



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission
From: Everett Joyce, 801-535-7930
Date: May 13, 2015
Re: PLNPCM2015-00230 Under Current - Social Club

Conditional Use

PROPERTY ADDRESS: 270 S 300 East, Salt Lake City, UT
PARCEL ID: 16-06-179-029
MASTER PLAN: Central Community – Mixed Use
ZONING DISTRICT: R-MU Residential Mixed Use

REQUEST: The petitioner, Under Current Club, Inc, is requesting conditional use approval for a social club located at 270 S 300 East. Per Section 21A.33.020, Table of Permitted and Conditional Uses for Residential Districts of the Zoning Ordinance, Alcohol, social club (2,500 square feet or less in floor area in the R-MU zone requires conditional use approval subject to conformance with the provisions in section 21A.36.300 "Alcohol Related Establishments". The Planning Commission has final decision making authority for Conditional Uses.

RECOMMENDATION / MOTION: Planning Staff recommends that the Planning Commission approve the proposed social club conditional use. The motion to approve is below:

Based on the findings listed in the staff report, public testimony, and discussion by the Planning Commission, I move that the Planning Commission approve PLNPCM2015-00230, Under Current Social Club as proposed and subject to complying with all applicable regulations.

ATTACHMENTS:

- A. Vicinity Map
- B. Site Aerial and Photographs
- C. Floor Plan
- D. Additional Applicant Information
- E. Existing Conditions
- F. Analysis of Standards
- G. Public Process and Comments
- H. Department Comments
- I. Motions

PROJECT DESCRIPTION:

The applicant, Jared Young, is proposing to operate a social club within a portion of an existing building at approximately 270 South 300 East. The Salt Lake City Zoning Ordinance defers to State Statute to define a social club. The State Retail License Act, and Chapter 6, Part 4, identifies that a club license includes a social club license. "Social club license" means a license issued in accordance with Chapter 5, Retail License Act, and Chapter 6, Part 4, Club License.

The existing building at 270 S 300 East is designed for multiple tenants; the existing tenant space is being improved under a restaurant permit BLD2015-00811. The applicant desires to provide a social club within the existing building space. The social club area would consist of approximately 2,400 square feet, less than the maximum 2,500 square foot allowed. The anticipated hours of operation will be from 4:00 pm to 1:00 am Monday through Saturday. Hours of operation of alcohol related uses are regulated by the State of Utah. The hours proposed meet the State requirements.

The proposed social club area seats up to 60 persons. The previous retail uses in the 3rd and Broadway building operated in a noncomplying status without the provision of on-site parking. The zoning ordinance allows properties to continue their noncomplying status such so long as any change of use does not increase the parking requirement above the existing use. The proposed social club has the same off-street parking requirements as the previous retail uses. However, the applicant has identified that parking is provided through a combination of existing on street parking and off-site parking in an adjacent parking lot located west of the existing site. The parking meets the requirements of the zoning ordinance. A comparison of the existing site and zoning site development standards are provided in Attachment "E" Existing Conditions.

KEY ISSUES:

The key issues listed below have been identified through the analysis of the project, neighbor and community input and department review comments. The neighborhood and surrounding community had no issues with the proposed project.

Issue 1 Security Operations Plan, site and floor plan review and obtain licenses

As a part of the requirements for the proposed conditional use, the applicant has submitted a security and operations plan. The security and operations plan is located in Attachment D. Pending approval from the Salt Lake City Police Department and Building Services Division, the plan will be filed with the City's Recorder's office if the conditional use is approved. Upon conditional use approval the applicant will be required to obtain final licenses issued by the Utah state division of licensing and issued by the city.

DISCUSSION:

The proposed conditional use for the social club should be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably detrimental effects of the proposed use. A social club is a conditional use in the R-MU Residential Mixed Use zoning district, given the social club is limited to be less than 2,500 square feet. The proposed social club is approximately 2,400 square feet.

