of this business, Top Stop and surrounding businesses.

We have already experienced the same nightmare of overcrowding a business with lack of available parking spaces thus spilling over and inhibiting view of sidewalks and street crossing by the customer cars parked in or too close to driveways and parked illegally near to the street corners limiting visibility to cross. It happened when the Dodo restaurant located there and when Steur was a larger business across the street. The problem doesn't exist with the A Gallery or a small clothing store there years ago.

Safety is the prime concern and the reality of severely limiting neighbors of all ages to navigate this area, either by foot or vehicle. Diminishing quality of neighborhood by infiltration of excessive cars and lack of parking stalls next to the business in this small and congested area is a reality if this business opens.

The City has a prime responsibility to provide a safe environment for residents to live in. The neighbors in this area have taken such pride in carefully maintaining property and homes, abiding by laws of parking, snow removal, etc. that the city requires of law-abiding residents. To take away the security we all feel living in this neighborhood and replace it with an abundance of vehicles, outdoor seating for many people next to residential homes, and excessive and prolonged hours of operation by this business when all the other businesses are closed much earlier at night would be a real tragedy.

We plead with you to deny a permit for Brew-Ha-Ha to open as has been outlined with lack of available parking, packed outside seating next to residential homes, and outlandish extensive hours of operation.

Thank you for your consideration.

Sincerely,

*Ed Thatcher*  
*Marsha Thatcher*  
Ed and Marsha Thatcher

To: Whom it May Concern

Regarding: establishment of any “Adult Drinking” or other related entertainment services\*  
– particularly for the June 20, 2013 Open House for the **SALT LAKE CITY PLANNING DIVISION** hearing concerning BrewHaHa Tavern, and any subsequent hearings for any related “purveyors” ~ please deliver to: **Maryann Pickering** – and associated staff members! ~ Thanks!

---

---

Name : Reed Taft Jacobs  
Tel. : 801-683-9475

Related Experience: Driver of shuttle-cab (taxi-type) services in the Salt Lake Valley since Aug 2011. We service all normal personal transport needs, but as I work Fri. & Sat. nights – I tend to experience a large portion of bar-clientele as patronage.

Bar Patrons, as opposed to (Liquor) Package Store & Other (non-alcohol-seeking) Customers Tend to:

1. Offer drugs in lieu of cab fare much more frequently – (I don't ever pursue these “offers” – regarding “types, quantities and/or if they are “actually in possession of such”, etc.)
2. Behave much more belligerently, obnoxiously, carelessly, and violently than most; – in fact regular fights and corresponding police responses occur at bars we currently service, including: The Westerner, The Leprechaun, Good Spirits, Southern Exposure, amongst others... In fact, a young man was stabbed to death earlier this year in the parking lot at one of these... This anti-social behavior may be due to intoxication; or the often-associated incidence of DUI's (Driving Under the Influence citations) – with accompanying family emotional & economic impact – or, both! Those who stay until bar closing of the doors (at 2 p.m.) are often not picked up until much later – due to “lack of pre-planning” for transport-services, and/or lack of cab-services themselves; – thus subjecting the “parking lot & surrounding environs” to such “intoxications”; additionally, I find that many such “after-hours” callers do “not wait around” until the cab arrives – but wander off or do not call us to cancel, so, their whereabouts are left indeterminate.

Also very troubling in association with #2 is the “proprietors' = proposers” choice of name for their operation namely a “mis-spelling?” of exactly such behavior – as defined by the word: **“brouhaha”** – see “Wikipedia” definition, which includes: **“...a phrase uttered by devils or demons in early modern French religious dramas) is a state of social agitation when a minor incident gets out of control, sometimes referred to as an uproar or hubbub.”**  
I find this therefore, a “pre-meditated state of negligence”\*\* by them!

-----  
\* I find similar “less-desirable behaviors” of Bar Patrons to be associated with “Adult (strip) Joints”

\*\* Thus, I recommend that people obtain their liquor, if needed from a package store; – rather than subject the “neighboring environs” to the above; – even IF the proprietor(s) are willing to sign a LIABILITY contract to take care of all the detrimental, and degrading influences, potential lawsuits, etc. emanating directly, or indirectly herefrom ~

*Please call me for any further questions, or clarifications! Thanks! ~*

June 19, 2013

Dear Ms. Pickering,

I am writing to you regarding the business plans for BrewHaHa. I have served on the Bonneville Elementary School Community Council for three years, serving my final year as Chair of the SCC. Next year I will serve as a co-president of the PTA at Bonneville.

My primary concern (among many) regarding BrewHaHa is the safety of the children who walk to and from Bonneville Elementary. Every year, each elementary and middle school within the Salt Lake School District is required to develop and submit a Child Access Routing Plan. The plan we have submitted this year and for the past several years provides a recommended walking path for students who live on upper Sherman Ave., Browning Ave., St. Mary's Ave., Roosevelt Ave., and Emerson Ave. to travel north on 2100 East on the east side of the street to the traffic light at 2100 East and 1300 South. These students would have to walk directly next to BrewHaHa and cross parking lot entrances and exits in order to follow their "safest" route to school. This proposed business location will place students as young as six years old into dangerous situations on a daily basis. Snowy weather conditions when visibility is low and drive-through traffic increases will only make a bad situation worse.

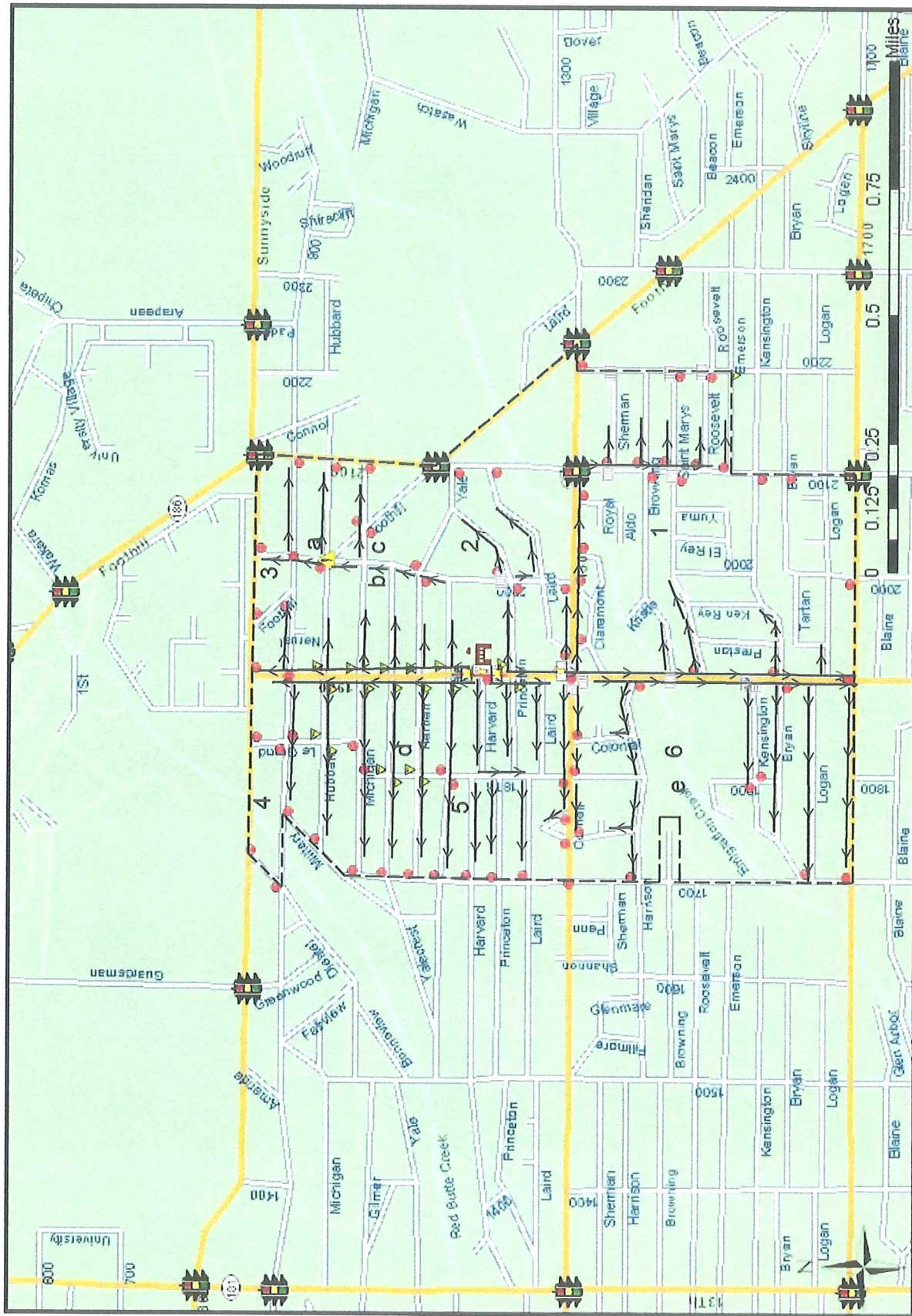
The traffic light is the safest location for children to cross 2100 East as well as 1300 South and there is no safe alternative for these children. I have lived in this neighborhood for over seven years and I have never known a high-traffic business such as BrewHaHa to be located on this corner. Our children have never known a high-traffic business such as BrewHaha to be located on this corner. They are inexperienced at maneuvering traffic and parking lots like these.

Please consider the safety of our elementary school students and deny BrewHaHa's application to locate on this corner.

Sincerely,



Mary Catherine Perry  
1451 South 2000 East  
Salt Lake City, UT 84108



- Bonneville Elementary School**
- School Crossing Zone
  - Preferred Route
  - School Boundary
  - Hazardous Zone
  - Railroad
  - School Bus Loading Zone
  - Traffic Signal
  - Stop Sign
  - Yield Sign
  - Pedestrian Crosswalk
  - Dangerous Point
  - Adult Crossing Guard
  - Reduced Speed School Zone
  - Narrow School Route
  - Abutting School Zone
  - Missing/Damaged Sidewalk



SUSAN F. FLEMING  
P.O. Box 58858  
SALT LAKE CITY, UTAH 84158-0858

July 3, 2013

Salt Lake Planning Commission  
P.O. Box 145480  
Salt Lake City, Utah 84114-5480

**Re: BrewHaHa Tavern**

Dear Members of the Salt Lake Planning Commission,

We have lived many years at the Harvard Park planned unit development on the west side of 2100 East at 1210 South, Salt Lake City, Utah. One of the pleasant things about this neighborhood is the friendly neighbors, joggers, children on bikes, families walking their dogs and strollers with babies. It is a community where people care, and it feels very safe to walk here at any time of day or evening.

The proposed *Brew Ha Ha Tavern* at the southeast corner of 1300 South and 2100 East is of great concern to us for several reasons:

1) The hours proposed from 6:30 AM to 2:00 AM at night are not in line with other businesses in the area. Customers visiting the tavern during such long hours will presumably be walking around the neighborhood between their cars and the tavern and could be disruptive to the quiet atmosphere we enjoy in the early mornings and evenings after 9:00 PM. Potential rowdy behaviors of visitors to the tavern are not welcome, and we am worried about the possibility for theft and crime with tavern customers roaming about late at night and early in the morning-- maybe in an inebriated state.

2) Parking presents a real problem: there are not enough parking spaces to accommodate the number of patrons proposed by the new tavern (190 is the capacity?). This means many cars would be parked in the neighborhood at all hours of the day and night. Other businesses in the area have their own parking lots and would not welcome the extra cars invading their property. Harvard Park might have to put a security gate on its two driveways to discourage tavern customers from parking on our private property, an expense and a nuisance for us.

3) There is a lot of traffic on 2100 East in the mornings and in the late afternoons. Sometimes it is hard to turn left into our planned unit development in the afternoons because of the number of cars. Presumably, another high volume business will increase that traffic.

Children and neighborhood residents are regularly walking back and forth from the Anderson Foothill Library, and cars are driving in and out of its parking

area. More traffic from a tavern business will clog the street and create even more noise and hazard to little children and pedestrians. There is a real safety issue here, since there is so much pedestrian action along 2100 East.

The former business at the southeast corner of 1300 South and 2100 East was a very quiet business, with a medium number of customers. Hours were quite reasonable, and the neighborhood was not disrupted. The new paint job on the proposed tavern is really quite loud and obnoxious, advertising itself to all comers. It is not a pleasant aesthetic addition to our neighborhood corner.

Thanks for seriously considering these comments as you review the business hours, number of customers expected, and parking situation in the neighborhood.

Sincerely,



Susan F. Fleming

Secretary, Harvard Park Homeowners' Association



Sherm Martin

Board Member, Harvard Park Homeowners' Association



Carol Walker

Board Member, Harvard Park Homeowners' Association

July 9, 2013

Mary Ann Pickering AICP  
Planning Division  
Community & Economic Development  
451 South State Street, Room 406  
P.O. Box 145480  
Salt Lake City, Utah 84114-5480

Dear Ms. Pickering:

I am writing to request that the proposed business called BrewHaHa at 1300 South and 2100 East be denied a conditional use permit. I have lived in this neighborhood for many decades and know many of the original owners of the homes here. This is a special, residential neighborhood that welcomes everyone. Because of its residential nature, I do not believe that the proposed business BrewHaHa will be compatible. This business would change the nature of the neighborhood.

I am concerned that traffic congestion will occur by adding all of the additional cars that the business would attract. Having a business with a drive-through/take-out service will greatly aggravate the traffic problem.

BrewHaHa intends to be open from 6:00 am until 2:00 am. Those hours will harm this quiet, residential neighborhood. None of the businesses in the area operate such long hours. None of the existing businesses have 150 people at one time in their establishment.

Parking will be a problem because BrewHaHa will attract far more cars than there are parking stalls available. These customers will park in the neighborhood and destroy the quiet nature of the area.

There is no way to reasonably mitigate the impact on the neighborhood of noise, lights, traffic, parking, etc. I strongly recommend that you reject BrewHaHa's application and retain the peaceful nature of the neighborhood.

