



# Staff Report

PLANNING DIVISION  
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission  
From: Anthony Riederer, 801-535-7625  
Date: February 10, 2015  
Re: PLNPCM2015-00982 (Conditional Use for Small Brewery)

## Conditional Use

**PROPERTY ADDRESS:** 30 East Kensington  
**PARCEL ID:** 16-18-151-006  
**MASTER PLAN:** Central City  
**ZONING DISTRICT:** CC (Corridor Commercial)

**REQUEST:** Rob Phillips, Partner in RoHa Brewing, is requesting conditional use approval to operate a small brewery located at approximately 30 East Kensington Ave. Along with the small brewery, applicant intends to operate a small tap room, which is a permitted use in the zoning district.

**RECOMMENDATION:** Based on the information in this staff report, Planning Staff finds that the proposal adequately meets the standards and recommends that the Planning Commission approve the requested conditional use with the conditions listed below.

The following motion is provided in support of the recommendation: *Based on the analysis of the staff report and public comments, I move that Planning Commission approve the requested Conditional Use application (PLNPCM2016-00982).*

### ATTACHMENTS:

- A. Vicinity Map
- B. Existing Conditions
- C. Analysis of Standards
- D. Submitted Drawings
- E. Application Materials
- F. Public Process and Comments
- G. Department Comments

### PROJECT DESCRIPTION:

The building located on the parcel at 30 East Kensington is currently vacant. The applicant is proposing to open a small brewery in the building. There will be no changes to the footprint of the building, although there will be renovations and changes to the interior. The building is approximately 8,500 square feet. Off street parking is not required for buildings less than 25,000 square feet in the D2 zoning district. The applicant plans to have 2-4 employees on staff.

The floor plan indicates that the tap room area (tavern) open to clients will be approximately 750 square feet. The rest of the building will be utilized for warehousing, brewing, fermenting, cooling,

bottling, loading, and other operations associated with the small brewery. The small driveway access to the building will not be utilized for any off-street parking. It is simply to provide delivery access to the doors on the south side of the structure towards the rear.

**KEY ISSUES:**

The key issues listed below have been identified through the analysis of the project and department review comments. The majority of community comments have been positive in nature, with a few expressing concerns about parking demands and crime in the area.

**Issue 1: Parking**

Operators of other nearby commercial properties have expressed concerns that parking demand from the small brewery might encourage visitors to the site to use off-street parking stalls in neighboring properties. Though this is an understandable concern, the proposed development meets all current parking requirements. Further, the applicant intends to furnish and install a bike rack to encourage non-vehicular visits to the business.

**Issue 2: Crime**

At the open house, one gentleman expressed concerns about crime in the area. To his mind, the presence of alcohol-related uses in high crime areas can serve to compound the challenges of those who choose to act outside of the law. While crime in the area is an ongoing concern, bringing new businesses and additional people to the area will likely serve as a deterrent to crime, not a generator of it.

**DISCUSSION:**

The proposed conditional use for a small brewery should be approved if reasonable conditions can be imposed to mitigate the reasonably detrimental effects of the proposed use. This proposal complies with the standards for approval of Conditional Uses and is also consistent with planning policies and the Central Community Master Plan.

The proposed small brewery would operate in an existing building, currently zoned CC (Corridor Commercial) which complies with the minimum standards. The proposed floor plan for the interior (Attachment B) illustrates the differentiation between the small brewery and tavern (tap room) uses.

The building and the proposed use is compatible with other businesses in the area. The parcel is abutted on all sides by properties zoned Corridor Commercial. All of the surrounding parcels, with the exception of any that are vacant, contain some type of commercial use. The proposed use at this site will serve to diversify the businesses in the area and continue to support economic development within Salt Lake City in an emerging business sector nationally.

Therefore, given that the no detrimental effects could be determined, staff recommends that the proposed conditional use be approved.

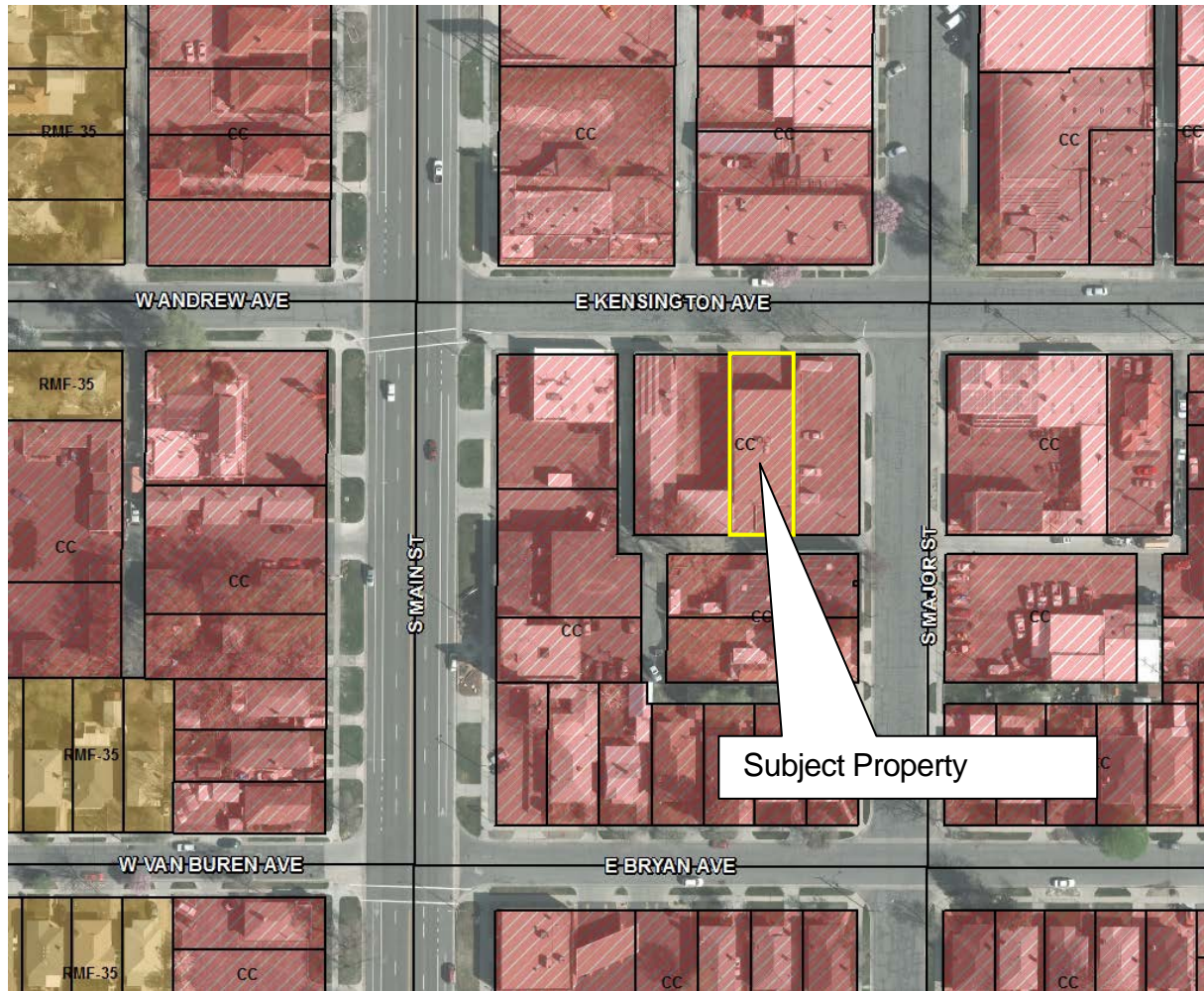
**NEXT STEPS:**

If approved: The applicant will be required to obtain all necessary permits for the project.