The social club would operate in an existing building, currently zoned residential mixed use. Since the applicant is not proposing to make any structural exterior additions, the minimum standards for the development have been met or are legal noncomplying since the building already exists. The subject property complies with all other applicable zoning regulations as discussed in Attachment F.

The Central Community Plan designates the area as mixed use and the proposed social club would align with this designation. The Zoning Ordinance designates this property as R-MU or Residential Mixed Use. With the change in the alcohol related establishments in 2012 by the City Council; alcohol related establishments were added as a conditional use in this zoning district. Given that the anticipated detrimental effects could be mitigated with reasonable conditions, the conditional use should be approved.

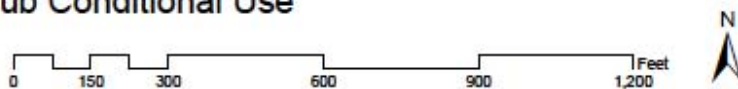
NEXT STEPS:

If approved, the applicant will be required to obtain all necessary permits, alcohol licenses and business licenses for the project. If denied, the applicant would not have City approval for the conditional use for the proposed social club.

ATTACHMENT A: VICINITY MAP



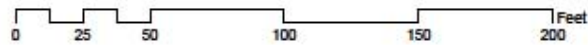
PLNPCM2015-00230
Under Current Social Club Conditional Use
32270 S 300 E