Sincerely yours,



Reed Mack  
2008 Herbert Avenue  
Salt Lake City, Utah 84108

August 5, 2013

To Whom It May Concern:

Re: Brew-Ha-Ha

My name is Pauline Wolke and I live at 2124 E 1300 S which is immediately east of the corner property.

After hearing feedback about the meetings that have been held about this property, I would like to express my opinion.

1. I am delighted that someone is taking over this property. It has bothered me to have it vacant for so long.
2. Bryce, the owner, has been very forthcoming about his objectives for the business - coffee house and neighborhood bar. I am comfortable with the planned usage.
3. What seems to be the major concern is the parking. Most of the available street parking on 1300 S is used by tenants of the multiple housing units.

I hope that the establishment will have enough business so that parking will become an issue for them. I know that there is parking on the property, but I am uncertain of the number of spaces

I am assuming that many of the patrons will be walking to the establishment from OUR neighborhood and won't need parking.

4. I have been notified of the planned usage from the beginning.

I have been pleased with the care and courtesy that Bryce has taken in developing his space.

Sincerely,



Pauline Wolke  
2124 E 1300 S  
Salt Lake City, UT 84108

801-583-3774



Derek E. Anderson

Office: 801.350.9000  
Email: derek@padrm.com  
Fax: 801.350.9010

August 6, 2013

VIA EMAIL AND U.S. MAIL

Maryann Pickering, AICP  
Principal Planner  
Planning Division  
Community and Economic Development  
Salt Lake City Corporation  
PO Box 145480  
Salt Lake City, Utah 84111  
maryann.pickering@slcgov.com

**Re: *Brewhaha Proposed Site Plan***

Dear Ms. Pickering:

Our law firm, Pia Anderson Dorius Reynard & Moss, LLC represents Nick Fowler and his entity, Intermountain Strength and Conditioning, LLC, DBA Crossfit Massif (“ISC”) with regards to real estate matters. ISC is a tenant in the commercial real estate unit (the “ISC Unit”) adjacent to the unit (the “Jones Unit”) which tenant David Bryce Jones plans to remodel and re-open as the Brewhaha Tavern. The purpose of this letter is to inform the Planning Division that Mr. Jones’s proposed site plan and parking management plan directly infringe upon several leasehold interests held by ISC. Accordingly, ISC and Nick Fowler respectfully request that the Planning Division delay any vote on, or approval of the Brewhaha Tavern until ISC has had an opportunity to fully evaluate and seek redress for the violations of its leasehold interest, including, but not limited to the violations specifically addressed herein.

Section 10 of the lease agreement (the “Lease Agreement”) entered into by and between Mr. Jones and the property owner (the “Landlord”) provides in relevant part that Mr. Jones “shall not do or permit anything to be done in or about the Premises which will in any way obstruct or interfere with the rights of other tenants or occupants of the Building or injure or annoy them.... Moreover, Section 2 of Addendum ‘A’ to the Lease Agreement states “the sidewalks, walks, passages, exits, and other entrances, elevators, and stairways shall not be obstructed by any of the tenants or used by them for any purpose other than for ingress and egress from their respective Premises.

We believe that Mr. Jones proposals violate these clear requirements in multiple ways. First, Mr. Jones’ previously approved drive-through coffee lane violates these provisions by obstructing ISC’s and its patrons’ ingress and egress to the ISC Unit. Second, Mr. Jones intends to install a bicycle rack in the common area adjacent to both the ISC Unit and the Jones Unit. This

proposed bicycle rack will also directly obstruct and interfere with ISC's and its client's ability to enter the ISC Unit. Moreover, Mr. Jones, ISC, and the Landlord have entered into an agreement providing for ISC's exclusive right of access and enjoyment of this adjacent area. Accordingly, the proposed bike rack will interfere with ISC's contractual rights to solely occupy and enjoy this adjacent area.

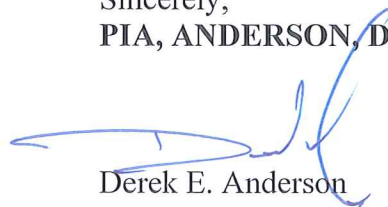
In addition, on June 11, 2013, Mr. Jones and ISC entered into that certain parking agreement (the "***Parking Agreement***") pursuant to which Mr. Jones agreed to sublease "30% (or 5 parking stalls, whichever is greater) of available Parking to Crossfit Massif and its Patrons." Notwithstanding ISC's contractual right to at least five (5) parking stalls, Mr. Jones' proposed site plan fails to account for the specific parking stalls previously sub-leased to ISC. Accordingly, the proposed parking layout interferes with ISC's contractual right to preserve specific parking stalls for its patrons.

Furthermore, ordinance 21A.44.060 of the Salt Lake City Code requires that, given the approximately 2500 square feet for gross floor area within the ISC Unit, ISC must be allocated seven (7) parking stalls. Accordingly, despite the Parking Agreement, per Salt Lake City ordinance, the Jones Unit is entitled to only ten (10) of the total seventeen (17) parking stalls. Therefore Mr. Jones proposed site plan and parking management plan currently before the Planning Division are materially misleading.

Finally, in violation of ordinance 21A.48.140 of the Salt Lake City Code, we believe Mr. Jones recently removed existing landscaping on the premises to pour an additional concrete pad without approval from zoning administration. Given the fact that the zoning administration has previously denied Mr. Jones' requests to remove landscaping, such behavior is demonstrative of Mr. Jones' wanton disregard for municipal oversight and the approval process.

Due to the violations of the Salt Lake City Code, and ISC's contractual and leasehold interests described herein, ISC respectfully requests the Planning Division to reject Mr. Jones' proposals, or at least delay any further approvals until ISC has had an adequate opportunity to evaluate the extent of any additional violations of its leasehold interests, and seek appropriate relief. Should the Planning Divisions have any questions regarding the information contained in this letter, please feel free to contact me personally at (801) 350-9004 or at [Derek@padrm.com](mailto:Derek@padrm.com).

Sincerely,  
**PIA, ANDERSON, DORIUS, REYNARD & MOSS**



Derek E. Anderson

8 July, 2013  
Salt Lake City Planning Commission.  
Attention: Maryann Pickering, AICP  
[Maryann.Pickering@slcgov.com](mailto:Maryann.Pickering@slcgov.com)

**Dear Ms. Pickering,**

**As Business Owners located in the CB zoned area of the proposed BrewHaHa location, we unitedly request the denial of conditional use application to the BrewHaHa business ( 2100 East and 1300 East).** The adverse local impact of Mr. Jones' business in the area to both the residential area but also to our business clientele, will far outweigh the public need and benefit of his business. (21A.54.010, Ord. 14-12-2012.)

- The proposed hours of operation from 6 am to 2 am are not compatible with the neighborhood businesses. Most businesses in the area open from 8 am to 6 pm. The gas station across the street is open from 6 am to 11 pm.
- The parking needs of this business are not met by the site nor supported by the available street parking. Not long ago, a restaurant opened on the corner of Sherman Ave. and 2100 East. Ultimately, the business failed because they couldn't get enough patrons into the restaurant because of limited parking. A similar problem exists on this site.
- The traffic generated from a drive-through coffee and bar will negatively affect the existing automobile, pedestrian and bicycle traffic in the area. The site is at a very congested intersected utilized by bicycles going to the U, pedestrians of all types and a thoroughfare to Research Park and the U of U. The driveway on 1300 South has limited visibility. Long ago the 2100 East driveways were used as a drive-through for a bank, but those facilities have been integrated into the building's interior.

When each proposed conditional use is evaluated the conditional use of the property should be denied. The specifics of each point in the ordinance are outlined below.

**Approval Standards (A under 21A.54.080):** A conditional use shall be approved unless the planning commission ... concludes that the following standards cannot be met.... At least two standards cannot be met.

**Standard 2.** The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;

**Comments on Standard 2.** The tavern hours from 6:30 am to 2 am the next morning is incompatible with surrounding uses of all businesses in this immediate CB zone. The businesses in the area all close several hours before 2 am (from 6:00 PM to 9:00 PM with the exception of a gas station whose clientele is small and not affecting noise, traffic congestion, and parking). Risk to driving our clientele away during normal hours of operation due to parking challenges and incompatibility of the type of business model he is proposing is why denial of the application is appropriate as it negatively affects surrounding uses per the ordinance.

**Standard 4.** The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions.

**Comments on Standard 4.** There is no way to mitigate the intrusion into the surrounding businesses during our normal operational hours due to the volume of traffic and his forecast of 140 to 180 patrons. As they use the few public street parking slots, our clientele will have less options which can drive our business away over the short and long-term.

**Detrimental Effects Determination:** In analyzing the anticipated detrimental effects of a proposed use, the planning commission ... shall determine compliance with each of the following....

**Compliance Determination 3.** The use is well suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area;

**Comments on Compliance Determination 3.** Same issues as stated in Standard 4.

**Compliance Determinations 5 and 6.** Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic.

**Comments on Compliance Determinations 5 and 6.** Bikes, pedestrians and air quality.. Traffic flow will certainly be impeded with all the extra traffic by patrons and the drive through business. This cannot be ignored as BrewHaHa will definitely have an adverse impact on transportation and traffic.

**Compliance Determinations 7 and 8.** The site is designed to enable access and circulation for pedestrian and bicycles. Access to the site does not unreasonably impact the service level of any abutting or adjacent street.

**Comments on Compliance Determinations 7 and 8.** Opening at 6 am and continuing until 2 am will prevents access and circulation to or near the other business clientele. The 1300 South access to the parking areas is a single width driveway. The drive access at 1300 South at a very congested area near the intersection of 1300 South and 2100 East Street. The drive access from 2100 East enters the street at a very congested area for pedestrians, bicycles, cars and buses.

**Compliance Determination 9.** The location and design of off street parking complies with applicable standards of this code.

**Comments on Compliance Determination 9.** Many have commented about the lack of adequate parking for the business. The zoning requirement is 2 spaces per thousand square feet. The answer Jones gives is that several businesses have given him approval to use their parking





when they aren't using it. As business owners in this zone, we do not want the liability and risks of BrewHaHa's patrons parking on our property.

**Compliance Determinations 13.** The hours of operation and delivery of the use are compatible with surrounding uses.

**Comments on Compliance Determination 13 and 14.** As stated previously, surrounding business uses close up after dark. None are open until 2 am every night. We do not see how BrewHaHa can mitigate this element given the state alcohol law allows them to remain open until 2:00AM. This alone supports the denial of the application.

Thank you for taking the interests of both the business and residential concerns which far outweigh the need and benefit of the BrewHaHa business.

Sincerely,

<u>Business Owner Name</u>	<u>Signature</u>	<u>Date</u>
Michael Richards Orthodontics		7/29/13
Des Barker Associates	DES BARKER	7/30/13 by RET.
Emigration Creel Place, LLC		7/30/13
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**Attachment C.6  
Neighborhood Petitions**

**Residents of Sherman Avenue**  
**(1350 South between 2100 East and 2200 East)**

Salt Lake Planning Commission  
Attention: Maryann Pickering, AICP  
Maryann.Pickering@slcgov.com

Dear Planning Commission:

We the undersigned residents of Sherman Avenue hope to bring attention to several problems related to the conditional use application submitted by Bryce Jones for a BrewHaHa tavern to be located at the corner of 2100 East and 1300 South.

We have concerns related to both the standards for conditional uses (Section 21A.54.080) and the security and operations plan required of alcohol related properties (Section 21A.36.300).

Conditional use approval requires that the “use is compatible, or with conditions of approval can be made compatible, with the surrounding uses.” The hours of operation proposed for the tavern is incompatible with surrounding uses and neighborhood practices. No other business in the area is open from 6:30 a.m. to 2:00 a.m seven days a week. In order to be a neighborhood tavern, the hours of operation would need to be compatible with neighborhood practices.

Our second concern is the inadequacy of the **security and operations plan** that has been submitted as part of the conditional use application. Section 21A.36.300 stipulates that alcohol related establishments must submit a security and operations plan that specifically addresses

- the *ongoing relationship between the tavern operators and neighbors* [see a(1) and a(2)],
- *sound emanating from the building* [see a(3), a(4), and a(5)],
- the *location for smoking tobacco outdoors* [see a(6)],
- *trash collection* [see a(7) and a(8)], and
- *parking management* [see a(9)].

The “**complaint-response community relations program**” demonstrates only minimal concern for the impact on neighbors. The applicant is willing to receive complaints (telephone numbers will be readily available), but he offers no plan for responding to and resolving those complaints. As neighbors, we have no assurance that Mr. Jones will be responsive to complaints or that he will resolve problems effectively and efficiently.

The **sound compliance** statement does not explain how the applicant plans to measure the level of sound emanating from within the building. Mr. Jones assumes that as long as the sound is inside the building there will be no problem. But he is required to determine that the tavern “does not exceed the maximum permissible sound level set forth for the applicable zoning district.” In fact, the applicant does not seem to know what the permissible sound level is for this zoning district.

The proposed location for **smoking tobacco outdoors** is an area 50 feet from the door of the establishment and the applicant claims it is “isolated from all private and business neighbors.” However, the location is not isolated. In fact, just over the wood fence to the east are the bedroom and kitchen windows of private residents and the location is next to the air intake for A Gallery’s air conditioning unit. At minimum, the applicant will have to establish a different smoking location.

The applicant promises **trash removal** on a daily basis, but his plan is not mindful of neighbors who are sleeping during five of the 20 hours his establishment will be open. When will trash removal occur and how quiet will the trash removal be? Moreover, trash removal appears to be limited to the property on which the tavern is located and not in the surrounding neighborhood where bar patrons may leave their trash.

The applicant offers no **parking management plan**, except to make “arrangements with some nearby businesses to use their excess parking.” However, it is our understanding that nearby businesses are not willing to share their parking with the tavern. The neighboring businesses have engaged in parking wars for many years and the impact of these parking wars is to push parking onto Sherman Avenue and 21<sup>st</sup> East. Ironically, businesses can block use of their available parking because it is on private land. Residents of Sherman Avenue, however, have no control over the public parking in front of their homes. In fact, the city’s solution to such parking problems in the past has been to charge residents of Sherman Avenue a fee to obtain a parking permit.