If denied: The applicant would not have city approval for a small brewery on the subject parcel.

# ATTACHMENT A: VICINITY MAP

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## **ATTACHMENT B: EXISTING CONDITONS**

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The parcel at 30 East Kensington (16-18-151-006) is approximately .16 acres in area. There is a two-story building on the site which measures approximately 50 feet wide and 140 feet deep. It appears to abut the property lines on the west, east, and part of the south sides. It has a front setback of approximately 35 feet to accommodate a number of parking stalls in the front. It is currently used as an office and warehousing space.

The subject property is bound by Kensington Avenue to the north, a parking lot to the east, a car mechanic to the west and light manufacturing to the south. All adjacent properties are located in the CC zone. A vicinity map is provided in Attachment "A".

### **Current Zoning Requirements – CC (Corridor Commercial) Zoning District**

The following chart illustrates the zoning requirements in the CC zone, current conditions on the subject parcel, and whether or not that is in compliance with the standard.

<b>Zoning Standard</b>	<b>Required</b>	<b>Existing</b>	<b>Complying</b>
Minimum Lot Area	10,000 square feet	6,970 square feet	Legal Non-complying
Minimum Lot Width	75 feet	50 feet	Legal Non-complying
Front Yard Setback	15 feet	35 feet	Complies
Interior Side Yard	No setback required	None	Complies
Rear Yard	10 feet	None	Legal Non-Complying
Parking Spaces	3	5	Complies
Building Height	30 feet maximum	Two story structure	Complies

### **Adjacent Land Uses**

Land uses for the parcels abutting to 30 East Kensington, include the following:

- West: Car Mechanic
- East: Empty Parking Lot
- North (across street): Costume shop and other small retail.
- South (across alley): Light manufacturing and storage.

### **Applicable Master Plan Policies**

The subject property is located within the Central City section of Salt Lake City which falls under the Central Community Master Plan (2005).

The Central Community Future Land Use Map associated with the Central Community Master Plan classifies the subject parcel as *Medium Density Residential/Mixed Use*.

The proposed Conditional Use at 30 East Kensington is in compatible with the applicable sections of the Central Community Master Plan. It furthers both plans by reusing an existing building to increase the types of uses that serve to encourage a 24-hour urban environment. In addition, it adds a new use near the Main Street corridor, continuing the area's emerging trend of new growth and redevelopment.

Further, Plan Salt Lake (2015) indicates a number of guiding principles and initiatives including:

- Citywide Principle 12: A balanced economy that produces quality jobs and fosters an environment for commerce, local business, and industry to thrive.
- Growth Initiative 1: Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.
- Growth Initiative 2: Encourage a mix of land uses.
- Economic Initiative 3: Support the growth of small businesses, entrepreneurship and neighborhood business nodes.

This proposed project creates opportunity for a new locally-owned and operated business in an industry that, nationally speaking, has seen significant growth in recent years. Further, this location is well-located relative to transit and bicycle and pedestrian infrastructure, allowing for an ease of access across many modes of transportation.

# ATTACHMENT C: 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:

Standard	Finding	Rationale
1. The use complies with applicable provisions of this title	<b>Complies</b>	Section 21A.33.030 “Table of Permitted and Conditional Uses for Downtown Districts” lists Small Brewery as a conditional use in the CC zoning district. No additional qualifying provisions are indicated in the zoning.
2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses	<b>Complies</b>	Surrounding properties are commercial and industrial in nature. The proposed uses will fit comfortably within the uses currently in the area.
3. The use is consistent with applicable adopted city planning policies, documents, and master plans	<b>Complies</b>	The future land use map in the <i>Central Community Master Plan</i> (2005) designates the property as Medium Residential/Mixed Use. The proposed use helps create a diverse set of businesses to the area, and would be appropriate to a mixed-use residential neighborhood.  Additionally, the proposed use supports several citywide planning principles and initiatives from <i>Plan Salt Lake</i> (2015).
4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions	<b>Complies</b>	Following the analysis of detrimental effects (below), no additional conditions are necessary to mitigate this proposed use.

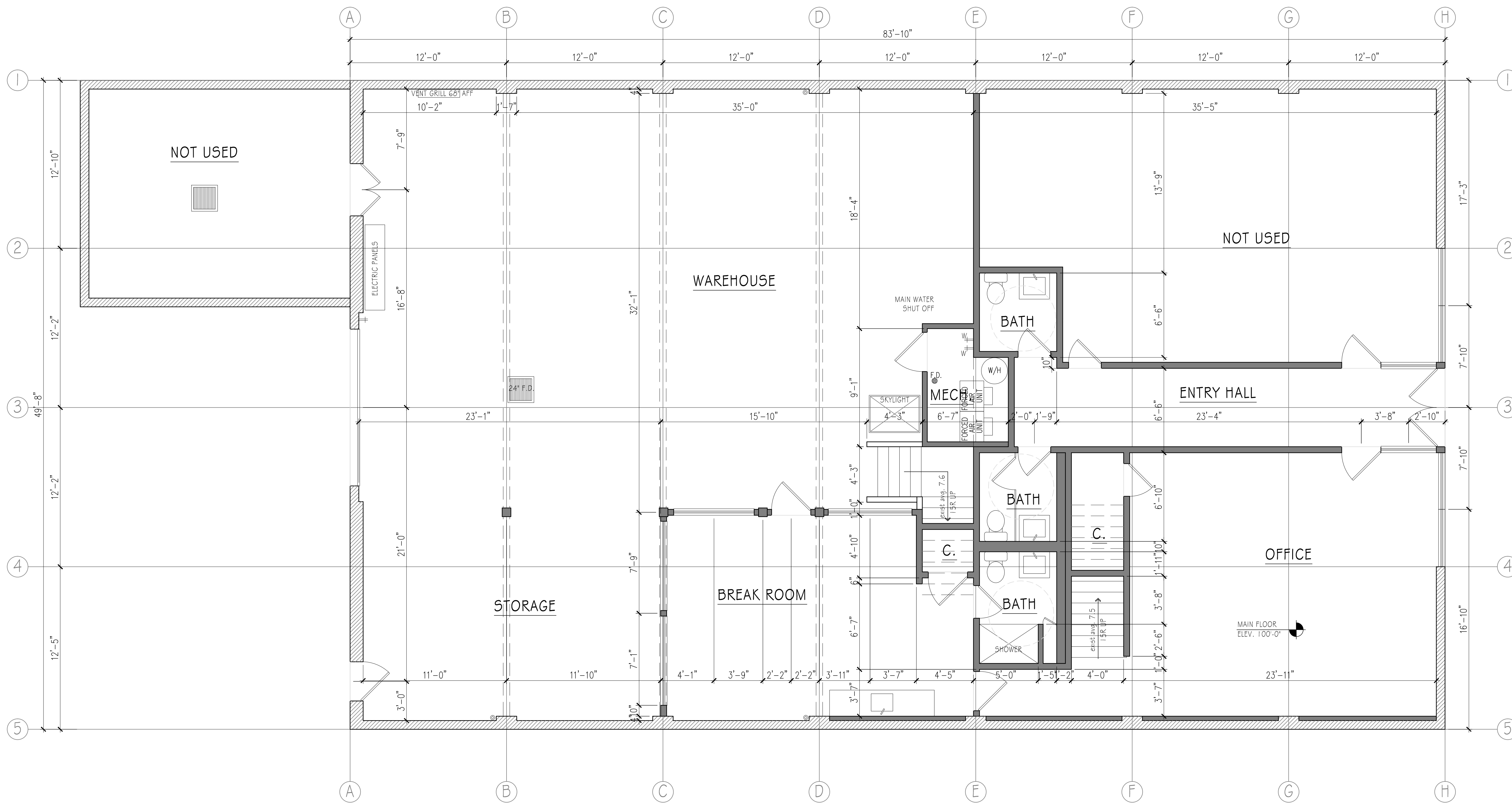
**Detrimental Effects Determination:** In analyzing the anticipated detrimental effects of a proposed use, the planning commission, or in the case of administrative conditional uses, the planning director or designee, shall determine compliance with each of the following:

Criteria	Finding	Rationale
1. This title specifically authorizes the use where it is located	<b>Complies</b>	Small Brewery is a conditional use in the CC 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	<b>Complies</b>	The future land use map in the <i>Central Community Master Plan</i> (2005) designates the property as Medium Residential/Mixed Use. The proposed use helps create a diverse set of businesses to the area, and would be appropriate to a mixed-use residential neighborhood.  Additionally, the proposed use supports several citywide planning principles and initiatives from <i>Plan Salt Lake</i> (2015).
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	<b>Complies</b>	The use is compatible in intensity, size, and scale to existing commercial uses in the area. Both the proposed use and the building fit in well with the overall character of the

compared to existing uses in the surrounding area		neighborhood.
<b>4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered</b>	<b>Complies</b>	The existing structure on the site relates well to surrounding structures. There are no proposed exterior alterations of the building.
<b>5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows</b>	<b>Complies</b>	There is only one strip on the south side of the building that allows vehicular access from the street. There are no plans to make any changes to this access point and it does provide access for deliveries and other services to the entrance at the back of the structure on the south side.
<b>6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic</b>	<b>Complies</b>	There is appropriate on-site off street parking, in excess of requirements.
<b>7. The site is designed to enable access and circulation for pedestrian and bicycles</b>	<b>Complies</b>	The site is located on a major city street with the entrance located right at the sidewalk, providing direct access for both pedestrians and bicyclists. Additionally, the applicants propose to furnish a bike rack to encourage non-motorized visitors.
<b>8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street</b>	<b>Complies</b>	The City's Transportation Division has reviewed the request and did not indicate that there would be any unreasonable impacts to the service level of any adjacent streets.
<b>9. The location and design of off-street parking complies with applicable standards of this code</b>	<b>Complies</b>	The off-street parking standards call for three spots. The site has 5 off-street parking spots available.
<b>10. Utility capacity is sufficient to support the use at normal service levels</b>	<b>Complies</b>	The site can be served by all necessary utilities.
<b>11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts</b>	<b>Complies</b>	The use does not require any screening or buffering because it does not abut dissimilar uses.
<b>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</b>	<b>Complies</b>	The proposed use presents no foreseen impacts to air quality and it is not anticipated that there would be any hazard or environmental damage to adjacent property.
<b>13. The hours of operation and delivery of the use are compatible with surrounding uses</b>	<b>Complies</b>	The anticipated hours of operation will be between 11 AM to 8 PM, seven days per week. These hours are compatible with surrounding uses.
<b>14. Signs and lighting are compatible with, and do not negatively impact surrounding uses</b>	<b>Complies</b>	There are no signs proposed at this time, but any new sign must comply with the regulation in Chapter 21A.46 of the Zoning Ordinance.
<b>15. The proposed use does not undermine preservation of historic resources and structures</b>	<b>Complies</b>	There are no historic sites or features on the property.

# **ATTACHMENT D: SUBMITTED DRAWINGS**





**WALL SCHEDULE**

- EXISTING WOOD FRAMED GYPSUM WALL. TYPICAL THICKNESS 5-1/2"
- NOMINAL 8"x8"x16' CMU CONSTRUCTION. WALL EXCEEDS 1 HOUR FIRE RATING

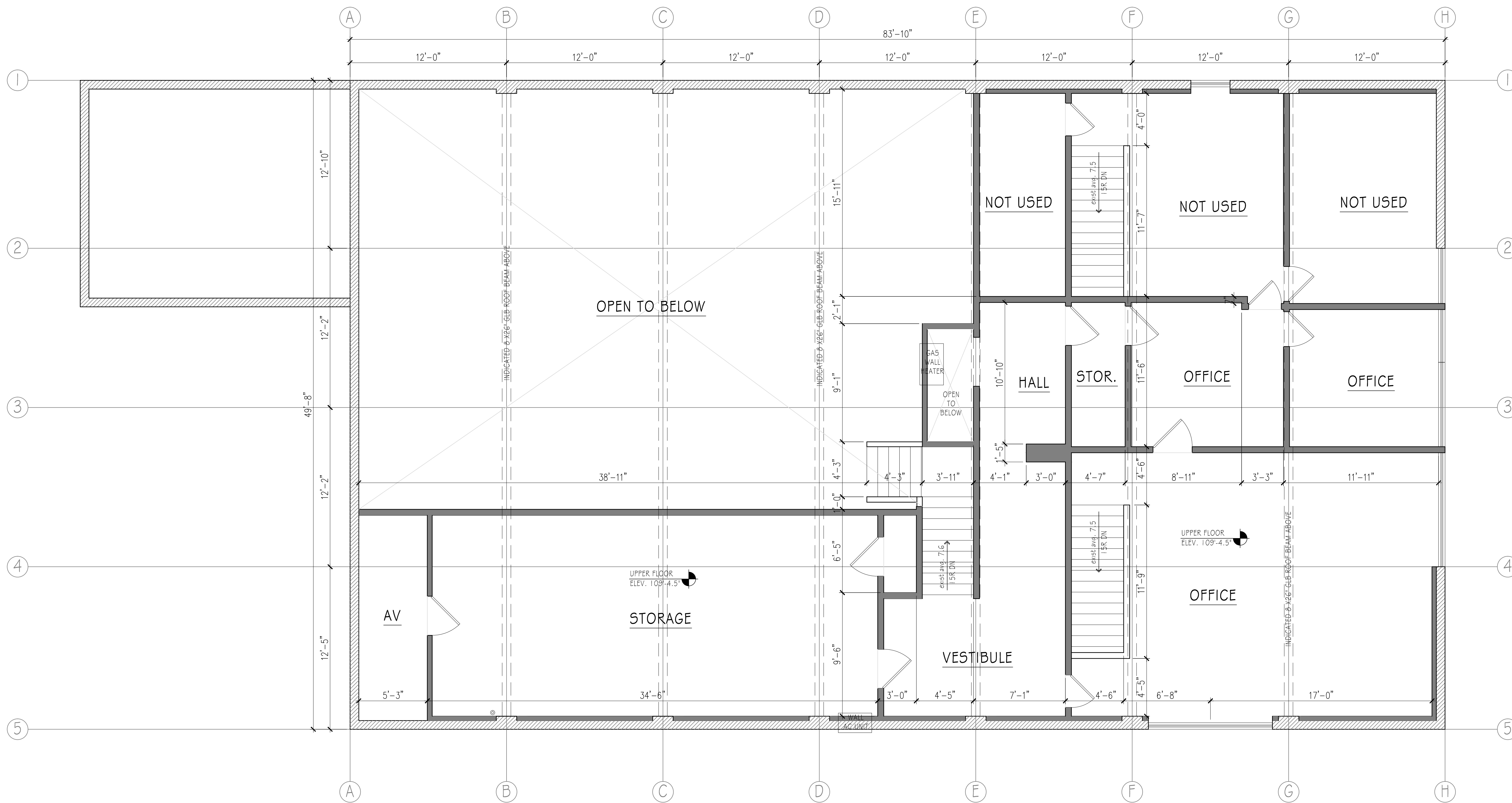


**EXISTING MAIN FLOOR PLAN**

SCALE: 1/4" = 1'-0" ON ARCH D PAPER

MAIN FLOOR INTERIOR FOOTPRINT INCLUDING STAIRS AND SHARED BATHS AND HALLWAY : 3,245 S.F.  
UPPER FLOOR INTERIOR FOOTPRINT INCLUDING STAIR AT OFFICE : 1,804 S.F.