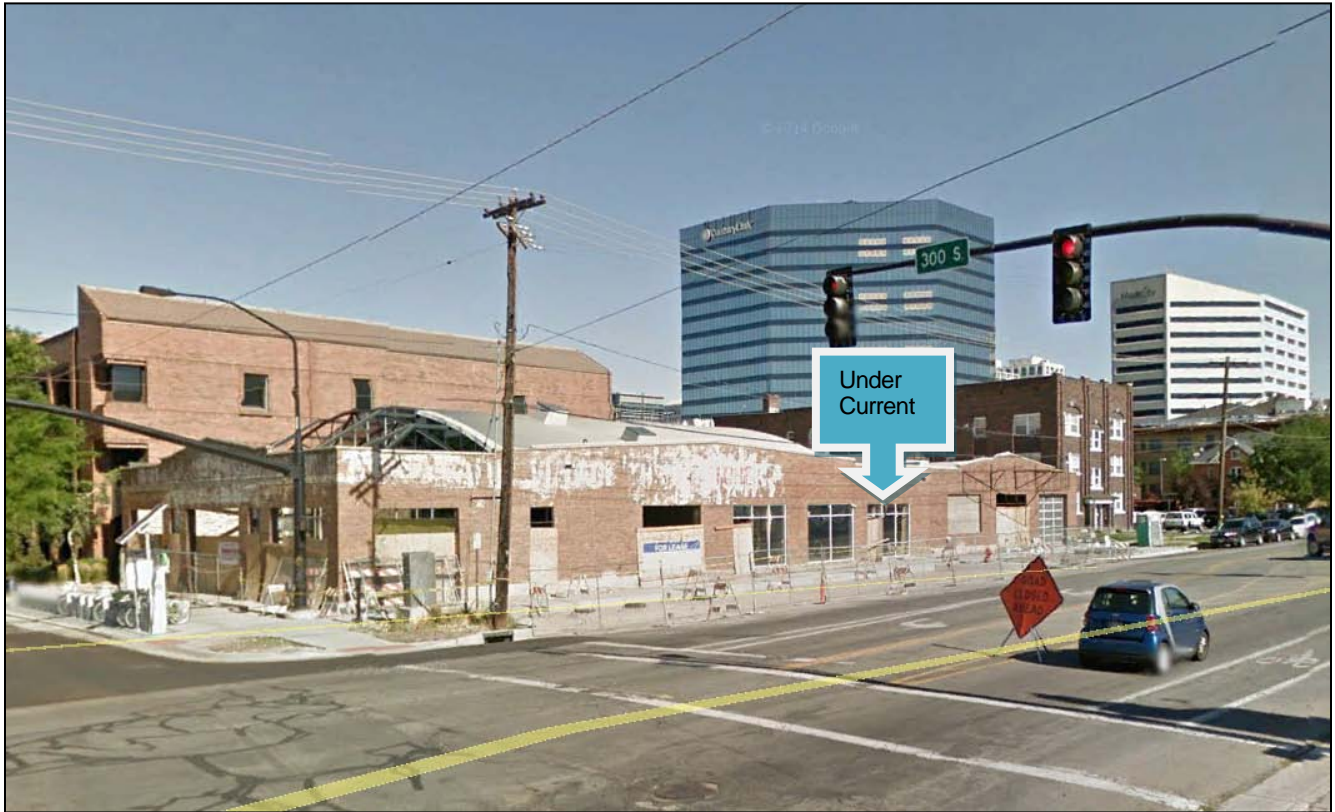


ATTACHMENT B: SITE AERIAL AND PHOTOGRAPHS



PLNPCM2015-00230
Under Current Social Club Conditional Use
270 S 300 East





3rd and Broadway Development

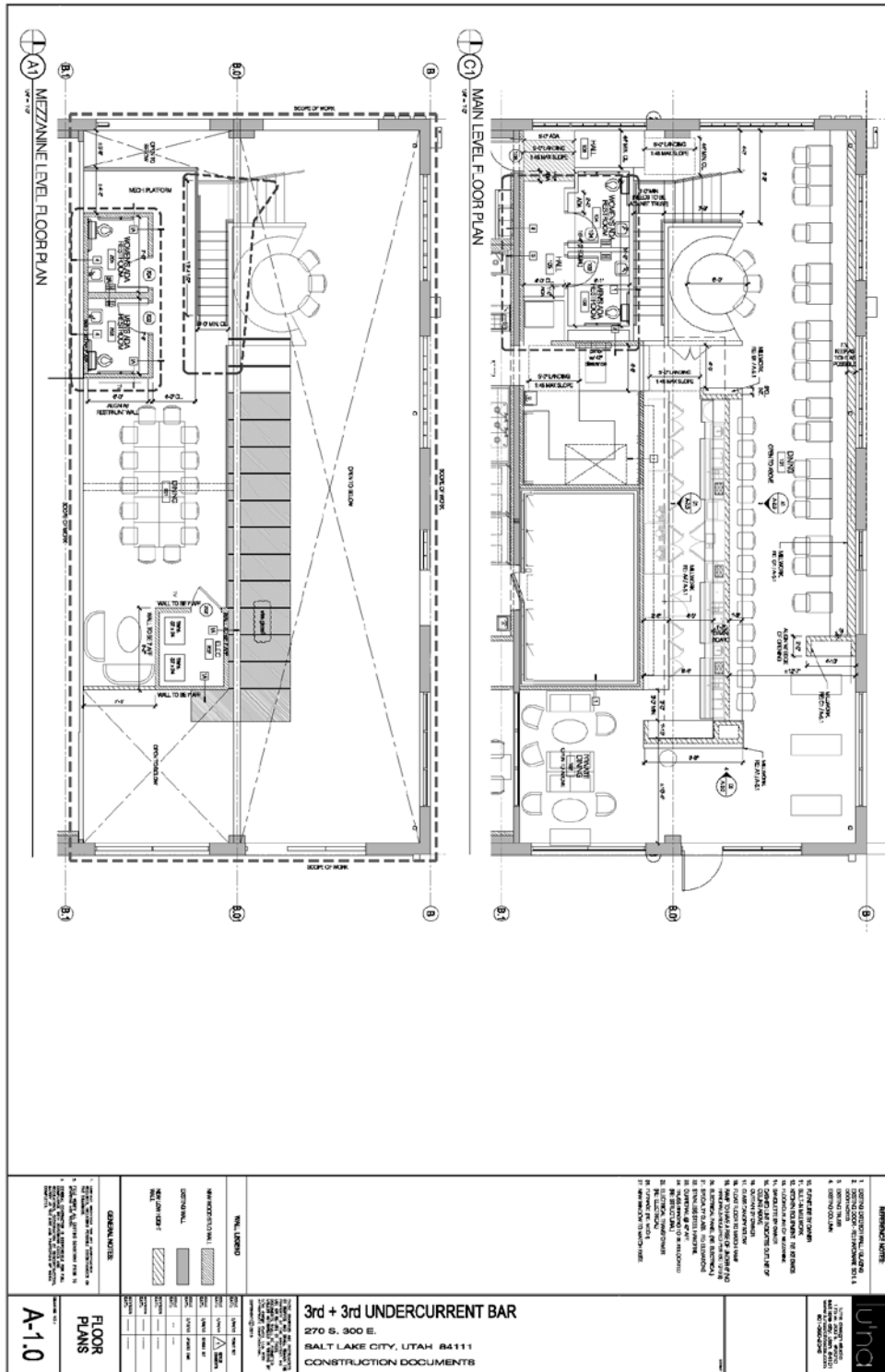


300 South



300 East

ATTACHMENT C: FLOOR PLAN



ATTACHMENT D: ADDITIONAL APPLICANT INFORMATION

Security and Operations Plan
Under Current Company Social Club
270 S. 300 E.

In accordance with Conditional Use PLNPCM2015-00230 for a “social club”

1. Should the Under Current Company ever field a complaint we will take action on it as soon as possible. Our company phone number is listed on the front door and there is always a manager on duty at the club who is available to assist in solving any issue that should arise. If the manager on duty is unable to rectify the situation he/she will bring the issue to ownership and the matter will be addressed and resolved immediately.
2. Our hours of operation are currently: Monday through Saturday 4 pm – 1 am.
3. The owners or representatives of the Under Current Company will attend any Central City Neighborhood Council meeting upon request to resolve any issues or complaints regarding our business.
4. The proposed Social Club area will not exceed the permissible sound levels according to the requirements of our zoning district. The space has solid interior walls and windows.
5. Any live entertainment will be located inside of our building and will be subject to conform to the sound limits of our zoning district.
6. There will not be any electronically amplified sound on the exterior of the premises for social club operations.
7. Our designated smoking area is located outside the club, to the east of the main door. This area conforms to Utah state law, and is more than 25 feet from any building entrance or exit.
8. We will also monitor the exterior and remove any graffiti from the building within 48 hours should it ever happen.
9. As part of our nightly closing procedures the server/bartender/or manager on duty will perform a sweep of the exterior and collect and dispose of any trash strewn on the premises.