*Current* parking practices on Sherman create a traffic problem which most neighbors manage well. If cars are parked on both sides of the street, westbound and eastbound traffic must take turns driving up or down the street. Sherman Avenue is more narrow than other streets in the area—only three car widths. We know, based on our experience with the Dodo restaurant, that the tavern will bring more traffic to the street (cars driving up and down the street or around the block looking for a place to park) and more parked cars. Because of the narrow street and the tendency for people to violate parking rules, residents will have a difficult time getting in and out of their driveway and finding parking for their own cars and for their guests. Where is the parking management plan that will assure us that parking problems will be handled effectively and efficiently? Residents of Sherman Avenue do not want to bear the cost of providing parking for the tavern.

The parking problem is likely to get worse as additional businesses move into the vacant storefronts across from the BrewHaHa. We ask the planning commission to take its job seriously and plan for the coming business expansion in this area.

As Sherman Avenue neighbors, we are concerned that Bryce Jones has not taken the application process seriously. He shows little temperament for planning, tends to exaggerate (e.g. in his application he states “we have made arrangements with some nearby businesses to use their excess parking . . .”—an inaccurate statement of fact) and is overly optimistic (e.g. “we have met all our neighbors mentioned above, and they are all very happy . . .”).

The neighbors on Sherman Avenue are not happy to see BrewHaHa open until the applicant demonstrates that he takes the concerns of the neighborhood seriously. The best way to demonstrate this is for him to comply with city ordinances. This means he must modify his hours of operation and produce a more detailed security and operations plan. Most importantly, he must solve the parking problem without putting the burden on Sherman Avenue residents.

Name

Address

Becky Taylor	2129 E. Sherman Ave. SLC UT 84108
<del>John</del>	2129 E. Sherman Ave
Sandy Patton	2119 E Sherman Ave SLC UT 84108
<del>Shirley</del>	2119 E Sherman Ave SLC UT
Stephano Smith	1355 S. 2100 E. SLC UT
Nick Mazzie	2140 E Sherman Ave
Marsley Rainier	2140 E Sherman Ave
Jan R Rainier	2158 E Sherman Ave
Cathy Reichman	2158 SHERMAN AVE
Andy Du	2174 Sherman
James E. Rafferty	2169 Sherman Ave
Sereldine B. Russell	2167 Sherman Ave
Angelle Dwyer	2167 SHERMAN AVE
Whitney	2165 Sherman
Shirley McEron	2157 Sherman Ave
Kyle Doane	2157 Sherman Ave
Matt Doane	2123 Sherman Ave #A
Rachel Langley	2103 Sherman Ave #A
Sai Wetherby	2123 Sherman Ave A
Usher	2119 Sherman Ave #B
Andrew Atchison	2119 Sherman Ave B
Larae Magnus	2119 Sherman Ave #B
<del>John</del>	2119 SHERMAN AVE B
David Wynn	2139 Sherman Ave.
Carlos Espinoza	2139 Sherman Ave.
Louis Vega	2137 Sherman Ave
Marie Conwell	2137 Sherman Ave
John Murphy	2150 SHERMAN AVE 84108
John	2151 Sherman Avenue
John	2151 Sherman Ave

July 8, 2013

TO: The Members of the Salt Lake City Planning Commission  
c/o Maryann Pickering

We, the residents of 1300 South, abutting the proposed new business, BrewHaHa, on the corner of 1300 South and 2100 East, Salt Lake City, Utah, 84108, owned and operated by Mr. Bryce Jones, request the following concerns be addressed before further consideration is given to Mr. Jones and his business.

First and foremost, we ask the City Planning Commission to deny the Conditional Use Permit for this establishment for the following reasons, and would like in writing, a response to our questions.

1. There are many rentals along 1300 South, both above 2100 East and below. Currently both sides of the street have cars of residents parked day and night. We live here; we own our homes, and our renters who have multiple cars and drivers, park on the properties as well as the street. With Mr. Jones' proposal, this privilege will be forcefully removed from the current residents as Mr. Jones has planned for 198 people, and a business that will be open for twenty hours a day, seven days a week. There is no additional parking on the street, and the surrounding businesses have not and will not give him permission to park in their establishments.
2. Currently because there are many cars already parked on the street, walkers and joggers are very difficult to see. With more cars/vehicles parked on the street, the safety of our children, elderly, and even the patrons to this proposed business are in danger.
3. Currently there is a rehabilitation home on 1300 South, between Foothill Boulevard and 2100 East, operated by the state. It is imperative they have parking in front of their home, so the caregivers will always have a place to park when coming to take care of the people.
4. This is a residential neighborhood. The current businesses are all closed by 7:00p which accommodates the needs and quality of life we have all enjoyed for the past 64 plus years on 1300 South, as well as surrounding neighborhoods. If this business is allowed to open, we ask that you stipulate that the business be closed no later than 7:00p, staying in sync with the other businesses. All of our locally owned neighborhood businesses in this area are closed on Sunday. The only business open later and on Sunday is the Texaco Gas Station on the southwest corner of 1300 South and 2100 East.
5. We ask that you, in writing, explain to us who is going to mitigate the actions of the patrons who are either asked to leave the establishment or are just leaving on their own, when they become impaired and unable to function in an orderly manner, which will provide safety for them and also safety for the residents of the neighborhood. Who is going to make sure they do not infringe on the rights, privacy, and property of the residents in the neighborhood?
6. We ask that you designate a name and phone number of a person who will mitigate and control the impact of this proposed business on the neighborhood, who can be immediately contacted 24 hours per day, seven days a week, and will personally respond at the time of the call.
7. We ask that you, in writing, explain who will be standing at the drive-through and entrance/exit each morning, afternoon, and evening, to protect the children who walk by there on their way to school, the library and home. Who will take responsibility for our children to keep them safe when passing this establishment?

8. Deliveries must not be made early in the morning, mid-day, or afternoon, as these are the times the children are going to school, going to the library and going home. Deliveries must also not be made late at night when the neighbors are sleeping. Also, the garbage pickup must not be picked up past 10:00p as people are sleeping.
9. We need to know who will be picking up the trash, beer bottles, etc., throughout the neighborhood so that the residents do not need to deal with this.

Thank you for your time. We look forward to your timely response.

Sincerely,

The Residents of 1300 South, Salt Lake City, Utah,  
84108

CONCERNED RESIDENTS ON 1300 SOUTH, SALT LAKE CITY, UTAH, 84108  
 REGARDING THE PROPOSED BUSINESS, BREWHAHA ON THE CORNER OF  
 1300 SOUTH, 2100 EAST, SALT LAKE CITY, UTAH 84108

NAME

ADDRESS

Barbara Wilkinson

2173 E. 1300 S. SLC UT 84108

Dale Wilkinson

2173 E. 1300 S SLC UT 84108

~~Barbara Wilkinson~~  
~~Barbara Wilkinson~~

2159 E 1300 S SLC, UT 84108

2159 E 1300 S SLC UT 84108

Muhammad Alkhalil

2117 E 1300 S SLC UT 84108

Vicki Madden

2125 E. 1300 So. SLC, UT 84108

Junda Brough

2134 E 1300 So SLC UT 84108

Mike Brough

2134 E 1300 So SLC UT 84108

Max Muhlfeith

2146 E 1300 S SLC UT 84108

R Nilza Laria

1156 So. Foothill Dr # 119

Heather Thieset

2175 E. 1300 S. SLC, UT 84108

JB THIESSET

2175 E. 1300 S. SLC, UT 84108

Samuel Thieset

2175 E. 1300 S. SLC, UT 84108

Elizabeth Thieset

2175 E. 1300 S. SLC, UT. 84108

J.P. Thomas

2167 E 1300 So. 84108

Jennie Jones

2180 E. 1300 S. 84108

Not

2180 E 1300 S SLC UT 84108

EMMA JONES

2180 E 1300 S SLC UT 84108

ALTON R

2180 E 1300 S SLC UT 84108



**CONCERNED RESIDENTS ON 1300 SOUTH, SALT LAKE CITY, UTAH, 84108  
REGARDING THE PROPOSED BUSINESS, BREWHAHA ON THE CORNER OF  
1300 SOUTH, 2100 EAST, SALT LAKE CITY, UTAH 84108**

NAME	ADDRESS
Erin Thomas	2107 E. 1300 S.
Charles Madden	2125 E 1300 S.
Erin Hyde	2141 E. 1300 S
Oleen D. Hyde	2141 E. 1300 S
Verna Hyde	2141 E. 1300 S
Brittini Anderson	2141 E. 1300 S.
John	2141 E 1300 S
Erin Anders	2141 E 1300 S
Ben Anderson	2141 E 1300 S
Maddie Abdul	2117 E 1300 S
Marianne Gomez	2180 E 1300 S
Kathryn Howell	2009 E 1300 S
Ben	2188 E. 1300 S.
Hera crafts	2188 E. 1300 S
Allie Cook	2188 E 1300 S.
Gael Mower	2137 E. 1300 S.
Ellen King	2055 E 1300 S.
Steph	2139 E 1300 S.
Ann Mally	2139 E. 1300 S.

CONCERNED RESIDENTS ON 1300 SOUTH, SALT LAKE CITY, UTAH, 84108  
REGARDING THE PROPOSED BUSINESS, BREWHAHA ON THE CORNER OF  
1300 SOUTH, 2100 EAST, SALT LAKE CITY, UTAH 84108

NAME

ADDRESS

<u>Richard Mihlfelt</u>	<u>2146 E. 1300 S.</u>
<u>Kathryn Ann Mihlfelt</u>	<u>2146 E. 1300 So.</u>
<u>William Jensen</u>	<u>2148 E. 1300 South</u>
<u>Conrad Christensen</u>	<u><del>2146</del> 2034 E. 1300 So.</u>

Salt Lake City Planning Commission

August 5, 2013

C/O - **MARYANN PICKERING, AICP**

Principal Planner

PLANNING DIVISION

COMMUNITY and ECONOMIC DEVELOPMENT

SALT LAKE CITY CORPORATION

Copied to

**Nina R. McDermott, Esq**

Director of Licensing and Compliance

UT Dept of Alcoholic Beverage Control

1625 South 900 West

Salt Lake City, UT 84130

RE: Conditional Use Permit - BrewHaHa Pub

Dear Commissioner's

We are writing about the Conditional Use Permit (CUP) application on behalf of the BrewHaHa Pub that is proposed to operate at 2108 East 1300 South in Salt Lake City. We all live close to the proposed site. None of us have an issue with a Tavern in our City however there are some serious concerns with this CUP for the Tavern use proposed on this specific site. There are several issues with the proposed use here but we wish to voice our concerns on the most critical of them - **Parking**.

We know the parking code for Taverns was changed recently so requirements for this kind of use are very low. It is shown on the application as 12 stalls. We realize a **very low parking requirement can work in a urban setting where there is a lot of public transport, foot traffic, high density housing, parking garages and so forth in the vicinity**. The use proposed in this area of the city is a huge problem because this neighborhood is anything but a downtown urban setting. The site lacks adequate parking to support itself and therefore must rely on city infrastructure to succeed. As you well know, this area lacks all the urban infrastructure that otherwise could make this property a viable site for this use.

The actual parking demand for this use is around 95-110 stalls (.51 to .57 stalls per customer based on industry standards). The site provides for only 10 on site stalls for BrewHaHa 's use. (17 total minus 7 stalls given by the landlord to the other tenant in the building). The BrewHaHa employees alone will need double the parking that the site provides. The parking needed for 148 customers based on real world operation of this use is probably 75-85 stalls. This puts roughly 8-12 employees and say 75 customers parking on the street.

The parking on the street is, of course, not exclusive for BrewHaHa 's use as it is **shared by all the businesses at this intersection as well as the residences in the area**. The number of convenient street parking stalls (within 300 feet of the BrewHaHa proposed site) is only 29 stalls. If we go out to a max range of 500 feet there is a total of 34 additional stalls. This total, even at max range, is still considerably short of what BrewHaHa will require to function without consideration for the existing parking demands. This public street parking is regularly used by all the businesses at this intersection

and a quick survey at different times throughout the day and night show that a low of 10-12 stalls up to 22-24 stalls are always occupied.

The result in the best case scenario is BrewHaHa **using all of its onsite parking combined with the available street parking can only meet 2/3rds of its actual parking demand** (attached is an exhibit that shows street parking on this block).

Now we know you can look to the new parking code for this use and say "it meets the code" but this use on this site is subject to approval of a Conditional Use. Which means the Planning Commission reviews the permit to see if among other things, that this use functionally works without unreasonable interference to adjoining properties and neighbors before allowing it to go forward.

We know there were volumes of discussion when this new code was passed a while back. The idea was to promote a more walkable community and thus parking was relaxed on this and other intense uses. This parking requirement can work in an urban setting. This use can still work in a neighborhood area if the site has adequate parking to make up for the lack of infrastructure. If the property does not then it can be a disaster. The defense at the time the ordinance affecting these parking requirements was passed was that **these disasters will never happen** because "it's given by Conditional Use Permit so the **Planning Commission can review each case and prevent any such problems** from ever occurring".