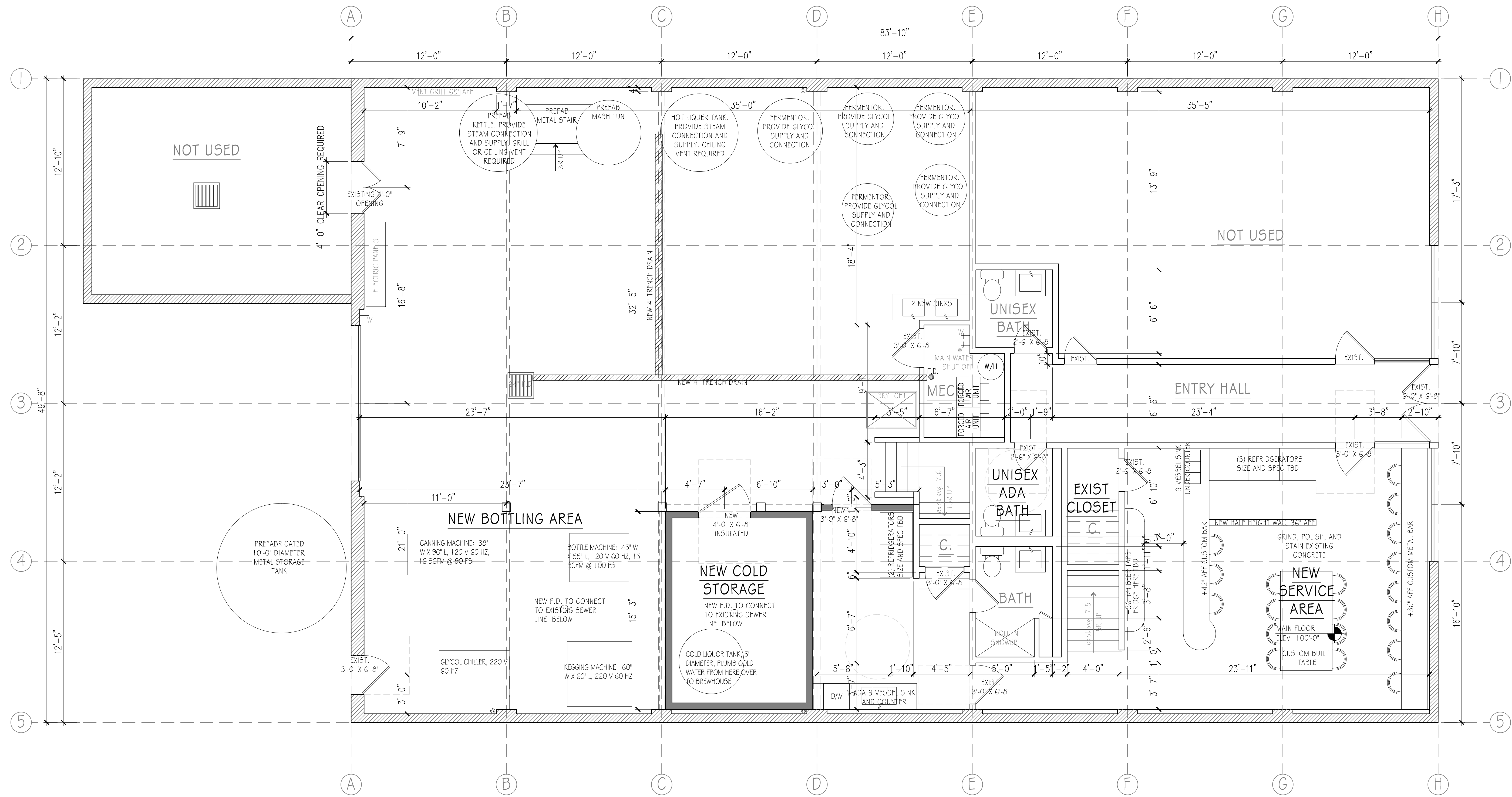
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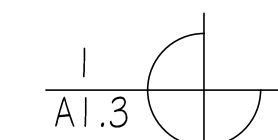
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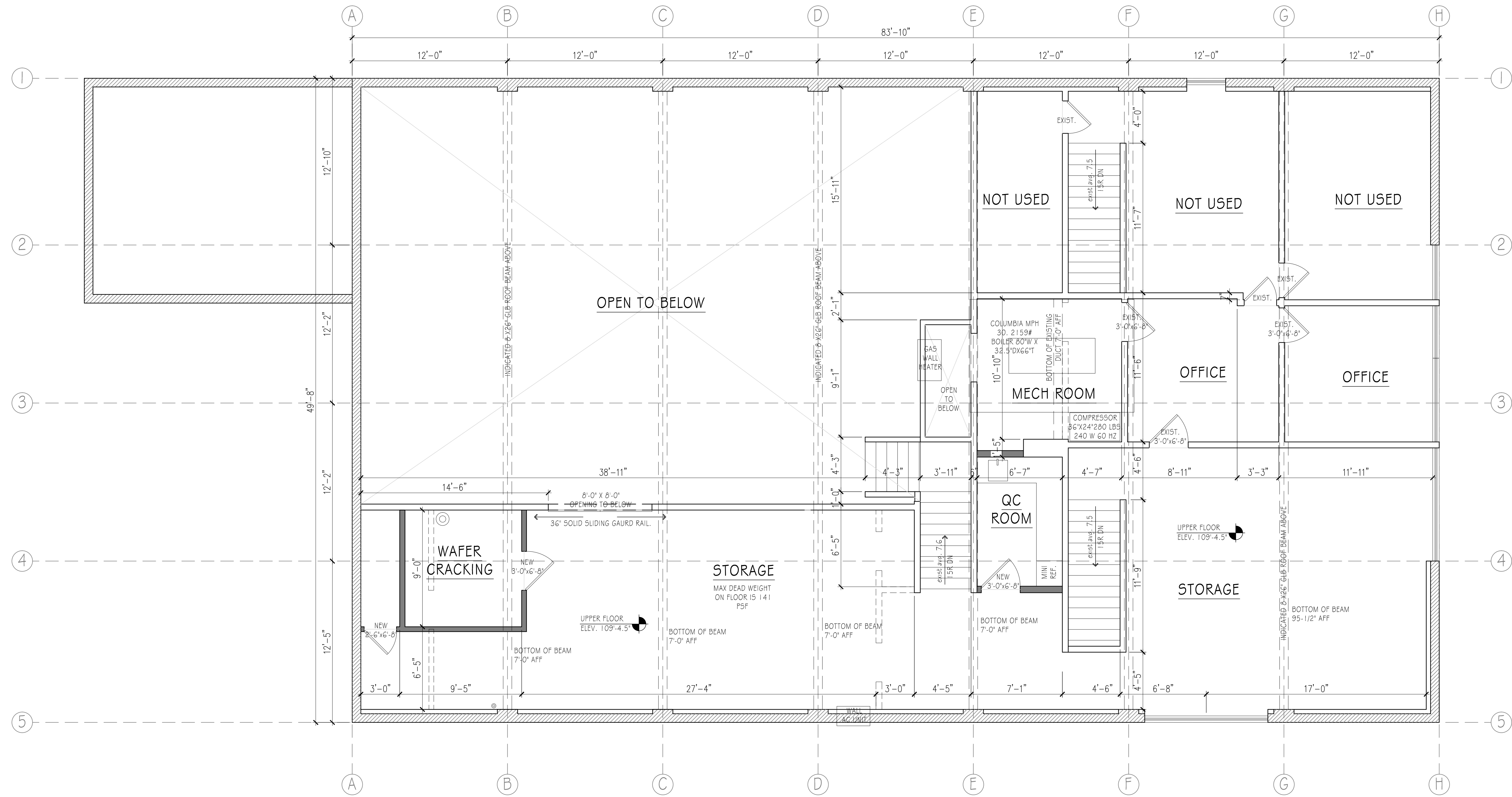
**WALL SCHEDULE**

- NEW WOOD FRAMED GYPSUM WALL. TYPICAL THICKNESS 5-1/2"
- EXISTING NOMINAL WOOD FRAMED WALL TO BE REMOVED
- EXISTING NOMINAL 8'X8'X16' CMU CONSTRUCTION. WALL EXCEEDS 1 HOUR FIRE RATING
- EXISTING NOMINAL WOOD FRAMED WALL



**NEW MAIN FLOOR PLAN**

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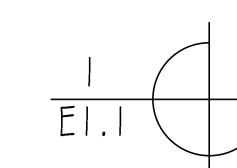
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UPPER FLOOR INTERIOR FOOTPRINT INCLUDING STAIR AT OFFICE : 1,804 S.F.