11. While there are two self-park, pay parking lots directly across the street, north of our building that accommodate more than 137 spaces, we also have made arrangements with our business associate, friend and neighbor just west of our building (261 East 300 South) who has an additional 70 spaces for evening use. After 6 weeks of business at Current Fish & Oyster, there are no issues with parking, as most customers are parking street side in all directions on 300 South and 300 East. With the addition of the west area parking, we see no issue in parking having an adverse effect on the neighborhood. In fact, the

residential tenants in closest proximity to this location all have private, dedicated parking as provided by their respective landlords.

A copy of this plan is to be distributed to the Fire Department, Police Department, and the Central City Neighborhood Council.

Contact information for the owners of Under Current Company:

Amy Eldredge
General Manager
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801.548.5183

Joel LaSalle
President
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801.792.4200

Mikel Trapp
Vice-President
mikel@triodining.com
801.455.0249

ATTACHMENT E: EXISTING CONDITIONS

Current Zoning Requirements – RMU Nonresidential Use

Zoning Standard	Required	Existing	Status
Min Lot Area	No minimum	17,400 sq. ft.	Complies
Min Lot width	No minimum'	165'	Complies
Front Yard Setback	No setback required. Maximum of 15'	None	Complies
Interior Side Yard	No setback required	None	Complies
Rear Yard	25% lot depth – but need not exceed 30'	Existing building– Legal noncomplying	Complies
Parking Spaces	Parking requirements are 2 spaces per 1,000 square feet of usable area. Parking can be exempted through section 21A.44.040.B.8 Parking Exemptions for Pedestrian Friendly Development. Required parking for a 2400 sq. ft. social club with 2 hr on street parking within 100' is three parking stalls.	Building permit #BLD2015-00811 approved a change of use from a retail use to a restaurant without any off-street parking due to the noncomplying status of the property. A restaurant has the same parking requirements as a social club. Therefore no additional off-street parking is required for the proposed social club.	Complies
Building Height	75'	19'	Complies

Adjacent Land Uses

The property is located in a residential mixed use area, surrounded on the south and west sides by office development and related parking and to the north by multi-unit apartment building.