This is one such case. **The proposed use on this particular site is too intense for the physical characteristics of this property. There is not enough urban infrastructure at or near this intersection to make up for the intensity of this use on this site.**

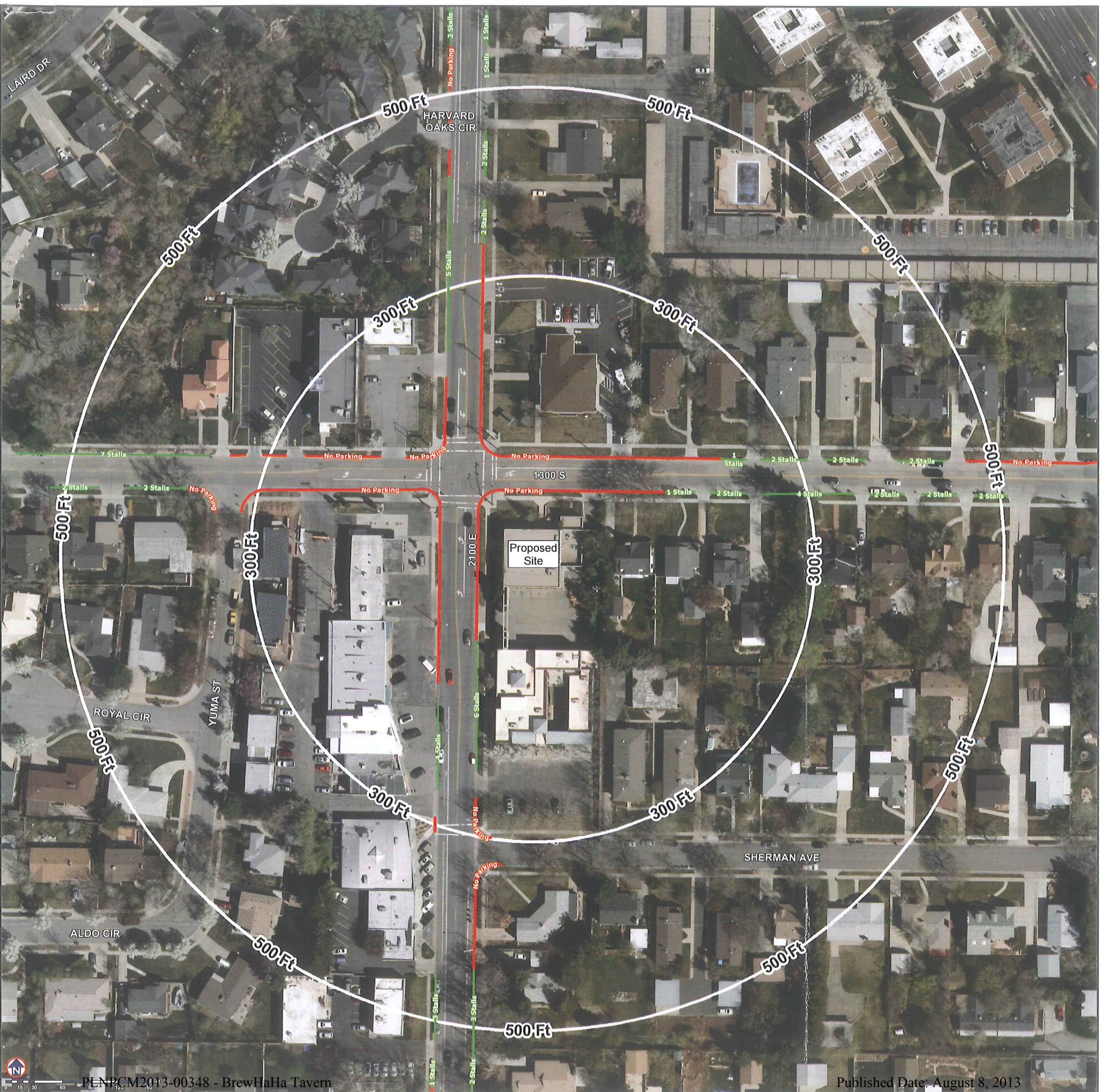
Recently, this same situation occurred near this site and 4 blocks to the west of this proposed site with negative results. A very intense use was permitted to operate on sites that were functionally inadequate to handle the use. This action created a negative impact on adjoining businesses and especially to the neighborhood.

Like the situation in this neighborhood and to the west, **there are just too few resources to support this use on this site.** We want to work towards making our community a better place and approval of this CUP will not accomplish that objective. We know because it's been tried and it failed right in our backyard.

**We all urge you to decline this Conditional Use Permit for this reason.**



Bob Moore  
1982 Yale Ave  
801-580-0466



Salt Lake City Planning Commission Letter - Brewhaha CUP

Signed [Signature]  
Name Lucinda E. Hode  
Address 2036 Laird Dr. SLCC 84108  
Phone # 801-581-0268

Signed [Signature]  
Name Celeste Babcock  
Address 2017 E. Herbert Ave.  
Phone # 801-244-1948

Signed [Signature]  
Name Rosalie Booth  
Address 1182 Foothill  
Phone # 801-671-4894

Signed [Signature]  
Name RALPH K. LITTLE  
Address 1973 YALE  
Phone # 801-541-0041

Signed [Signature]  
Name Marcie B McIntosh  
Address 1151 S 20th E  
Phone # 801 582-5147

Signed [Signature]  
Name James Harrison  
Address 1979 YALE  
Phone # 801 580 7779

Signed [Signature]  
Name Cathy M Brown  
Address 2009 Herbert  
Phone # 801 505 8254

Signed [Signature]  
Name JUDITH A. TURNER  
Address 1950 Yale Ave  
Phone # 801-583-3342

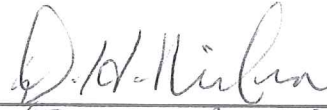
Signed [Signature]  
Name Don R. Brown  
Address 2009 Herbert Ave  
Phone # 801 583 9405


Signed [Signature]  
Name Mary Turner  
Address 1950 Yale Ave  
Phone # 801-583-3342


Signed [Signature]  
Name VENITA JOHNSON  
Address 2014 Laird Dr.  
Phone # 801-916-3090

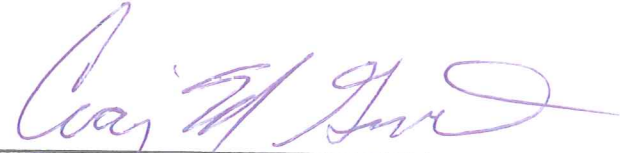
Signed [Signature]  
Name STEVEN RHONDEAU  
Address 1920 YALE AVENUE  
Phone # 801-706-8350


Salt Lake City Planning Commission · Letter - Brewhaha CUP


Signed   
Name Don H. Mickelson  
Address 2030 Princeton  
Phone # 581-1278


Signed   
Name Maria Packham  
Address 2016 E. Princeton Ave.  
Phone # 801-557-5153

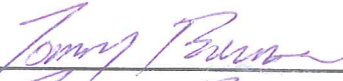
Signed   
Name Elisabeth Thuermer  
Address 2020 Princeton Dr.  
Phone # 801-906-0639

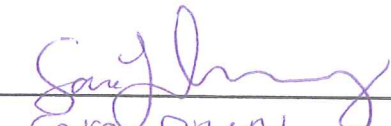
Signed   
Name Craig M. Grant  
Address 1123 South 2000 East  
Phone # 801-583-1951

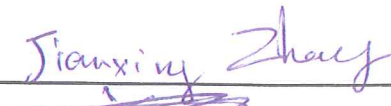
Signed   
Name John Droubay  
Address 2021 Princeton Blvd  
Phone # 801-582-3934

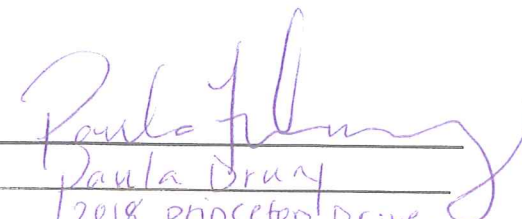
Signed   
Name Brent Kelsey  
Address 1101 South 2000 East  
Phone # 801-487-0139


Signed   
Name Karen Droubay  
Address 2021 Princeton Dr.  
Phone # (801) 582-3934

Signed   
Name Tommy Brown  
Address 1093 S. 2000 E  
Phone # 801-582-1166


Signed   
Name Sara Drury  
Address 2018 Princeton Dr.  
Phone # (801) 608-5510


Signed   
Name Jianxing Zhang  
Address 1131 S. 2000 E.  
Phone # 801-865-8205


Signed   
Name Paula Drury  
Address 12018 Princeton Drive  
Phone # (801) 582-2034


Signed   
Name Anna Butler  
Address 145 Laird Drive  
Phone # 801-978-8203


Salt Lake City Planning Commission Letter - Brewhaha CUP


Signed   
Name Emily Skidmore  
Address 2041 Laird Dr.  
Phone # 801-897-3007


Signed   
Name Cathy Brown  
Address 2009 Herbert  
Phone # 801 5058254


Signed   
Name Cindy Grant  
Address 1123 South 2000 E  
Phone # 801-583-1951

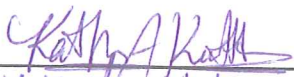
Signed   
Name Laurel Young  
Address 2049 Herbert Ave  
Phone # 801-582-4165


Signed   
Name Marjorie Johnson  
Address 1089 S. 2000 E.  
Phone # 801-884-2034

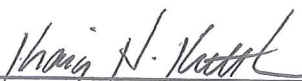
Signed   
Name Kirball Young  
Address 2049 Herbert Ave  
Phone # 801-560-6401


Signed   
Name Lon Kuttler  
Address 2033 Herbert Ave  
Phone # 801-582-7413

Signed   
Name Don R Brown  
Address 2009 Herbert Ave  
Phone # 801 ~~582-8254~~ 5839405

Signed   
Name Kathryn Kuttler  
Address 2033 Herbert Ave.  
Phone # 801-582-7413

Signed   
Name Jay Kim  
Address 5090 E Yale Ave  
Phone # 801 637-0261

Signed   
Name Craig H. Kuttler  
Address 2033 Herbert Ave.  
Phone # (801) 582-7413

Signed   
Name JADible  
Address 2051 Princeton Dr.  
Phone # 801-582-7346



Salt Lake City Planning Commission Letter - Brewhaha CUP

Signed [Signature]  
Name Erin Neuberg  
Address 1475 S. 2000 E  
Phone # 801-712-5125

Signed [Signature]  
Name Mary Ann Hatch  
Address 2061 Laird Drive  
Phone # 801-582-8010

Signed [Signature]  
Name David Cradock  
Address 1185 S. 2000 East  
Phone # 801-598-7568

Signed [Signature]  
Name Brad Hatch  
Address 2061 Laird  
Phone # 801-582-8010

Signed [Signature]  
Name Jeanne Whorham  
Address 2019 E Laird Dr  
Phone # 801-581-1759

Signed [Signature]  
Name Katharine B. Evans  
Address 2069 Laird Dr.  
Phone # 801-582-9501

Signed [Signature]  
Name Dan Cannon  
Address 2047 Laird Dr  
Phone # 801-879-5408

Signed [Signature]  
Name Patti P. Christensen  
Address 2050 Laird Dr  
Phone # 801-581-9058

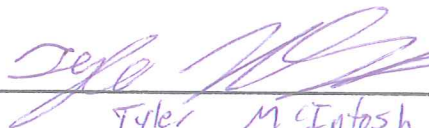
Signed [Signature]  
Name Karen Cannon  
Address 2047 Laird Dr  
Phone # 801-582-1711


Signed [Signature]  
Name Sue Tharntan  
Address 2040 Laird Dr.  
Phone # 801-582-1289

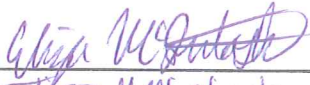
Signed [Signature]  
Name M. VanHendren  
Address 2059 Laird Drive  
Phone # 801-739-1187

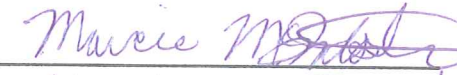
Signed [Signature]  
Name Robert Hyde  
Address 2036 Laird Drive  
Phone # 801-581-0268

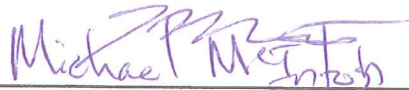
**Salt Lake City Planning Commission Letter - Brewhaha CUP**

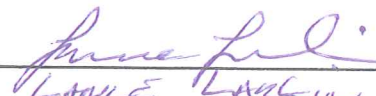
Signed   
Name Tyler McIntosh  
Address 1151 S 2000 E  
Phone # 801-897-4361


Signed   
Name Libbi Sorenson  
Address 2065 E 900 S  
Phone # 801-588-0165


Signed   
Name ~~Tyler~~ McIntosh  
Address 1151 S. 2000 E  
Phone # 801-582-5147


Signed   
Name Marcie McIntosh  
Address 1151 S 20th E  
Phone # 801-792-3727


Signed   
Name Michael McIntosh  
Address 1151 S. ~~2000~~ 200 F SLK  
Phone # 801 582 5147 84108


Signed   
Name Laurel Larkin  
Address 2031 Princeton Drive  
Phone # (801)582-2890


Signed   
Name Margaret Whitney  
Address 1115 S. 2000 E.  
Phone # S.L.C. Lt 84108

Signed   
Name Karen Davis  
Address 2035 Princeton Ave.  
Phone # 801 582-4246

Signed   
Name Beth Prince  
Address 2015 Princeton Ave  
Phone # 801-582-3917

Signed   
Name Stacey Davis  
Address 2035 Princeton Ave  
Phone # 801 582-4246

Signed   
Name DAN MARRIOTT  
Address 2024 Princeton Dr  
Phone # SLC, W + 54105

Signed   
Name Daniel Sloan  
Address 2036 Princeton Dr.  
Phone # 801-583-6537

Salt Lake City Planning Commission Letter - Brewhaha CUP

Signed [Signature]  
Name Jane Merrill  
Address 2043 Princeton  
Phone # 801-582-4554

Signed [Signature]  
Name Sam Merrill  
Address 2043 Princeton Dr.  
Phone # 801-582-4554

Signed [Signature]  
Name Jonathan Greenhalgh  
Address 1019 Laird Drive  
Phone # 801-583-2336

Signed [Signature]  
Name Chris Uteel  
Address 2043 Princeton Drive  
Phone # 801-582-4554

Signed [Signature]  
Name John Merrill  
Address 2043 Princeton Ave  
Phone # 801-582-4554

Signed [Signature]  
Name WILLIAM D. OSWALD  
Address 2047 PRINCETON DR SLC UT  
Phone # 801-582-2654

Signed [Signature]  
Name JOHN L. HIPMOS  
Address 1856 Princeton Ave  
Phone # 2015 Kensington Ave, SLC, 317-696-3301

Signed [Signature]  
Name MARIS M. OSWALD  
Address 2047 Princeton Dr  
Phone # 801.582.2654