10'-0" 5'-0" 1'-0"  
NORTH



SYMBOL LEGEND

⊙	FLOUORESCENT RECESSED CAN LIGHT	⎓	2 X 4 FLOUORESCENT LIGHT FIXTURE	●	COMBINATION CARBON MONOXIDE AND SMOKE DETECTOR IN SERIES	○	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
⊕	110 V. DUPLEX OUTLET	■	GARAGE DOOR OPENER	⊙	DIRECTIONAL MINIATURE RECESSED LIGHT	▼	STANDARD TELEPHONE OUTLET
⊕ G.F.I.	110 V. DUPLEX OUTLET WITH GROUND FAULT INTERRUPT	△	OUTDOOR FLOOD LIGHT	⊙	DROP LIGHT FIXTURE	TV	TELEVISION COAXIAL CABLE
⊕ G.F.I.	220 V. OUTLET WITH GROUND FAULT INTERRUPT	SL	STAIR LIGHTS SET TO TIMER CONTROL	AFIC	ARC FAULT INTERRUPT FIXTURE	TCA	COMPRESSED AIR TERMINAL
§	STANDARD SWITCH	CV	CENTRAL VAC HOOKUP	⊕	UNDERCABINET HALOGEN LIGHT FIXTURE	⊙	PLUMBING VENT STACK
§ <sup>D</sup>	STANDARD DIMMER SWITCH	D	DECORATIVE WALL SCONCE	WP	WATER PROTECTED FIXTURE	⊕	WATER SPIGOT
§ <sup>3</sup>	THREE POLE SWITCH	⊕	110 V. DUPLEX OUTLET IN FLOOR	TG	GAS LINE TERMINAL	VENT	HVAC AIR GRILL
§ <sup>3D</sup>	THREE POLE DIMMER SWITCH	⊕	CABLE/DATA/PHONE OUTLET	○	DECORATIVE INCANDESCENT LIGHT FIXTURE	INTAKE	HVAC RETURN AIR GRILL
				●	CEILING FAN		



EXISTING MAIN FLOOR MEP PLAN

SCALE: 1/4" = 1'-0"

NOTE: SYMBOLS INDICATE APPROXIMATE LOCATIONS.  
CONTRACTOR TO FIELD VERIFY CIRCUITS AND LINE LOCATIONS  
OF ANY APPLICABLE ELECTRICAL ITEMS

NOTE: NEW MEP ITEMS AND LOCATIONS ARE NOTED



SYMBOL LEGEND

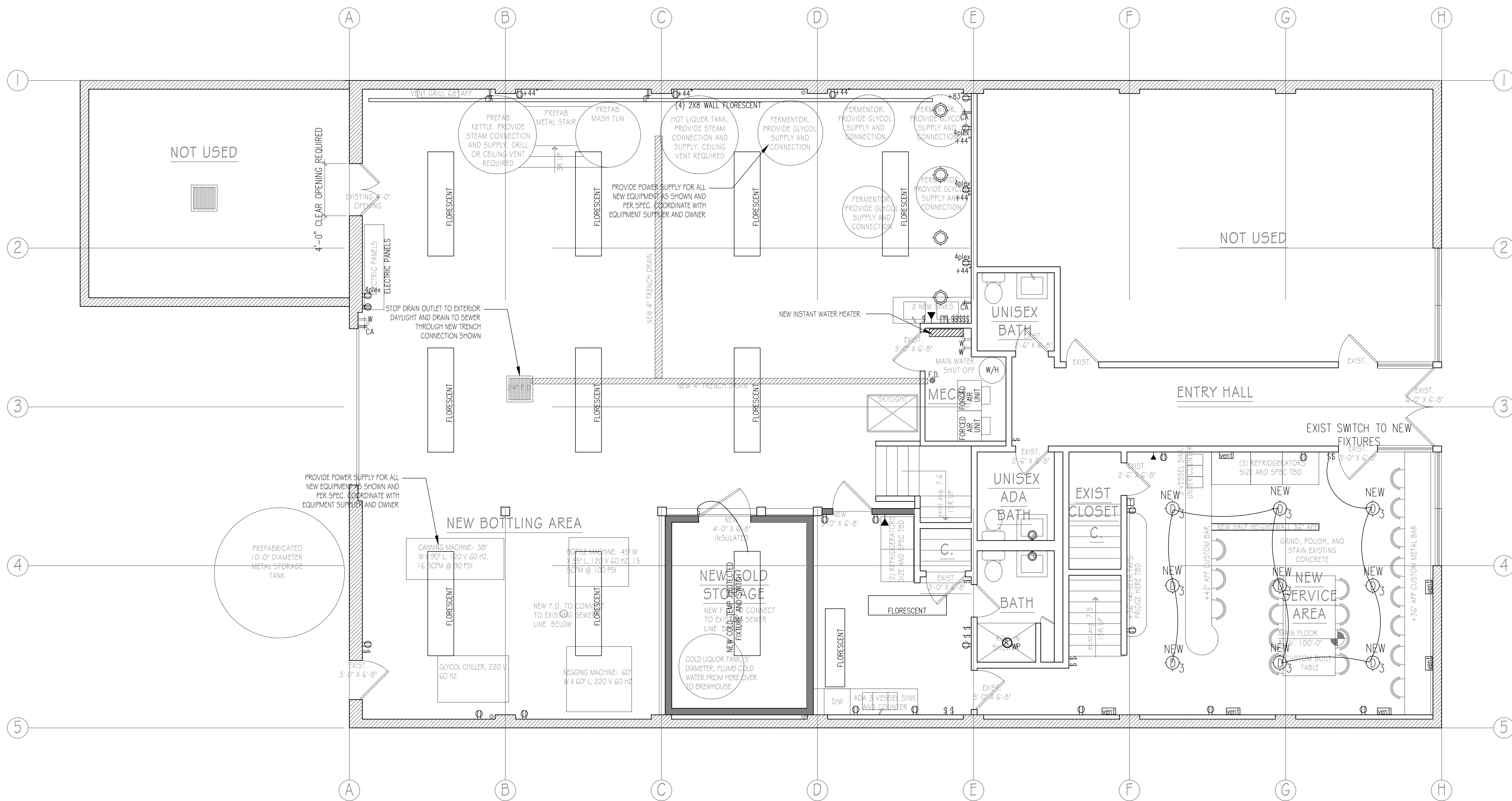
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				⊕	CEILING FAN		

E1.2 EXISTING UPPER FLOOR MEP PLAN SCALE: 1/4" = 1'-0"