Applicable Master Plan Policies

The Central Community Master Plan Future Land Use Map designates the subject property for high mixed use with a density of over 50 dwelling units per acre.

Master Plan issues within the Central City Neighborhood for commercial development.

- Focus commercial activity on providing services to the area residents and not on competing with the Central Business District.
- Replace commercial strip development with more diverse and pedestrian oriented activities with a mixture of retail, entertainment and restaurants.

ATTACHMENT F: ANALYSIS OF STANDARDS

21A.54.080 Standards for Conditional Use

Approval Standards: A conditional use shall be approved unless the planning commission, or in the case of administrative conditional uses, the planning director or designee, concludes that the following standards cannot be met:

1. The use complies with applicable provisions of this title

Section 21A.33.020 Table of Permitted and Conditional Uses for Residential Districts lists alcohol, social clubs (2,500 square feet or less in area) as a conditional use in the R-MU Zoning District with a qualifying provision, note 9, which states, "Subject to conformance with provisions in the section 21A.36.300, Alcohol Related Establishments, of this title".

Analysis: The proposed use is part of an existing commercial site being remodeled with approved renovation plans. The applicant is not proposing to make any structural exterior changes to the existing building or site as part of the conditional use request.

The existing building at 270 S 300 East was a retail goods establishment being renovated into restaurant and other retail and retail service uses. The existing facility will contain a restaurant without drive-through facilities. The applicant desires to provide a social club with part of the existing building with an approved permit for a restaurant. The social club area would consist of approximately 2,400 square feet of the building. The social club would have its own entry off of 300 East street frontage.

Finding: The proposed social club meets the less than 2,500 square feet in area standard. The proposed use meets the site development standards and complies with applicable provisions of this title.

21A.36.300 Alcohol Related Establishments Requirements

Section 21A.36.300 Alcohol Related Establishments. The purpose of this section is to permit the establishment of taverns, social clubs, dining clubs, brewpubs, and microbreweries as defined in chapter 21A.62 of this title, subject to licensing procedures, and where appropriate, conditional use standards. There are several items within this code section that are discussed below.

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

Analysis: The applicant will need to go through the process with the Utah Department of Alcoholic Beverage Control and the city Business License Division for final social club licenses.

Finding: If the application 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.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;
- (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;
- (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 1-9 noted above the applicant has submitted a security and operations plan that states all of the requirements of items 1-9 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 Building Services Division has reviewed and approved the site for a restaurant use which has the same off street parking requirements as a social club.

Finding: The security and operations plan as proposed by the applicant meets this portion of the standard and planning staff does not recommend any additional changes to the document. The plan will need Building Services Division and Police Department review and approval prior to the document being recorded with the City Recorder.

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 were forwarded to the Police Department for their review. No issues were mentioned.

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 building in which the social club sits abuts residential mixed use zoned property along the west, south and north property lines. The social club area occupies a central portion of the building. The east wall of the building has windows and a door that opens onto 300 East. The rear building wall is adjacent to an office property to the west. The interior walls of the social club are internal to the existing building. The social club space is approximately 54 feet from the north wall of the existing building which abuts a residential property located north of the existing development.

Finding: Staff finds that this portion of the standard has been met given the circumstance of the social club only occupying an interior portion of the building. The majority of the building will be used as a restaurant and other retail uses.

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

Analysis: The social club area is in an interior space within the building and is part of the existing development which is built to property lines. The building is built to the property lines and there is no space for landscaping. Landscaping is not necessary because of the orientation of the building and the arrangement of uses inside the building.