Signed [Signature]  
Name Chris Merrill  
Address 2043 Princeton Drive  
Phone # 801-582-4554

Signed [Signature]  
Name Colleen W. Dibble  
Address 2051 Princeton Dr SLC  
Phone # 801-582-7346

Signed [Signature]  
Name John Rasmussen  
Address 1988 Sheridan Rd  
Phone # 801-349-7438

Signed [Signature]  
Name Ginton Brady  
Address 2043 Princeton Drive  
Phone # 801-582-4554

# Salt Lake City Planning Commission Letter - Brewhaha CUP

Signed Ross Faxon  
Name Ross Faxon  
Address 2055 Browning Ave.  
Phone # 801 582-7344

Signed Julie Anderson  
Name Julie Anderson  
Address 2839 Michigan  
Phone # 801-582-4003

Signed Brent Maxfield  
Name Brent Maxfield  
Address 1929 Browning Ave  
Phone # 801-583-3325

Signed Morris D. Linton  
Name MORRIS D. LINTON  
Address 2001 Browning Ave., SEC 84108  
Phone # 801-583-1132

Signed Marie Cornwall  
Name Marie Cornwall  
Address 2131 Sherman Ave  
Phone # 801-582-3924

Signed Fred Evans  
Name Fred Evans  
Address 2069 Laird Dr. 84108  
Phone # 801-582-9501

Signed CM McIlferty  
Name CM McIlferty  
Address 2146 E 1300 S  
Phone # 801 573-1380

Signed Marjorie Johnson  
Name Marjorie Johnson  
Address 1089 S 2000 E.  
Phone # 801-884-2034

Signed Barbara A. Wilkinson  
Name Barbara A. Wilkinson  
Address 2173 East 1300 South, SECUT  
Phone # 801-583-0618

Signed Rick Thornton  
Name Rick Thornton  
Address 2040 Laird  
Phone # (801) 582-1289

Signed Dale Wilkinson  
Name Dale Wilkinson  
Address 2173 E. 1300 S.  
Phone # 801 583-0618

Signed Sue Moore  
Name Sue Moore  
Address 1982 Yale  
Phone # 801 583 9514

# Salt Lake City Planning Commission Letter - Brewhaha CUP

Signed Margaret Westergaard  
Name WEST ERGARD, Margaret  
Address 1940 Wind Dr 84108  
Phone # 801-583-4405

Signed Vivian D McKay  
Name VIVIAN D. McKay  
Address 1959 Yale Ave  
Phone # 801-582-8559

Signed Elizabeth Stevens  
Name Elizabeth Stevens  
Address 1936 Yale Ave  
Phone # 801 583 4554

Signed Gisela Facile  
Name Gisela FACILE  
Address 2130 E 1300 S  
Phone # 801-583-0315

Signed Carol Walker  
Name CAROL WALKER  
Address 2084 HARVARD OAKS CUR  
Phone # 801 582 0500

Signed Heather Thiesset  
Name Heather Thiesset  
Address 2175 E. 1300 S. SLC  
Phone # 801-834-4219

Signed Heather Moore  
Name Heather Moore  
Address 1119 S. 2000 E  
Phone # 801 582 0725

Signed Jean-Baptist Thiesset  
Name Jean-Baptist Thiesset  
Address 2175 E. 1300 S.  
Phone # 801-834-4217

Signed Tom Wilkinson  
Name TOM WILKINSON  
Address 950 SO. FOOTBALL DR  
Phone # 801-580-1684

Signed Brittni Anderson  
Name Brittni Anderson  
Address 2141 E. 1300 S.  
Phone # 801-573-9525

Signed Kipir S. Mimitz  
Name Kipir S Mimitz  
Address 1106 Yale Ave SLc UT  
Phone # 432 297 3804

Signed Jala Snyder  
Name Jala Snyder  
Address 2133 E. 1300 S.  
Phone # 801 232 1060

# Salt Lake City Planning Commission Letter - Brewhaha CUP

Signed *Louise Degn*  
Name Louise Degn  
Address 2139 Sherman  
Phone # 801-582-4715

Signed *R. C. Reese*  
Name Richard C Reese  
Address 1930 Hubbard Ave  
Phone # 801-583-9187

Signed *Ann Hyde*  
Name Ann Hyde  
Address 214 E 1300 S  
Phone # 801-583-8540

Signed *John Whitmore*  
Name John Whitmore  
Address 1948 Michigan  
Phone # 801 582 4374

Signed *Olleen Hyde*  
Name Olleen Hyde  
Address 214 E 1300 S  
Phone # 801 583-8540

Signed *Colleen Dibble*  
Name Colleen Dibble  
Address 2051 Princeton  
Phone # 801-582-7345

Signed *Connie S Christensen*  
Name Connie S Christensen  
Address 2034 E 1300 S  
Phone # 801-581-1963

Signed *Ellen King*  
Name Ellen King  
Address 2055 E 1300 S  
Phone # 801 583-6941

Signed *Kathy Wilson*  
Name Kathy Wilson (Weekes)  
Address 1413 So. 2100 E Ste 841 of 8  
Phone # 801-680-1068

Signed *Shawn Martin*  
Name Shawn Martin  
Address 2065 Harvard Park Circle  
Phone # 801 581-0507

Signed *Wade Esplin*  
Name WADE ESPLIN  
Address 2177 ST MARYS DR  
Phone # 801-583-9267

Signed *Debbie Atchison*  
Name Debbie Atchison  
Address 2119 Sherman B  
Phone # 801-583-1343

Salt Lake City Planning Commission Letter - Brewhaha CUP

Signed [Signature]  
Name Michael Brough  
Address 2134 E 1300 S  
Phone # 801 574 9975

Signed [Signature]  
Name Julianne S. Johnson  
Address 1916 Browning Ave.  
Phone # 801-583-2679

Signed [Signature]  
Name Linda Brough  
Address 2134 East 1300 S  
Phone # 801-583-1636

Signed [Signature]  
Name Marsha L. Thatcher  
Address 2002 Browning Ave.  
Phone # (801) 583-5609

Signed [Signature]  
Name Michael Gottfredson  
Address 1989 Browning Ave  
Phone # 801-581-1807

Signed [Signature]  
Name Gwen Isaacson  
Address 2067 Browning Ave  
Phone # 801-583-1252

Signed [Signature]  
Name Janice Gottfredson  
Address 1989 Browning Ave  
Phone # 801-581-1807

Signed [Signature]  
Name Allison B. Jacobson  
Address 2256 Oneida St  
Phone # 801 486 2446

Signed [Signature]  
Name STEPHEN WHIPPLE  
Address 2008 ST MARYS DR  
Phone # 801-403-9133

Signed [Signature]  
Name ELAINE J. BROWN  
Address 2303 BAYAN AVE  
Phone # 599-7718  
(801)

Signed [Signature]  
Name Debra Whipple  
Address 2008 St. Marys Cr.  
Phone # 801 580 8385

Signed [Signature]  
Name Larry R. Stucki  
Address 1760 S 2600 E, SLC  
Phone # 801 485 4521

**Salt Lake City Planning Commission Letter - Brewhaha CUP**

Signed Fred Westergard  
Name FRED WESTERGARD  
Address 1940 LAIRD DRIVE  
Phone # 801 583 4405

Signed Margy Moore  
Name MARGY MOORE  
Address 1112 AUGUSTA WY  
Phone # 801 399-1112

Signed Todd Stevens  
Name TODD STEVENS  
Address 1936 Yale Ave  
Phone # (801) 583-4554

Signed Elizabeth Anderson  
Name Elizabeth Anderson  
Address 2063 Michigan Ave.  
Phone # 801-583-7501

Signed Jolynn Reese  
Name Jolynn Reese  
Address 1939 Hubbard Avenue  
Phone # 801 583 9187

Signed Kevin Anderson  
Name Kevin Anderson  
Address 2063 Michigan Ave  
Phone # 801 583 7501

Signed Leeaine Burnett  
Name Leeaine Burnett  
Address 2022 Princeton  
Phone # 801-582-4433

Signed Roger C Nelson  
Name Roger C Nelson  
Address 1925 East 900 So.  
Phone # 801-582-1948

Signed BRIAN BURNETT  
Name Brian Burnett  
Address 2022 EAST PRINCETON DR.  
Phone # 801-582-4433

Signed Karen O Nelson  
Name Karen O Nelson  
Address 1925 East 900 So  
Phone # 801-582-1948

Signed Charles Moore  
Name 1112 Augusta Way  
Address Charles Moore  
Phone # 801-582-1112

Signed Paul C Godfrey  
Name PAUL C. GODFREY  
Address 2063 HUSBAND AVE  
Phone # 801-583-7188



Salt Lake City Planning Commission Letter - Brewhaha CUP

Signed Teresa & Rich McIntosh  
Name Teresa & Rich McIntosh  
Address 1447 So 2nd E  
Phone # (801) 487-5419

Signed Emma Lou R. Moray  
Name EMMA LOU R MORAY  
Address 1919 Hubbard Ave, SLC, UT 84108  
Phone # 801-582-9281

Signed DAVID JONES  
Name DAVID JONES  
Address 2030 S 5025 S SLC 84156  
Phone # 801 512 0124

Signed John E Moray  
Name John E MORAY  
Address 1919 Hubbard Ave SLC 84108  
Phone # 801 582 9281

Signed DEAN JOLEY  
Name Dean Jolley  
Address 1903 E 900 S  
Phone # 801-891-5520

Signed Russ Kennedy  
Name Russ Kennedy  
Address 1991 Herbert Ave  
Phone # 801 582-777

Signed Clark B. Fetzer CLARK B. FETZER  
Name CLARK B. FETZER  
Address 1928 YALE AVESLC UT 84108  
Phone # (801) 582-2153

Signed Elizabeth L. Stevens  
Name Elizabeth L. Stevens  
Address 1936 Yale Ave.  
Phone # 801 583 4554

Signed Nathan Fredrick  
Name 1972 Yalecrest Ave  
Address Nathan Fredrick  
Phone # 801. 870. 0864

Signed Lucas M. Burbank  
Name LUCAS M. BURBANK  
Address 1944 HERBERT AVE  
Phone # 801. 915. 1064

Signed Nathalie Fredrick  
Name Nathalie Fredrick  
Address 1972 Yalecrest Ave  
Phone # 801-706-2613

Signed Holley Burbank  
Name Holley Burbank  
Address 1944 Herbert Ave.  
Phone # 801-890-5655

**Salt Lake City Planning Commission Letter - Brewhaha CUP**

Signed Karen Hyde  
Name Karen Hyde  
Address 1008 E Yale Ave  
Phone # 801-541-9533

Signed Molly McMahon  
Name Molly McMahon  
Address 19701 Michigan Ave  
Phone # Salt Lake City, UT 84108

Signed Prince Jensen  
Name PRINCE JENSEN  
Address 2062 Michigan Ave  
Phone # 801-582-2247

Signed William McMahon  
Name WILLIAM McMAHON  
Address 1970 Michigan  
Phone # 801 582-6856

Signed Jeanne H. Fetzner  
Name Jeanne H. Fetzner  
Address 1928 Yale Ave  
Phone # 801-582-2153

Signed Danny McDowell  
Name Danny McDowell  
Address 1005 Foothill Dr SLC UT 84108  
Phone # 928-607-4895

Signed Erin Jackson  
Name Erin Jackson  
Address 1922 Michigan Ave.  
Phone # 801-582-9288

Signed Matt Schuster  
Name Matt Schuster  
Address 1007 S. Foothill Dr.  
Phone # 801-809-7806

Signed Ric Jackson  
Name Ric Jackson  
Address 1922 Michigan Ave  
Phone # 801-582-9288

Signed Lisa S. Rose  
Name Lisa S. Rose  
Address 1020 S. Foothill Dr.  
Phone # 801-583-7602

Signed Shannon I. Rose  
Name Shannon I. Rose  
Address 1005 S Foothill Dr. 8/1/08  
Phone # 801 243-1681

Signed Shannon I. Rose  
Name Shannon I. Rose  
Address 1020 S. Foothill Dr.  
Phone # 801-583-7602

**Salt Lake City Planning Commission Letter - Brewhaha CUP**

Signed [Signature]  
Name Scott Hannay  
Address 1946 Hubbard Ave. 84108  
Phone # 805-450-6135

Signed Matt Anderson  
Name Matt Anderson  
Address 2063 Michigan Ave  
Phone # 801-696-5411

Signed [Signature]  
Name SUSAN RICHMOND  
Address 1920 Yale Ave 84108  
Phone # 801-706-9613

Signed [Signature]  
Name Justin Matkin  
Address 1933 Michigan Ave.  
Phone # 801-582-0055

Signed [Signature]  
Name KATHY TOURBE  
Address 2021 Hubbard Ave  
Phone # 801-652-3234

Signed [Signature]  
Name Diana G. Matkin  
Address 1933 Michigan Ave.  
Phone # 801-582-0055

Signed [Signature]  
Name Michael S. Hartle  
Address 1954 Herbert Ave  
Phone # (801) 583-1211

Signed [Signature]  
Name Jon M. Dunn  
Address 1956 Michigan Ave.  
Phone # (801) 582-0827

Signed [Signature]  
Name Kay Merkley  
Address 1935 Hubbard Ave.  
Phone # 801-583-5130

Signed [Signature]  
Name Susan S. Dunn  
Address 1956 Michigan Ave  
Phone # (801) 582-0827

Signed [Signature]  
Name David P. Rose  
Address 1020 S. Footmill Dr.  
Phone # 801-583-7607

Signed [Signature]  
Name 1956 Michigan Ave  
Address 564 UT 84108  
Phone # 801-448-5566

**Salt Lake City Planning Commission Letter - Brewhaha CUP**

Signed [Signature]  
Name Ted Jacobsen  
Address 1857 Yalecrest Ave  
Phone # 801-883-9922

Signed [Signature]  
Name U2' nibeke  
Address 1955 Yalecrest Ave  
Phone # 801-583-8179

Signed [Signature]  
Name Charlotte Jacobsen  
Address 1857 Yalecrest Ave  
Phone # 801-883-9922