NOTE: SYMBOLS INDICATE APPROXIMATE LOCATIONS. CONTRACTOR TO FIELD VERIFY CIRCUITS AND LINE LOCATIONS OF ANY APPLICABLE ELECTRICAL ITEMS

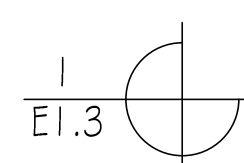
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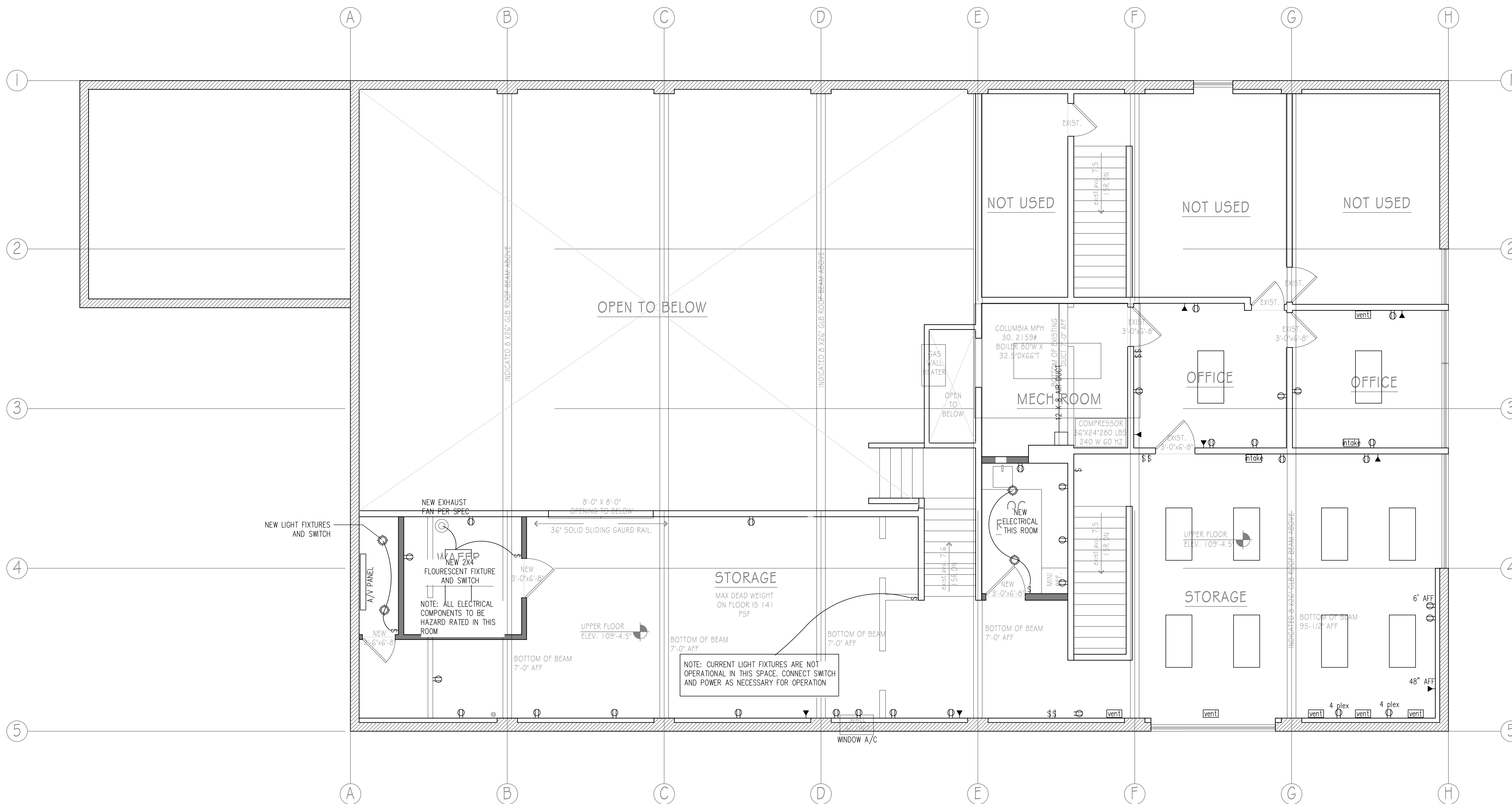


NEW MAIN FLOOR MEP PLAN

SCALE: 1/4" = 1'-0"

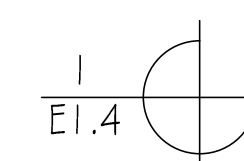
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				⊕	CEILING FAN		



NEW UPPER FLOOR MEP PLAN

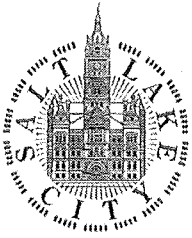
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# **ATTACHMENT E: APPLICATION MATERIALS**



# Conditional Use

SALT LAKE CITY PLANNING

### OFFICE USE ONLY

Project #: PLNPCM2015-00982	Received By: L. Parisi	Date Received: 12/2/2015	Zoning: CC
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Project Name:  
Rona Brewing Project

### PLEASE PROVIDE THE FOLLOWING INFORMATION

Request: Allow Small Brewery in CC zone where building is located.

Address of Subject Property: 30 E Kensington, Salt Lake City, UT 84115

Name of Applicant: Robert Phillips	Phone: 801.971.5006
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Address of Applicant: 475 Woodland Dr, Park City, UT 84098

E-mail of Applicant: Rob@RoHaBrewing.com	Cell/Fax: 801.971.5006
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Applicant's Interest in Subject Property:

Owner     Contractor     Architect     Other:

Name of Property Owner (if different from applicant):  
Joben Property, LLC, Russ Werner

E-mail of Property Owner: russ@wernerworld.com	Phone: 435.640.7855
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➔ **Please note** that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

### AVAILABLE CONSULTATION

➔ Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

### WHERE TO FILE THE COMPLETE APPLICATION

<b>Mailing Address:</b> Planning Counter PO Box 145471 Salt Lake City, UT 84114	<b>In Person:</b> Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700
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### REQUIRED FEE

➔ Filing fee of \$728.  
➔ Plus additional cost of postage for mailing notice.

### SIGNATURE

➔ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent: 	Date: 12/1/2015
----------------------------------	--------------------

**SUBMITTAL REQUIREMENTS**

Staff Review



**1. Project Description** (please attach additional sheet)

Written description of your proposal



**2. Conditional Use Information** (please attach additional sheet)

If applicable, what is the anticipated operating/delivery hours associated with the proposed use  
Refer to Additional Information



What are the land uses adjacent to the property (abutting and across-the-street properties)  
Refer to Additional Information



How many employees are expected to work on-site during the highest shift  
Refer to Additional Information



If applicable, how many seats will be provided as part of the conditional use  
Refer to Additional Information



Have you discussed the project with nearby property owners?  
If so, what responses have you received? Yes, See attached.



**3. Minimum Plan Requirements**

One paper copy (24" x 36") of each plan and elevation drawing



A digital (PDF) copy of the each plan and elevation drawing



One 11 x 17 inch reduced copy of each plan and elevation drawing



**4. Site Plan**

Site plan (see Site Plan Requirements flyer for further details)



**5. Elevation Drawing** (if applicable)

Detailed elevation, sections and profile drawings with dimensions drawn to scale



Type of construction and list the primary exterior construction materials



Number, size, and type of dwelling units in each building, and the overall dwelling unit density

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

## 1. Project Description

RoHa Brewing Project intends to open a production brewery primarily focused on offsite sales and distribution. We will however include a small taproom, and retail sales facility onsite.

We will produce beer, both 4.0% ABV and "heavy-beer" and will package in both 12-oz aluminum cans, and 22-oz bottles. We will distribute our cans, bottles and kegs through a local distributor.