Finding: The existing portion of building where the social club is proposed has no setbacks from the property line. No landscaping is required and this standard is not applicable.

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.

Finding: This portion of the standard is met.

21A.36.300.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 is not applicable.

21A.36.300.D.2.b. – Require parking area lighting to produce a minimum footcandle that provides safe lighting for pedestrians, but does not intrude on residents' enjoyment of their homes;

Analysis: The applicant has indicated he intends to utilize existing on street and off-site parking. There are no adjacent residential land uses so lighting would not impact the enjoyment of a residents' home. Staff finds that with this condition, is not applicable.

21A.36.300.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: An outdoor smoking area has been identified in the security and operations plan that is located more than 25 feet from any building entrance in the public way. This area conforms to Utah state law and would not adversely affect neighboring businesses.

Finding: Staff finds that this standard is met.

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

Analysis: The property is zoned Residential Mixed Use – R-MU. The use is permitted as a conditional use subject to specific Alcoholic Related Establishment requirements. The social club is proposed in an interior portion of an existing building. The property will

have a restaurant serves alcohol to dining patrons. The proposed social club is similar to businesses that operate on the property.

Finding: The social club is compatible with the surrounding uses. The social club area is approximately 2,400 square feet and its location and scale fits the surrounding neighborhood. This standard is met.

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

Analysis: The Central Community Master Plan designates this property as Mixed Use. The R-MU zoning is compatible with the master plan designation.

Finding: The use is consistent with the adopted Central community master plan and the proposed use is listed as a conditional use in the R-MU zoning district.

4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions. (Refer to Detrimental Impacts Chart for details)

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 items discussed below in 21a.54.080B Detrimental Effects Determination shall be complied with.

Finding: The Detrimental Effects chart below evaluate the criteria related to the proposed social club conditional use; the rationale and findings show that the proposed social club conditional use complies with the specific detrimental effects determination criteria for conditional uses.

21a.54.080B: Detrimental Effects Determination: In analyzing the anticipated detrimental effects of a proposed use, the planning commission, or in the case of administrative conditional uses, the planning director or designee, shall determine compliance with each of the following:

Criteria	Finding	Rationale
1. This title specifically authorizes the use where it is located	Complies	An alcohol, social club (2,500 square feet or less in floor area) is listed as a conditional use in the R-MU zone
2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps	Complies	The use is located in an area zoned and designated by the associated master plan as "mixed use". See finding in conditional use standard 3 above.
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	Complies	The existing building is a one story structure with surrounding more intensive multiple story structures. The area is a mix of buildings with parking areas and buildings that cover the entire site. The use is compatible in intensity, size, and scale to existing commercial uses in the area. The proposed social club is part of an existing commercial building. The building's exterior will not be specifically modified to accommodate the proposed conditional use.
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered	Complies	No structural additions will be made to the existing building. There will not be any change to the exterior of the building or site than permitted with the approved renovation permit for the 3rd and Broadway development. The existing building is a one story brick structure. The surrounding area consists of numerous brick structures. The building fits in with existing buildings on the block on which it is located.