Signed [Signature]  
Name Nancy Ward  
Address 2001 East 902 South  
Phone # 801 583 1840

Signed [Signature]  
Name Kevin Curtis  
Address 1912 Michigan Ave  
Phone # 801-403-9177

Signed [Signature]  
Name DAVID BLACKNER  
Address 1992 MICHIGAN AVE  
Phone # 801-582-1412

Signed [Signature]  
Name Boyd E. Vogeler  
Address 869 S. 2000 East 84108  
Phone # 801-582-7445

Signed [Signature]  
Name JENIFER BLACKNER  
Address 1992 Michigan Ave  
Phone # 801 582 1412

Signed [Signature]  
Name Geoffrey A. Orme  
Address 2045 E 900S SEC, UT  
Phone # 801 583-7396

Signed [Signature]  
Name Ken Black  
Address 1963 Michigan Ave  
Phone # 801-581-0455

Signed [Signature]  
Name Nicholas J. Wood  
Address 2001 E 900 S, SEC 54105  
Phone # 703-201-4111

Signed [Signature]  
Name Julie Black  
Address 1963 Michigan  
Phone # 801 581 0455

**Salt Lake City Planning Commission Letter - Brewhaha CUP**

Signed Ryan K. Olsen  
Name Ryan K. Olsen  
Address 1925 Michigan Ave  
Phone # 801-673-4773

Signed William R Garff  
Name William R Garff  
Address 1969 Michigan Ave  
Phone # 801-582-9169

Signed Julie Olsen  
Name Julie Olsen  
Address 1925 Michigan Ave  
Phone # 801-652-5873

Signed Nicole Larsen  
Name Nicole Larsen  
Address 1910 Michigan Ave  
Phone # 801-599-2293

Signed Sarah J Larsen  
Name SARAH J LARSEN  
Address 1947 MICHIGAN AVE  
Phone # 801-582-7622

Signed Todd Larsen  
Name Todd Larsen  
Address 1969 Michigan Ave  
Phone # 801-582-6623

Signed Kim Burt  
Name KIM BURT  
Address 1975 MICHIGAN AVE  
Phone # 801-582-3027

Signed Don R. Brown  
Name Don R. Brown  
Address 2009 Herbert Ave  
Phone # 801-583-9405

Signed Karen M. Garff  
Name Karen Garff  
Address 1969 Michigan Ave  
Phone # 801-582-1969

Signed Janet Palder  
Name Janet Palder  
Address 1863 Yale Avenue  
Phone # SLC, UT 84108

Signed Elizabeth Burt  
Name Elizabeth Burt  
Address 1975 Michigan Ave  
Phone # 801-582-3027

Signed Marie Swanson  
Name Marie Swanson  
Address 1926 Michigan Ave  
Phone # SLC UT 84108

# Salt Lake City Planning Commission Letter - Brewhaha CUP

Signed Kathryn Howell  
Name Kathryn Howell  
Address 2009 E 1300 S  
Phone # 801-856-8530

Signed Carolyn May  
Name Carolyn May  
Address 1934 E. Michigan Ave  
Phone # 801-581-0558

Signed Valerie Ahlsson  
Name Valerie Ahlsson  
Address 2009 E 1300 S  
Phone # \_\_\_\_\_

Signed F. Alan Coombs  
Name F. Alan Coombs  
Address 1940 Michigan Avenue  
Phone # (801) 582-6527

Signed Valerie Ahlsson  
Name Valerie Ahlsson  
Address 2009 E 1300 S  
Phone # 801 831 1848

Signed Margorie W. Coombs  
Name MARGORIE W. COOMBS  
Address 1940 MICHIGAN  
Phone # (801) 582-6527

Signed Margery Bowden  
Name Margery Bowden  
Address 1942 Galochest  
Phone # 801-582-3805

Signed Ann Curtis  
Name Ann Curtis  
Address 1920 East Michigan Ave  
Phone # 801 581-0709

Signed Jerry A. May  
Name JERRY A. MAY  
Address 1934 E. MICHIGAN, SE  
Phone # 801 581-0558

Signed Richard A. Weaver  
Name Richard A. Weaver  
Address 1905 Michigan Avenue  
Phone # 801.688.0100

Signed Diane Whittaker  
Name Diane Whittaker  
Address 1948 Michigan Ave  
Phone # 801 582 4374

Signed Richard Towers  
Name RICHARD TOWERS  
Address 1917 MICHIGAN AVE  
Phone # 801 251 3347

**Salt Lake City Planning Commission Letter - Brewhaha CUP**

Signed [Signature]  
Name Lanetta Dwyer  
Address 2020 Michigan Ave  
Phone # 801-581-0796

Signed [Signature]  
Name DAN McConkie  
Address 1083 Donna Dr  
Phone # 801-350-7650

Signed [Signature]  
Name C. Douglas Swanson  
Address 1160 S. Bonneville Dr.  
Phone # SLC UT 84108  
801-580-9155

Signed [Signature]  
Name Kyle Curtis  
Address 2924 Millicent Dr.  
Phone # 801-583-5231

Signed [Signature]  
Name Chad Whittaker  
Address 2064 Michigan Ave  
Phone # 801 310 7279

Signed [Signature]  
Name Barbara L. Curtis  
Address 2926 Millicent Dr  
Phone # 801-583-5231

Signed [Signature]  
Name Sheri Marie Swensch  
Address 1160 Bonneville Dr  
Phone # (801) 580-9626

Signed [Signature]  
Name Alexandra Hicken  
Address 1949 Yale Ave  
Phone # (801) 633-3814

Signed [Signature]  
Name Nancy Morgan  
Address 1999 Michigan Ave  
Phone # 801 582-3213

Signed [Signature]  
Name Val Hicken  
Address 1949 Yale Ave  
Phone # 801 940 2961

Signed [Signature]  
Name Janet Sloan  
Address 2049 Michigan Ave  
Phone # 801 582-1303

Signed [Signature]  
Name Maryann Hicken  
Address 1949 Yale Ave  
Phone # (801) 450-7203

**Salt Lake City Planning Commission Letter - Brewhaha CUP**

Signed [Signature]  
Name Luanne E. Hyde  
Address 2036 Laird Dr. SLC 84108  
Phone # 801-581-0268

Signed [Signature]  
Name INGUNN EARL  
Address 1325 S. Colonial Cir. SLC 84108  
Phone # 801-582-3102

Signed [Signature]  
Name Rebecca Tolman  
Address 2036 Laird Dr. 84108  
Phone # 801-631-9862

Signed [Signature]  
Name STEVE EARL  
Address 1325 COLONIAL CIR  
Phone # 801-582-3102

Signed [Signature]  
Name WENDY LOBOS  
Address 2036 Laird Drive  
Phone # 8(773)732-7274

Signed [Signature]  
Name MARK SESSIONS  
Address 2014 LAIRD  
Phone # 801 582 7837

Signed [Signature]  
Name Rachel Brown  
Address 2036 Laird Dr.  
Phone # 801-631-9860

Signed [Signature]  
Name Georgia Simmons  
Address 1200 S. 2000 E.  
Phone # 801-588-0347

Signed [Signature]  
Name [Signature]  
Address 2034 - Laird Dr.  
Phone # 801 588 2137

Signed [Signature]  
Name John Simmons  
Address 1200 S 2000 E  
Phone # 801-588-0347

Signed [Signature]  
Name KATHY SESSIONS  
Address 2014 Laird Dr. SLC 84108  
Phone # 801 916 3090

Signed [Signature]  
Name MARGARET WESTERGARD  
Address 1940 LAIRD DRIVE  
Phone # 801-588-4405



Salt Lake City Planning Commission Letter - Brewhaha CUP

Signed [Signature]  
Name OSCAR W McCONKIE  
Address 1954 Laird Dr City  
Phone # 801-583-3859

Signed Judy McConkie  
Name Judy McConkie  
Address 1954 Laird Dr.  
Phone # 801-583-3859

Signed [Signature]  
Name PAUL J. BARTON  
Address 1180 So. FOOTHILL #231, SU  
Phone # 804-455-9991

Signed [Signature]  
Name Cloyd Greenhalgh  
Address 1919 Laird Dr  
Phone # 801-583-2336

Signed Fred Westergard  
Name FRED WESTERGAARD  
Address 1940 LAIRD DR  
Phone # 801 583 4405

Signed [Signature]  
Name PATRICIA S. FLETCHER  
Address 1160 Foothill Dr #233  
Phone # 801-349-9411

Signed Carol Archuleta  
Name Carol Archuleta  
Address 1211 So 1900 E  
Phone # 801-583-8395

Signed James J. Archuleta  
Name James J. Archuleta  
Address 1211 So. 1900 E. -  
Phone # 801-583-0395

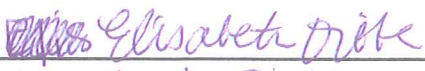
Signed [Signature]  
Name Bereryl N. Greenhalgh  
Address 1919 Laird Dr.  
Phone # 801-583-2336

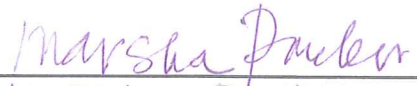
Signed Kelsie Earl  
Name Kelsie Earl  
Address 1919 Laird Dr.  
Phone # 801-891-9110

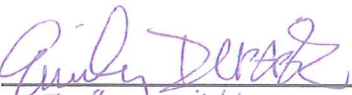
Signed [Signature]  
Name Devon Olson  
Address 1949 Laird Dr.  
Phone # 801-582-4398

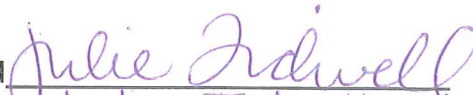
Signed Abbey Olson  
Name Abbey Olson  
Address 1949 Laird Dr.  
Phone # 801-673-0708


# Salt Lake City Planning Commission Letter - Brewhaha CUP

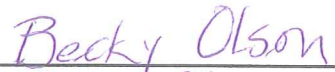
Signed   
Name Elisabeth Dibble  
Address 2051 Princeton Dr.  
Phone # 801-557-2813

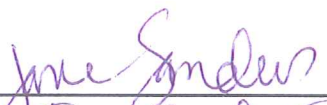
Signed   
Name Marsha Parker  
Address 1955 Laird Drive  
Phone # 801-582-7254

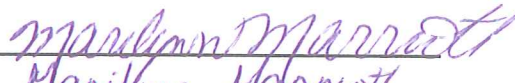
Signed   
Name Emily Dibble  
Address 2051 Princeton Dr.  
Phone # 801-599-4596


Signed   
Name Julie Tidwell  
Address 1919 Princeton Ave.  
Phone # 801-870-8956

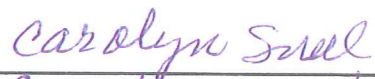
Signed   
Name Mave Sander  
Address 2259 Herbert Ave.  
Phone # 801-583-5636

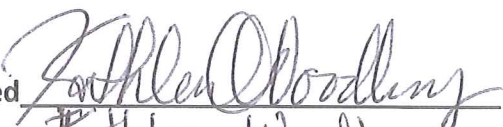
Signed   
Name Becky Olson  
Address 1949 Laird Drive  
Phone # ~~801-582-4398~~ 801-582-4398

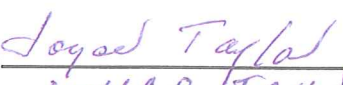
Signed   
Name Jane Sander  
Address 2059 Herbert Ave.  
Phone # 801-583-5636

Signed   
Name Marilyn Marriott  
Address 2024 Princeton Drive  
Phone # 801-581-1937

Signed   
Name Terese Cracroft  
Address 1185 So. 2000 E.  
Phone # 801-583-4183

Signed   
Name Carolyn Snell  
Address 1920 Princeton Ave  
Phone # 801-582-0343

Signed   
Name Kathleen Woodbury  
Address 1193 S 1900 E  
Phone # 801-582-2090

Signed   
Name Joyce Taylor  
Address 2092 Princeton  
Phone # 801-582-0965

Salt Lake City Planning Commission Letter - Brewhaha CUP

Signed Nancy Little  
Name Nancy Little  
Address 1973 Yale Ave.  
Phone # 801 582-1899

Signed Levi Barton  
Name LEVI BARTON  
Address 1970 Yale Ave  
Phone # 801 581-1185

Signed Marcia Vogeler  
Name MARCIA VOSELER  
Address 869 SOUTH 2000 EAST  
Phone # 801-582-7445

Signed James M Read  
Name James M Read  
Address 1930 E 900 S  
Phone # 801-582-3507

Signed Rg Sharp  
Name Rachael Sharp  
Address 1947 Yalecrest Ave.  
Phone # 801.583.0888

Signed C Sharp  
Name Chuck Sharp  
Address 1947 YALECREST  
Phone # 801 583 0888

Signed Alex May  
Name Alex May  
Address 1934 E. Michigan Ave  
Phone # 801-~~583-2314~~  
244-2314

Signed \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_

Signed \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_

Signed \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_

Signed \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_

Signed \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_

# Salt Lake City Planning Commission Letter - Brewhaha CUP

Signed Richard Sperry  
Name Richard Sperry  
Address 1940 Princeton Ave  
Phone # (801) 582-4821

Signed \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_

Signed Matthew Sperry  
Name MATTHEW SPERRY  
Address 1940 Princeton Ave  
Phone # (801) 582-4821

Signed \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_

Signed Janet Sperry  
Name Janet Sperry  
Address 1940 Princeton Ave  
Phone # (801) 582-4821

Signed \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_

Signed Scott R. Mecham  
Name Scott R. Mecham  
Address 1926 Princeton Ave  
Phone # (801) 583-6950

Signed \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_

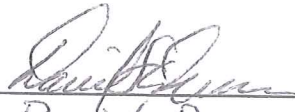
Signed Melissa Mecham  
Name Melissa Mecham  
Address 1926 Princeton Ave  
Phone # 801-583-6950


Signed \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_

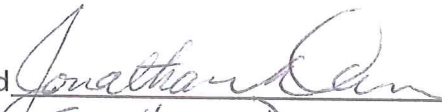
Signed Sarah Mecham  
Name Sarah Mecham  
Address 1926 Princeton  
Phone # 801-583-6950