Our retail facility will maintain a small inventory of bottles and cans for sale to patrons for offsite consumption. We will also operate a small taproom with beer on draught.

This project is located in an industrial area, surrounded by car mechanics and motorcycle shops. We intend to help Salt Lake City build a culture around high quality craft beer, and respect for the handcrafted aspects of beer making.

## 2. Conditional use information

- a. Anticipated Operating/delivery hours associated with the proposed use
  - i. We anticipate having retail hours of 11 am to 8 pm, 7 days a week. We will have a brewer and other miscellaneous staff onsite from 7 am to 8 pm.
- b. What are the land uses adjacent to the property (abutting and across-the-street properties)
  - i. Abutting: West: Car Mechanic East: Empty parking lot
  - ii. Across street: North: Costume shop, other small retail
  - iii. Across Ally: South: light manufacturing/storage
- c. How many employees are expected to work on-site during the highest shift
  - i. Three
- d. How many seats will be provided as part of the conditional use
  - i. Twenty seats
- e. Have you discussed the project with nearby property owners? – if so what response have you received?
  - i. Yes, I have. I spent an afternoon talking to adjacent business owners, and those that will share the building with our brewery. The small business owners asked questions about the business and the type of operation that we would have there, but were open to the addition in the neighborhood.

They seemed excited to have an additional business in the area that would be vibrant and full of hard working folks like themselves. One neighbor even offered to help locate and provide equipment/trucks if needed.

The neighbors were inquisitive, and informative about the surrounding businesses. They also reminded me that the area was popular for baseball games, and to go to the nearby bars. They thought the the addition of the brewery would provide another point of interest to the area that is in a redevelopment pattern.