5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows	Complies	The proposed use will use existing on street parking and nearby existing off-site parking. The existing site will have no driveways to impede traffic flows.
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic	Complies	The existing structure covers the entire site. There are no internal circulation issues related to the existing site. The approved restaurant building permit has the same off-street parking requirements as a social club. The parking is provided off site and on the street.
7. The site is designed to enable access and circulation for pedestrian and bicycles	Complies	The existing site has frontage on 300 East and direct access from the building to the 300 East public sidewalk.
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street	Complies	The proposed use will not increase off street parking demand above what is required for the existing restaurant permitted use. Therefore the level of service on the street will not be unreasonably impacted above the existing level of service due to the proposed use being similar in intensity.
9. The location and design of off-street parking complies with applicable standards of this code	Complies	The three required parking stalls are provided through established on street cutback parking and an off-site parking lot. The existing noncomplying use has no off-street parking. The noncomplying status and meets the zoning standards since the social club use does not increase parking requirements over the previous use.
10. Utility capacity is sufficient to support the use at normal service levels	Complies	The proposed use has access to all necessary utilities which are in place for the existing building and restaurant permit.
11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts	Complies	The existing site is an established development and the proposed use is to be incorporated within the existing building. The site meets the landscaping and screening requirements for the R-MU zone. The landscape requirements for alcohol related uses are also met due to the existing site development character in place.
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	Complies	The proposed 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.
13. The hours of operation and delivery of the use are compatible with surrounding uses	Complies	The social club would be compatible with the adjacent restaurant and surrounding uses. Hours of operation of alcohol related uses are regulated by the State of Utah. The hours proposed meet the State requirements.
14. Signs and lighting are compatible with, and do not negatively impact surrounding uses	Complies	Lighting is in place for the existing building and meets applicable Zoning Ordinance requirements. Any signs will be required as a separate permit and must meet sign requirements.
15. The proposed use does not undermine preservation of historic resources and structures	Complies	There are no historic sites or features on property being removed as part of the interior building finish for the proposed social club. .

ATTACHMENT G: PUBLIC PROCESS AND COMMENTS

The proposal was reviewed by the Central City Neighborhood Council. The neighborhood council's response letter is provided below.



Salt Lake City officials,

The Central City Neighborhood Council was approached last week by Joel LaSalle of the Salt Lake Area Restaurant Association and LaSalle Restaurant Group about the renovation and development of Current Fish & Oyster Phase II.

This second phase of the revitalizing project on the corner of 300 South and 300 East will be called Under Current, and is set to feature a full bar as well as food. Last year, Joel LaSalle purchased a liquor license previously owned by David's Bar and Grill. Due to city regulations, he is required to take public comment on the project before moving forward.

The Central City Neighborhood Council appreciates this regulatory measure, and we would like to recognize LaSalle's open communication with our council. We would like to make it clear that we believe the LaSalle Group has properly engaged with the community throughout this process, and we support the development of Under Current.

Joel LaSalle and his affiliated organizations have been good neighbors in our city, and we believe this further investment in Central City will help us continue to build a vibrant community.

Michael Iverson

Michael Iverson
Chair
Central City Neighborhood Council

Central City Neighborhood Council - Input

The Central City Neighborhood Council is using facebook to get people to weigh in on the private club at Current, responses are provided below.

The Salt Lake Area Restaurant Association (SLARA), owners of [Trio](#), [Caffe Niche](#), [Faustina Restaurant](#), and a number of other local businesses including the new [Current Fish & Oyster](#), is looking to open Phase II of their latest project. Under Current will be an upscale club featuring all the food offerings of Current as well as a full bar. They are currently undergoing a restoration of the space next door to Current, and the owners believe the two will complement each other well.

Due to provisions in the club alcohol license they've acquired, and regulation from the city, SLARA is required to take input on the proposed project before they are able to open. Normally we would invite them to speak at our next monthly meeting, but time is tight and their development must be approved by the end of the month.

CCNC chair Michael Iverson and vice-chair Theo Cowan were given a tour of the new building last Saturday. After speaking with the owner and having our concerns addressed, we believe this will be a great addition to the neighborhood. For the sake of due diligence, however, we would like to take feedback on this proposal from the community. Please let us know of any concerns or questions you might have, and we'll do our best to address them. Thank you.



26 people like this.

• 1 share



Write a comment...



Clayton Scrivner Just curious, what were your "concerns."

Like · Reply · 9 hrs

○



Central City Neighborhood Council We were concerned about parking, but there are some spaces in the back. And admittedly the "club" license brings to mind a lot of noise late at night, but the owner

has explained that it is not a dance club, and they're targeting a professional clientele. We believe they will be good neighbors.

[Like](#) · [2](#) · 9 hrs

Write a reply...

Leslie Keating I love that current is just a few blocks from my home. I can't wait to dine and drink, if only we could get rid of the ridiculous zion curtain in the restaurant.