Signed \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_

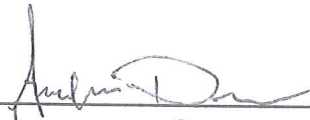
# Salt Lake City Planning Commission Letter - Brewhaha CUP

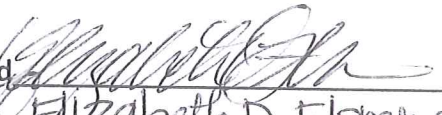
Signed   
Name David Dunn  
Address 1956 Michigan Ave.  
Phone # 801-647-3318

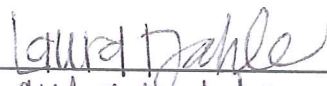
Signed   
Name Angela K. Dunn  
Address 2039 Roosevelt Ave.  
Phone # 801-897-9972


Signed   
Name Jonathan Dunn  
Address 2239E Roosevelt Ave  
Phone # 801-856-1094


Signed   
Name Emily Dunn  
Address 1956 Michigan Ave.  
Phone # 801-209-3550


Signed   
Name ANDREW DUNN  
Address 1956 MICHIGAN AVE  
Phone # \_\_\_\_\_

Signed   
Name Elizabeth D. Florence  
Address 1600 Forest Hills Drive.  
Phone # 801-274-8188

Signed   
Name Laura Dahle  
Address 2860 E. 2540S.  
Phone # 801-909-5117

Signed   
Name STEVEN DAHLE  
Address 2860 E. 2540S.  
Phone # 801-997-5442

Signed   
Name Autherized by phone 2m  
Address 2065 EAST 900 SOUTH  
Phone # 801-581-0565

Signed   
Name Autherized by phone 2m  
Address 2065 EAST 900 SOUTH  
Phone # 801-581-0565

Signed \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_

Signed \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_

# Salt Lake City Planning Commission Letter - Brewhaha CUP

Signed Kari Tuft  
Name Kari Tuft  
Address 2145 Browning Ave.  
Phone # 801-583-8170

Signed RMT  
Name Ryan Tuft  
Address 2145 Browning Ave.  
Phone # 801-583-8170

Signed Theodore Mahas  
Name Theodore Mahas  
Address 2122 Browning Ave  
Phone # 801-581-0953

Signed Barbara Mahas  
Name Barbara Mahas  
Address 2122 Browning Ave.  
Phone # 801-581-0953

Signed Vicki Madden  
Name VICKI MADDEN  
Address 2125 E. 1300 So.  
Phone # 801 582 5056

Signed \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_

Signed Charles Madden  
Name CHARLES MADDEN  
Address 2125 E. 1300 So.  
Phone # ~~801~~ 801 582 5056

Signed \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_

Signed \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_

Signed \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_

Signed \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_

Signed \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_

Salt Lake City Planning Commission Letter - Brewhaha CUP

Wayne Soren  
2272 Edgemoor Dr  
Holladay, UT 84117  
801-593-0598

Patrick May  
1934 East Michigan Ave  
Salt Lake City, UT 84108  
(801) 580-9151

Janet Sorensen  
2272 Edgemoor Dr.  
Holladay, UT 84117  
801-597-1479

Jeff Soren  
2031 Hubbard Ave  
SLC, UT 84108  
801-581-9519

Dana Wiest  
2031 Hubbard Ave  
SLC, UT 84108  
801-581-9519

Kate M Park  
1163 Yulecrest Ave  
SLC, UT 84108  
801-232-5137

Colbie-Jayne May  
1934 E. Michigan Ave  
SLC, UT 84108  
801-581-0558

**Salt Lake City Planning Commission . Letter - Brewhaha CUP**

Signed *Diane S. Meyer*  
Name Diane S. Meyer  
Address 2911 Crestview Dr.  
Phone # 801 582 2808

Signed *Kimberly Wagstaff*  
Name Kimberly Wagstaff  
Address 1061 Crestview Circle  
Phone # 801-582-7832

Signed *Louise Taylor*  
Name Louise Taylor  
Address 1165 Oak Hills Wy  
Phone # 801 582 6830

Signed *Boyd Wagstaff*  
Name Boyd WAGSTAFF  
Address 1061 CRESTVIEW CIR.  
Phone # 801-582-7832

Signed *Julie Grant*  
Name Julie Grant  
Address 1163 Bonnevillle Dr.  
Phone # 801 583 - 9989

Signed *Diana Gessel*  
Name Diana Gessel  
Address 2844 Ogurrrh Dr  
Phone # 801 582-9706

Signed *John C. Grant*  
Name JOHN C. GRANT  
Address 1163 S. Bonnevillle Dr  
Phone # 801 - 582.9989

Signed *David Gessel*  
Name David Gessel  
Address 2844 Ogurrrh Dr.  
Phone # 801-582-5706

Signed *Lynn E. Shaffer*  
Name LYNN E. SHAFER  
Address 1081 S. BONNEVILLE DR  
Phone # \_\_\_\_\_

Signed *April Sorbonne*  
Name April Sorbonne  
Address 2956 Michigan Ave.  
Phone # 801-694-2081

Signed *Shirley M. Shaffer*  
Name SHIRLEY M. SHAFER  
Address 1081 S. BONNEVILLE D  
Phone # \_\_\_\_\_

Signed \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_



**Salt Lake City Planning Commission . Letter - Brewhaha CUP**

Signed Marianne Van Wageningen  
Name Marianne Van Wageningen  
Address 1135 Augusta Way  
Phone # 801-583-1670

Signed Kathryn Creech  
Name Kathryn Creech  
Address 1168 Foothill Dr. #612 Salt Lake City  
Phone # 801-586-3937

Signed Mary Gardner  
Name Mary Gardner  
Address 1290 Overbrook Cr.  
Phone # 801-332-0705

Signed Mary Rich  
Name Mary Rich  
Address 1104 S Bonneville Dr  
Phone # 801-582-1372

Signed Robert Rich  
Name Robert Rich  
Address 1104 S Bonneville Dr.  
Phone # 801-582-1372

Signed \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_

Signed \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_

Signed \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_

Signed \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_

Signed \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_

Signed \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_

Signed \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_

20-304

**Attachment C.7**  
**A Gallery and Chase Bank Emails**

**From:** [Greg Rogler](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Re: Brewhaha parking  
**Date:** Thursday, August 01, 2013 3:16:42 PM

---

Hello Maryann

I have not had additional conversation or an parking lot use agreement made with the Brewhaha people.

Thank you

Greg Rogler  
A Gallery

On Aug 1, 2013, at 2:29 PM, "Pickering, Maryann"  
<[Maryann.Pickering@slcgov.com](mailto:Maryann.Pickering@slcgov.com)> wrote:

Hi Greg.

I spoke with Bryce last week and he said that the two of you had come to an agreement for him to utilize your lot for parking for his business after you sent me this email. He did not provide any documentation to me and said it was a verbal agreement. Please let me know if this is the case as I see you noted in your original message to me that you had no intentions of allowing him to use your lot.

Thanks, Maryann

---

**From:** Greg Rogler [<mailto:greg@agalleryonline.com>]  
**Sent:** Thursday, June 27, 2013 5:18 PM  
**To:** Pickering, Maryann  
**Subject:** Brewhaha parking

Hello Maryann

I own and operate the gallery next door to the proposed Brewhaha pub. There have been several comments made to me that the owner has expressed that we have agreed to allow his patrons the use of our parking lot, I have made no agreement nor do I intend to in the future. I am concerned about liability and other potential problems that may arise with cars and people coming and going from the lot all evening.

Thanks  
Greg Rogler

<image001.jpg>

**From:** [sherm martin](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Response from Rett Anerson, vice President, Foothill Branch Chase bank  
**Date:** Monday, August 05, 2013 9:43:20 PM

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# Brew Ha Ha Tavern

Inbox x



Anderson, Rett C

Mr. Martin, I have contacted my direct manager and his administrative assista...



Anderson, Rett C <[rett.c.anderson@chase.com](mailto:rett.c.anderson@chase.com)> Aug 2 (3 days ago)

to me



Mr. Martin,

I have been in contact with my managers and they have both assured me that no such agreement has been made between the BrewHaHa Tavern and Chase Bank to allow patrons of BrewHaHa to use Chase Bank's parking lot during and after business hours for customer and liability issues.

Thank you,

*If there's any way we can improve your experience with Chase at any time, please let me know right away.  
Thank you for choosing Chase.*

Rett Anderson | Vice President | Branch Manager | JPMorgan Chase Bank, N.A. | NMLS 817551  
Foothill | Ph: [801-481-5267](tel:801-481-5267) | Fax: [801-481-5268](tel:801-481-5268) | [rett.c.anderson@chase.com](mailto:rett.c.anderson@chase.com)

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**From:** Anderson, Rett C  
**Sent:** Wednesday, July 31, 2013 12:18 PM  
**To:** [swan2065@gmail.com](mailto:swan2065@gmail.com)  
**Subject:** Brew Ha Ha Tavern

**Attachment D.1  
Business Plan**

# **BREWHAHA**

## **A Sports Bar and Coffee Bar**

### **BUSINESS PLAN**

**This is a business plan only, and not an offering of securities**

#### **1.0 Executive Summary**

The BREWHAHA Sports Bar and Coffee Bar will be the premier social establishment on the east side of Salt Lake City. Our goal is to provide outstanding atmosphere and a reasonably priced selection of craft-brewed beers, coffee, juices and deli-style food. We will be the first "Neighborhood Bar" to open in Salt Lake City following the recent reform of City liquor laws. And, we will remain ahead of any competition by providing innovative and fresh food, beverages, entertainment and service. Our guests will be regularly enticed and pleased by fun, educational and entertaining activities, products and services. A simple, yet warm and atmosphere will create a sense of 'belonging' for locals, who currently have no local pub close to home. Our operating credo is: "knowledgeable, friendly and enthusiastic employees create satisfied, happy and enthusiastic guests."

#### **The main objectives of this new venue are:**

- Capitalize on an excellent, highly visible, corner business location at 1300 South and 2100 East, just below the Foothill Drive business district, in an area where no other club or bar business exists. The closest bar or club is three miles away.
- To pursue a dual-track business, product and marketing plan, with a full-time Gourmet Espresso and Coffee business running alongside a full-time Bar and Beer retailing business..
- To maintain tight control of costs, operations, inventory and cash flow through diligent management, full-time surveillance, and focused computer tracking.
- To maintain a food cost (excluding labor) below 30% of food revenue.
- To maintain a total beverage cost below 20% of beverage revenue.
- To achieve at least \$800,000 in sales in year one, and to triple that to \$2.5 million, by year five of plan implementation.

#### **The keys to success in achieving our goals are:**

- Provide high-quality products and service that meet the needs of the local market.
- Maintain a low-key, neighborhood-friendly atmosphere.
- Managing internal finances and cash flow to enable consistent capital growth.
- Strict control of all inventory and costs, at all times, without exception.

## 2.0 Company Summary

The key elements of the BREWHAHA concept are as follows:

1. **High Quality**—We will offer an outstanding and rotating selection of premium micro-brewed beers from around the world, which will be available both on draft (at least 24) and by-the-bottle (several dozen additional), as well as a full selection of gourmet coffees, espresso and other coffee and espresso-based drinks, and a high quality, deli-style selection of freshly-made soups, salads, sandwiches, made-to-order paninis, a few specialty appetizers and other selections of typical bar food.
2. **Distinctive Design Features** – BREWHAHA will be characterized by an open, light and airy multi-area plan, which will comfortably allow at least 90 guests to be seated inside, and up to 90 more outside on comfortable, shaded and/or heated patio and deck areas. We will feature several, large flat screen televisions to view multiple sporting events at one time, as well as a separate area for playing pool, and for darts and video games.
3. **Location, Location, Location** -- One of the major competitive advantages of Brewhaha is a corner location with high traffic flow and high visibility just off the Foothill Drive corridor, and less than a block from the Foothill Village shopping center. The property also features a large amount of free parking on site, and the only coffee drive-through within a two mile radius. It will also be the only Bar allowed to serve alcoholic beverages without requiring a food purchase on the entire east side of Salt Lake City (the nearest competing Bar is 3 miles away).
4. **Exceptional Service** -- In order to offer and maintain a unique perception of quality, Brewhaha will provide attentive and friendly service through a high ratio of service personnel to customers, and we will also invest in the training and supervision of our employees. We estimate approximately one service staff member for every 20 guests.
5. **Maximum Facility Utilization** – In order to fully utilize the leased premises, Brewhaha will open at 6:30 am to sell coffee, food and other non-alcoholic beverages to both walk-in and drive-thru customers. These 'add-on' coffee sales will contribute over \$200,000 to annual revenues, plus additional, associated food sales of \$100,000 with very little additional overhead cost. Beer, which will account for \$450,000 in annual sales, will be sold from 10:00am until 1:00am, daily.



**Attachment D.2  
Security and Operations Plan**

## **BREWHAHA**

### **Security and Operations Plan**

#### **In accordance with the Conditional Use provisions for a “neighborhood bar”**

If any complaints occur, we will take action to resolve the issue as soon as possible. We will provide our contact information to surrounding businesses, so that they can contact us directly. For residential neighbors who may have a complaint, we will make our contact information available on our website (we are still in the process of setting this up). We will also have a Manager or other designated security person on premise during all business hours, if anyone desires to contact us directly. If a problem persists, and we are unable to solve the problem ourselves, we will contact the proper authorities to aid in solving the problem. In addition, an owner of Brewhaha will attend neighborhood Council meetings, on request, to address any concerns, questions or issues with the business.

Our projected hours of operation will be from 6:00 am daily until 11:00 pm Sunday through Thursday, and until 12:00 am on Friday and Saturday. This is a modification of our original plan to remain open every day until 1:00 am, which we have made in response to input from residents in the neighborhood. In addition, we are proposing to close our outside patio (during the part of the year when it is open) at 10:00 pm Sunday through Thursday, and at 11:00 pm on Friday and Saturday. We may shorten these hours in response to conditions and customer demand.