[Like](#) · [Reply](#) · 9 hrs · Edited

Petar Begić This is a new hotspot for dining, having a cocktail or simply looking for phase III or market place. It's about time SLC has eclectic fish joint and urban feel with quality food, drinks and groceries. This is a must liquor license to be granted. Long overdue addition to our great city and people of Utah.

[Like](#) · [Reply](#) · 4 · 11 hrs

Patrick R. Wentworth It's changed 3rd & 3rd for the better! I can't wait to dine there. Approve it so we can have a a little . Then move on to real problems...

[Like](#) · [Reply](#) · 3 · 16 hrs

Andria Goodwin Robinson I live and work on 3rd south and am loving what's happening in the area! I had dinner at Current last weekend and the food and service was amazing! Im sure this will be a great addition and I expect nothing less than class from them!

[Like](#) · [Reply](#) · 2 · 13 hrs

M.j. Orton Roll on Current ...and leave me with a beautiful women in the Under Current. Deal?

[Like](#) · [Reply](#) · 8 hrs

Vanessa Martinez The 300 So district has made such a come back in the last ten years. I love the vibe happening. It's really neighborhood friendly now. A stroll in the area is so refreshing. I'm pro Current all the way. Give em what they need and lets talk about other things over a glass of wine...at Current of course.

Yay Central City Neighborhood Council for making things happen!

[Like](#) · [Reply](#) · 14 hrs

Matthew Petersen Current is a new addition but a clear anchor to the neighborhood. Undercurrent would only augment this new development and extend the appeal of this neighborhood into the evening.

[Like](#) · [Reply](#) · 11 hrs

Jenny Bean Yes, please!!

[Like](#) · [Reply](#) · 16 hrs



Tigger Olsen I am in favour of this. I too agree about the signage, I thought it was named un-common for about a month.

Like · Reply · 19 hrs



Browne Sebright I'm excited for it! It seems like a great addition to the neighborhood, and it will be great to have a place like this so close to me!

Like · Reply · 19 hrs



Toni Isom As long as the Yuzu Posset is available at the bar, I support it 100%

Like · Reply · 19 hrs



Chase Michna Great addition

Like · Reply · 8 hrs



Shireen Ghorbani I am also very excited about this addition to the neighborhood. I fully support Phase III!

Like · Reply · 9 hrs



Amber Leigh Burnham This business in our neighborhood is warmly welcomed.

Like · Reply · 1 · 10 hrs



Christian Harrison I'm excited about the project. My only tiff, really, is that their signage is damn near impossible to read from the street.

Like · Reply · 20 hrs



Gina Russell I'm excited about this addition to the neighborhood and fully support the project.

Like · Reply · 13 hrs



Bob Donaldson As a neighborhood home owner and previous council member, I am in full support of this proposal.

Like · Reply · 8 hrs

ATTACHMENT H: DEPARTMENT COMMENTS

Engineering

No objections.

Transportation

No objections.

Zoning

This project was assumed to be a Restaurant, similar to the other tenant, and was reviewed as such, since there was no mention on the drawings of it being a social club. Building permit #BLD2015-00811 was approved and issued. There are no zoning comments for a Social Club, based on 21A.36.300.

Public Utilities

We have no issues with the proposed conditional use. The proposed building plans will need to be submitted to public utilities as part of the building permit process. All food preparation and service operations require a grease interceptor.

ATTACHMENT I: MOTIONS

Commission Options

If the project is approved, the applicant will need to comply with any conditions made as part of the approval. 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 for a restaurant. Should the project be approved the applicant will need to obtain appropriate business licenses from the City and from the Utah Department of Alcoholic Beverage Control.

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. There were no potential impacts of the proposed social club on the community recognized through the staff review of conditional use and alcohol related standards.

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.

Consistent with Staff Recommendation: Based on the testimony, plans presented and discussion by the Planning Commission, I move that the Planning Commission approve PLNPCM2015-00230 conditional use to allow the operation of a social club, located at approximately 270 S 300 East.

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 social club, located at approximately 270 S 300 East. 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.