Any jukebox or programmed music will be only played through speakers that are contained within the walls of the business. We will keep our sound levels within the legal limits permitted for our business location, per the table in SLC Code 9.28.060.

Any live entertainment will be only take place within the interior of the tavern.

We have designated a location for smoking behind the building, on the landscaped island (lawn) in the middle of the parking lot. The area, which is located 25 feet from the door is a 10’x20’ semi-circular 150 sq ft space that is isolated from all private and business neighbors. Smoking on the patio in front of the building will not be allowed, subject to Health Department regulations.

We will remove any and all trash from the grounds, sidewalks and parking lot on a daily basis, have our garbage dumpster emptied at least weekly, and we will remove any graffiti within 48 hours.

Brewhaha has its own secured parking lot that is well-lit, monitored by security cameras, and surrounded on three sides by 22 foot high concrete walls and by landscaping and a high light-proof fence on the East side. Our parking lot capacity of 17 spaces exceeds the City’s requirement, and on-street public parking, within one block of our location, totals approximately 100 spaces, on only the two main cross streets (1300 S & 2100 E). We have verified this by measuring the parking space with a tape measure. There should be minimal impact on surrounding residential streets, as the aforementioned parking resources are more than adequate, and closer and more convenient than residential streets. We will post the parking policy for our customers requesting that they use only our parking lot and public parking on 2100 East and 1300 South.

In accordance with State Law, and as required by our DABC issued liquor license, all staff will maintain current alcoholic beverage server certifications that train them to prevent underage entrance and drinking, and to manage patrons drinking behavior to prevent public intoxication and ‘driving under the influence’.

A copy of this plan will be distributed to the Fire Department, Police Department and the Neighborhood Council.

**Attachment D.3**  
**Conditional Use Information**

## **BREWHAHA**

### **Conditional Use Information Sheet**

#### **Project Description:**

For the Project Description, I have attached the first 2 pages of our business plan summary.

Our projected hours of operation will be from 6:00 am daily until 11:00 pm Sunday through Thursday, and until 12:00 am on Friday and Saturday. This is a modification of our original plan to remain open every day until 1:00 am, which we have made in response to input from residents in the neighborhood. In addition, we are proposing to close our outside patio (during the part of the year when it is open) at 10:00 pm Sunday through Thursday, and at 11:00 pm on Friday and Saturday. We will begin walk-in and drive-through coffee and food service at 6:00 every morning, and will end the drive-through service by 5:00 pm. We may shorten any of these hours in response to conditions and customer demand.

We will employ a total of 15-20 employees to cover all shifts, although we expect to have no more than 6 working at any one time.

Our current plan, which has been approved by the Salt Lake City Fire Department (through the plan review process) is for an occupancy of 93 inside and 41 outside. These numbers are based on a mathematical formula, and do not necessarily indicate how many people will actually be on the premises at any one time.

The adjacent land uses are:

To the south, behind a 20' high concrete wall, is an art gallery.

To the west, across 2100 East, is a Top Stop gas station and convenience store and a shopping plaza containing three empty retail spaces.

On the opposite corner, across 2100 South and 1300 East, is the Pinon restaurant.

To the north, across 1300 South is a Chase bank.

To the east, immediately there is a separate but attached commercial building housing a gym, and to the east of the gym and over the property line, behind a concrete wall, a 'light-proof' fence, and considerable landscaping, is a private residence.

We have met all of our neighbors mentioned above, and they are all very happy to see this derelict, empty building cleaned up and occupied. There has been no open opposition to our bar and coffee shop project from them, and many of them can't wait for us to open!

Site plans are included with this submission, as requested.

**Attachment D.4  
Parking Management Plan**

## **BREWHAHA PARKING MANAGEMENT PLAN**

Several factors need to be considered in any business's parking management plan. One is the legal occupancy of the business, and how it was determined. Another is the nature of the business and whether or not it depends on high traffic flow, and what is the estimated customer count of the business. A third consideration is how customers arrive at the business, ie; on foot, by bike, by bus or by automobile. A further consideration is the capacity of the business's parking lot, and the amount of convenient on-street public parking. A consideration of whether parking for the business will have an impact on the 'neighborhoods' must also take into account the probability of customers actually parking in the 'neighborhoods'.

With these factors in mind, any objective assessment is that the impact of Brewhaha's parking needs on the 'neighborhoods' will be negligible, if not non-existent.

The legal occupancy for Brewhaha (93 inside, including staff, and 41 outside, weather permitting) was determined by mathematical formula, based on usage definitions and square footage, and does not reflect the actual number of seats for customers, nor the number of customers who are likely to be present at any one time. Our business projections, based on numerous, long-term studies of other bars that are similar in size, theme and demographic base indicates to us that we will have an average of 20-30 customers in the bar at any given time, between noon and 11:00 pm, with a high customer count of 50-60 customers during very busy hours, and only more than 60 customers on a very rare basis (ie;major sports championship games).

A bar business does not require the high traffic flow and steady turn-over that a restaurant needs. We do not need to have a 'butt' in every seat that is available, for as long as possible, which a restaurant this size would require. In fact, this business would actually be successful if we had only an average of 15 customers per hour, throughout the day. We will certainly encourage as many customers as possible to come in, but we won't be 'packing' the place. Therefore, the parking requirements to support our business will be modest.

Parking on site for Brewhaha is 12 parking spaces (of the 17 on the property), which is well beyond the 5 that have been determined to be necessary for the business. Considering an average of 1½ customers per vehicle, this accounts for 18 customers. Combined with the 10 secured bicycle racks, this is right on what we expect our average customer count to be. The fact is, we expect up to half of our customers to arrive here by 'alternate' transportation means. We are positioning Brewhaha to be a Neighborhood Bar, and we expect that up to half of our customers will either walk here, ride their bikes, or take the bus (there are 2 regular bus routes that run in front of the building that connect to the University of Utah and the 2100 South TRAX station seven days a week).

While we have been working on the clean-up and remodel of the property, we have neighborhood residents stop by EVERY DAY and tell us how excited they are that we will be here and so close that they can walk or ride here. Usually, they are walking or cycling when they stop and visit with us, and we expect most of them to return on foot or by bicycle when they come back after we are open. Other friends of ours already ride the bus to visit us, to see how Brewhaha is progressing, and we expect them to continue to do so.

By my count, we have now accounted for 'parking' for approximately 40 customers per hour, without having to use on-street public parking at all. This covers at least 80% of our projected customer count for our total open hours.

On-street parking is very generous on the main thoroughfares that border Brewhaha's location. On the 2 major streets alone, 2100 East and 1300 South, there are over 160 public parking spaces within one block. Of these on-street public parking spaces, only 70 are located in front of residents' homes, which leaves 90 parking spaces which are completely open! 26 of those are in front of the building on 2100 East, and are restricted to 2 hours only, as they are within the commercially zoned district that we are in. 90% of our customers will be here for 2 hours or less, so these spaces, which by our observation, are mostly vacant and unused, will satisfy their parking needs. All of this on-street is located outside the entrances of the local 'neighborhood' streets that run off of 2100 South and 1300 East. There is so much convenient, 'open' on-street parking on these two main streets, that it would be inconvenient and a real effort to park on any of the 'neighborhood' streets.

People are lazy! They won't park in the neighborhoods. It is too far to walk!

Therefore, parking for Brewhaha will have no direct effect on the neighborhoods that surround us.

As a further consideration, two of our neighboring businesses have agreed to let our customers, or anyone else for that matter, use their private parking lots after they have closed for business. These two businesses, Chase Bank and A-Gallery, have a total of 43 available spaces, which will take all the parking 'pressure' off the public streets that may exist, at exactly the times when we are likely to be the most busy. These two businesses are not willing to formalize this agreement in writing, but they have told me they will not tow any vehicle parked in their lots 'after hours'. I take them at their word.

I am attaching an example of the notice we will post at every entrance to Brewhaha, and publish as 'table tents' for our customers' information.

Thank you,

Bryce Jones  
President  
Brewhaha

**Attachment E**  
**Department Comments**





# Work Flow History Report

## 2108 E 1300 S

### PLNPCM2013-00348

Date	Task/Inspection	Status/Result	Action By	Comments
5/17/2013	Staff Assignment	Assigned	Paterson, Joel	
5/21/2013	Community Open House	Scheduled	Pickering, Maryann	
5/21/2013	Staff Assignment	Routed	Pickering, Maryann	
5/21/2013	Sustainability Review	Complete	Pickering, Maryann	Comment from Vicki Bennett on May 21:  This is exactly what we need to enhance "livability" in Salt Lake City!
5/22/2013	Fire Code Review	Additional Information	Itchon, Edward	The building will needs a minimum of two exits, automatic fire sprinkler, fire alarm, and interconnection to an approved off site monitoring systems.
5/22/2013	Transportation Review	In Progress	Walsh, Barry	Review of aerial photo 1301 S & 1317 S. shows only 17 stalls The new proposal shows removal of existing parking lot interior landscaping requirement for 18 stalls, one being the ADA stall. . Past DRT comments have not been addressed to Date. - Parking on separate lot 1317 So Need off site parking lease or combine lots into one parcel. Provide parking calculation for all uses on site including building unit #1 and building unit #2. Existing uses and new uses, Include outdoor dining/patio area if over 500 SF to compare for required parking and provided parking. indicate ADA compliance and the 5% bicycle stalls requirement. Provide site plan to scale with parking layout per city standards F1.c2.
5/23/2013	Zoning Review	Additional Information	Pickering, Maryann	
5/23/2013	Zoning Review	Complete	Hardman, Alan	See Preliminary Zoning Review document posted in Accela.
5/30/2013	Engineering Review	Complete	Weiler, Scott	Please check the address to see if it is the correct address for this parcel. It is recommended that the property owner replace the sidewalk and drive approach on the 2100 East frontage of this property that is cracked, spalled or causing a tripping hazard.
6/10/2013	Building Review	Complete	Pickering, Maryann	No building review at this time. Zoning review has been completed. A full building review will be completed when permits are submitted.
6/10/2013	Planning Dept Review	Additional Information	Pickering, Maryann	Sent all emails from community members to applicant along with all comments from the reviewers. Application cannot be scheduled for a public hearing until all reviewers are satisfied with the plans.  All documents sent to applicant are attached to this petition.
6/10/2013	Police Review	Complete	Pickering, Maryann	Maryann,  The police department has no issues with this petition.  Thank you,

				Sgt. Michelle Ross
6/10/2013	Public Utility Review	Complete	Pickering, Maryann	<p>We don't have any objections to the proposal to remodel the existing building into a restaurant/neighborhood tavern. The physical reconstruction of the building will require that building permits be obtained prior to construction. Details of the project will be reviewed at that time.</p> <p>Thanks, Justin</p> <p>Justin D. Stoker, PE, LEED® AP, CFM Salt Lake City Public Utilities 1530 S. West Temple, SLC, UT 84115 ph. (801) 483-6786 - justin.stoker@slcgov.com</p>
6/10/2013	Transportation Review	Additional Information	Pickering, Maryann	
6/12/2013	Planning Dept Review	Additional Information	Pickering, Maryann	<p>Email sent to Bryce on June 11 with the following:</p> <p>Hi Bryce.</p> <p>Based on questions I have received, we need some clarification on some items. You can submit all of this when you get your revised plans and narrative back to me. I do not need it right away.</p> <ol style="list-style-type: none"> <li>1. When will the drive-thru window close? I know you plan to have it operational at 6:30am, but with the sale with alcohol starting at 10am, will the drive-thru close then?</li> <li>2. Your 'Security and Operations Plan' discusses a smoking area away from the building. This area needs to be shown on your site plan. Also, a question has been raised as to if there will be smoking permitted on the patio. You might want to include the latter in your narrative.</li> <li>3. You have stated that your parking lot exceeds the maximum allowed and that arrangements have been made with other business to utilize their lots after hours. The Planning Commission will need to review these locations and see copies of agreements to utilize the parking of other business as part of your parking management plan.</li> <li>4. Per Section 21A.36.300(D)(1)(b-d), we need the following items addressed: <ol style="list-style-type: none"> <li>b. Require a review and approval of the site and floor plan proposed for the premises by the Salt Lake City police department. Such review may require design features for the purpose of reducing alcohol related problems such as consumption by minors, driving under the influence, and public drunkenness. Please note that the drive-thru window as noted above in item #1 may be an issue based on this section of the Zoning Ordinance. Also provide a floor plan in addition to the site plan.</li> <li>c. Require buffering where a tavern, social club, dining club, brewpub, or microbrewery abuts a residentially zoned parcel. Said buffering shall include vegetative landscaping or walls along any property line or within any required yard area on the lot where the</li> </ol> </li> </ol>

				<p>premises are located. Need to see documentation, photos, etc of how this will be accomplished.</p> <p>d. Require that landscaping be located, and be of a type, that cannot be used as a hiding place. Specifics of your planting details are needed to satisfy this requirement.</p> <p>5. Will the two operations (coffee shop and tavern) be kept separate or will it all be together?</p> <p>Additional questions will probably be raised next week at the Open House that you'll have to respond to in writing. Just giving you a heads up on that.</p> <p>Thanks, Maryann</p> <p>MARYANN PICKERING, AICP Principal Planner</p> <p>PLANNING DIVISION COMMUNITY and ECONOMIC DEVELOPMENT SALT LAKE CITY CORPORATION</p> <p>TEL 801-535-7660 FAX 801-535-6174</p> <p>WWW.SLCGOV.COM</p>
6/24/2013	Fire Code Review	Additional Information	Itchon, Edward	As of this date the building permit has not past the review from fire. There is an issue of the occupant load. At this time the BrewHaHa Tavern needs to be provide with automatic fire sprinkler system, Occupant notification and both systems shall be inter-connected to an approved remote station capable of receiving signals and contacting first responders.
7/17/2013	Community Open House	Complete	Pickering, Maryann	Open House held at Anderson Foothill Library on June 20.
7/23/2013	Fire Code Review	Complete	Itchon, Edward	If the occupant load of the combined exiting of the basement and the first floor is at or above 100 people then the building will require automatic fire sprinkler and a fire hydrant within 100 feet of a fire department connection.