[16-18-152-014-0000]  
NUTAN PROPERTIES LLC  
11419 CHULA VISTA CT  
SAN JOSE, CA 95127

[16-18-154-001-0000]  
CONTINENTAL BUILDING CO.  
2800 E LAKE ST  
MINNEAPOLIS, MN 55406

[16-18-154-002-0000]  
CONTINENTAL BUILDING CO.  
2800 E LAKE ST  
MINNEAPOLIS, MN 55406

[16-18-152-020-0000]  
KINCAID, JAMES B  
610 N 1ST ST #5-308  
HAMILTON, MT 59840

[16-18-152-004-0000]  
M&M HOLDINGS LLC  
7240 S HIGHLAND DR #10  
COTTONWOOD HTS, UT 84121-6532

[16-18-152-013-0000]  
1530 SOUTH, LLC  
7240 S HIGHLAND DR #101  
COTTONWOOD HTS, UT 84121-6532

[16-18-151-011-0000]  
KATSANEVAS, JIM  
1817 E MYSTIC HILLS LN  
COTTONWOOD HTS, UT 84093

[16-18-151-016-0000]  
BURNETTE, CORBETT B & BARBARA; JT  
7446 S STONE RD  
COTTONWOOD HTS, UT 84121-5236

[16-18-151-017-0000]  
CHARLES REAL ESTATE HOLDINGS, LLC  
5817 S AYRSHIRE DR  
MURRAY, UT 84107-6522

[16-18-151-001-0000]  
SAGE FARM PROPERTIES LLC  
465 E EVESHAM DR  
MURRAY, UT 84107-6529

[16-18-104-024-0000]  
MAPLE LEAF INCOME OPPURTUNITY FUND LLC  
1733 S 1100 E #202  
SALT LAKE CITY, UT 84105

[16-18-104-012-0000]  
PSAMMOSLIN LLC  
1725 S 1700 E  
SALT LAKE CITY, UT 84108-2928

[16-18-151-013-0000]  
GARCIA, JOSE D & MARY; JT  
11 E BRYAN AVE  
SALT LAKE CITY, UT 84115-1601

[16-18-151-014-0000]  
HUYNH, TAM  
17 E BRYAN AVE  
SALT LAKE CITY, UT 84115-1601

[16-18-151-015-0000]  
CRAM, NATHAN & ARCENEUX, STEPHANIE; JT  
21 E BRYAN AVE  
SALT LAKE CITY, UT 84115-1601

[16-18-154-004-0000]  
MAI, SHAO M & SIU, TAK SANG; JT  
28 E BRYAN AVE  
SALT LAKE CITY, UT 84115-1602

[16-18-154-007-0000]  
JENNINGS, DUANE E  
32 E BRYAN AVE  
SALT LAKE CITY, UT 84115-1602

[16-18-152-006-0000]  
KAIHAU, DIANE W  
49 E BRYAN AVE  
SALT LAKE CITY, UT 84115-1622

[16-18-152-008-0000]  
WILLIAMS, CARLEY R & FOTU, TIMOTE N; JT  
61 E BRYAN AVE  
SALT LAKE CITY, UT 84115-1622

[16-18-152-009-0000]  
AUTONOMY INC  
65 E BRYAN AVE  
SALT LAKE CITY, UT 84115-1622

[16-18-152-015-0000]  
AUTONOMY INC  
65 E BRYAN AVE  
SALT LAKE CITY, UT 84115-1622

[16-18-104-014-0000]  
SINGH, BRIJINDER  
976 E FOURTH AVE  
SALT LAKE CITY, UT 84103-3922

[16-18-152-003-0000]  
NG, KAI H  
68 E KENSINGTON AVE  
SALT LAKE CITY, UT 84115-1627

[16-18-151-008-0000]  
BOHNER, LOREN F & SARA L; JT  
1524 E LOGAN AVE  
SALT LAKE CITY, UT 84105-2808

[16-18-151-010-0000]  
BOHNER, LOREN C  
1524 E LOGAN AVE  
SALT LAKE CITY, UT 84105-2808

[16-18-151-007-0000]  
COSMOS ENTERPRISES LLC  
1533 S MAIN ST  
SALT LAKE CITY, UT 84115-5315

[16-18-151-018-0000]  
COSMOS ENTERPRISES LLC  
1533 S MAIN ST  
SALT LAKE CITY, UT 84115-5315

[16-18-151-004-0000]  
CRS PARTNERSHIP  
1537 S MAIN ST  
SALT LAKE CITY, UT 84115-5315

[16-18-105-007-0000]  
NELSON, BENNY E  
1481 S MAJOR ST  
SALT LAKE CITY, UT 84115-5332

[16-18-105-008-0000]  
MOTALEBI, SAM  
1483 S MAJOR ST  
SALT LAKE CITY, UT 84115-5332

[16-18-151-009-0000]  
SALT LAKE COUNTY  
PO BOX 144575  
SALT LAKE CITY, UT 84114-4575

[16-18-105-009-0000]  
NEVADA, MATCO  
PO BOX 58142  
SALT LAKE CITY, UT 84158-0142

[16-18-105-010-0000]  
MATTINGLY, PHILIP R TR  
PO BOX 58604  
SALT LAKE CITY, UT 84158-0604

[16-18-152-010-0000]  
K2 EXPRESS, INCORPORATE  
1514 S STATE ST  
SALT LAKE CITY, UT 84115-1632

[16-18-152-011-0000]  
PICKLE, RICHARD H; TR  
1522 S STATE ST  
SALT LAKE CITY, UT 84115-1632

[16-18-152-012-0000]  
PICKLE, RICHARD H; TR  
1522 S STATE ST  
SALT LAKE CITY, UT 84115-1632

[16-18-151-005-0000]  
MESA DEVELOPMENT INC  
PO BOX 828  
SANDY, UT 84091-0781

[16-18-105-021-0000]  
JKC LLC  
2843 E WATER VISTA WY  
SANDY, UT 84093-5500

[16-18-151-012-0000]  
DAVIS, BRENT R & PILAR T; JT  
9 E BRYAN AVE  
SOUTH SALT LAKE, UT 84115-1601

[16-18-154-003-0000]  
JENSEN, TRACY L  
22 E BRYAN AVE  
SOUTH SALT LAKE, UT 84115-1602

[16-18-152-005-0000]  
NGO, THIEU T; TR  
45 E BRYAN AVE  
SOUTH SALT LAKE, UT 84115-1622

[16-18-155-001-0000]  
PARASKEVA, KATHY M  
46 E BRYAN AVE  
SOUTH SALT LAKE, UT 84115-1623

[16-18-152-007-0000]  
MAUER, LAURA B  
55 E BRYAN AVE  
SOUTH SALT LAKE, UT 84115-1622

[16-18-104-003-0000]  
CONDIE MAIN STREET HOLDINGS LC  
4625 W 4100 S  
WEST VALLEY, UT 84120-4945

[16-18-104-004-0000]  
CONDIE MAIN STREET HOLDINGS LC  
4625 W 4100 S  
WEST VALLEY, UT 84120-4945

[16-18-104-025-0000]  
MAJOR STREET BUILDING LC  
4625 W 4100 S  
WEST VALLEY, UT 84120-4945

[16-18-104-019-0000]  
LEE, WON JUNE; ET AL  
4372 S BOUCK CIR  
WEST VALLEY, UT 84120

[16-18-151-006-0000]  
JOBEN PROPERTY LLC  
PO BOX 2639  
WHITE SALMON, WA 98672

[16-18-104-003-0000]  
Resident  
1475 S MAIN ST  
Salt Lake City, UT 84115-5337

[16-18-104-004-0000]  
Resident  
1479 S MAIN ST  
Salt Lake City, UT 84115-5337

[16-18-104-004-0000]  
Resident  
1481 S MAIN ST  
Salt Lake City, UT 84115-5337

[16-18-104-012-0000]  
Resident  
1476 S MAJOR ST  
Salt Lake City, UT 84115-5333

[16-18-104-014-0000]  
Resident  
25 E KENSINGTON AVE  
Salt Lake City, UT 84115-1604

[16-18-104-014-0000]  
Resident  
1496 S MAJOR ST  
Salt Lake City, UT 84115-5333

[16-18-104-014-0000]  
Resident  
1498 S MAJOR ST  
Salt Lake City, UT 84115-5333

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5 E KENSINGTON AVE  
Salt Lake City, UT 84115-1604

[16-18-104-019-0000]  
Resident  
7 E KENSINGTON AVE  
Salt Lake City, UT 84115-5337

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9 E KENSINGTON AVE  
Salt Lake City, UT 84115-5337

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11 E KENSINGTON AVE  
Salt Lake City, UT 84115-1604

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Resident  
13 E KENSINGTON AVE  
Salt Lake City, UT 84115-1604

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[16-18-104-019-0000]  
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1499 S MAIN ST  
Salt Lake City, UT 84115-1604

[16-18-104-019-0000]  
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1501 S MAIN ST  
Salt Lake City, UT 84115-5315

[16-18-105-009-0000]  
Resident  
47 E KENSINGTON AVE  
Salt Lake City, UT 84115-1626

[16-18-105-009-0000]  
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Salt Lake City, UT 84115-5332

[16-18-105-009-0000]  
Resident  
1489 S MAJOR ST  
Salt Lake City, UT 84115-5332

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65 E KENSINGTON AVE  
Salt Lake City, UT 84115-1626

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Salt Lake City, UT 84115-1611

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1515 S MAIN ST  
Salt Lake City, UT 84115-5315

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16 E KENSINGTON AVE  
Salt Lake City, UT 84115-1605

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30 E KENSINGTON AVE  
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9 E BRYAN AVE  
Salt Lake City, UT 84115-1601

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Resident  
27 E BRYAN AVE  
Salt Lake City, UT 84115-1601

[16-18-151-017-0000]  
Resident  
31 E BRYAN AVE  
Salt Lake City, UT 84115-1601

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1535 S MAJOR ST  
Salt Lake City, UT 84115-1608

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45 E BRYAN AVE  
Salt Lake City, UT 84115-1622

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Resident  
55 E BRYAN AVE  
Salt Lake City, UT 84115-1622

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1526 S STATE ST  
Salt Lake City, UT 84115-1632

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Salt Lake City, UT 84115-1632

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Salt Lake City, UT 84115-1632

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Salt Lake City, UT 84115-1632

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46 E BRYAN AVE  
Salt Lake City, UT 84115-1623

[16-18-104-024-0000]  
Resident  
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Salt Lake City, UT 84115-5333

[16-18-104-024-0000]  
Resident  
1484 S MAJOR ST  
Salt Lake City, UT 84115-5333

[16-18-104-024-0000]  
Resident  
1486 S MAJOR ST  
Salt Lake City, UT 84115-5333

[16-18-104-024-0000]  
Resident  
1490 S MAJOR ST  
Salt Lake City, UT 84115-5333

[16-18-104-024-0000]  
Resident  
1492 S MAJOR ST  
Salt Lake City, UT 84115-5333

[16-18-104-024-0000]  
Resident  
1494 S MAJOR ST  
Salt Lake City, UT 84115-5333

[16-18-104-025-0000]  
Resident  
1482 S MAJOR ST  
Salt Lake City, UT 84115-5333

[16-18-104-025-0000]  
Resident  
1484 S MAJOR ST  
Salt Lake City, UT 84115-5333

[16-18-104-025-0000]  
Resident  
1486 S MAJOR ST  
Salt Lake City, UT 84115-5333

[16-18-104-025-0000]  
Resident  
1490 S MAJOR ST  
Salt Lake City, UT 84115-5333

[16-18-104-025-0000]  
Resident  
1492 S MAJOR ST  
Salt Lake City, UT 84115-5333

[16-18-104-025-0000]  
Resident  
1494 S MAJOR ST  
Salt Lake City, UT 84115-5333

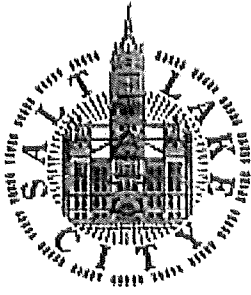
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Resident  
1515 S MAJOR ST  
Salt Lake City, UT 84115-1608

[16-18-152-020-0000]  
Resident  
1517 S MAJOR ST  
Salt Lake City, UT 84115-1608

[16-18-152-020-0000]  
Resident  
1519 S MAJOR ST  
Salt Lake City, UT 84115-1608

[16-18-152-020-0000]  
Resident  
1525 S MAJOR ST  
Salt Lake City, UT 84115-1608





# SALT LAKE CITY CORPORATION

Buzz Center

451 South State Street, Room 215 Phone: (801) 535-7700  
P.O. Box 145471 Fax : (801) 535-7750  
Salt Lake City, Utah 84114

Date: Dec 02, 2015

## PLANNING COMMISSION

475 WOODLAND DRIVE  
PARK CITY, UT 84098

Project Name: ROHA BREWING PROJECT

Project Address: 30 E KENSINGTON AVE

Detailed Description:



\* P L N P C M 2 0 1 5 - 0 0 9 8 2 \*

CONDITIONAL USE FOR SMALL BREWERY IN CC DISTRICT AT 30 E KENSINGTON AVENUE.

Description	Qty	Dept	C Ctr	Obj	Amount		
					Invoice	Paid	Due
Invoice Number: 1290774							
Filing Fee	1	06	00900	125118	\$728.00	\$0.00	\$728.00
Postage for Planning Petitions	97	06	00900	1890	\$47.53	\$0.00	\$47.53
Total for invoice 1290774					\$775.53	\$0.00	\$775.53
Total for PLNPCM2015-00982					\$775.53	\$0.00	\$775.53

OFFICE USE ONLY  
Intake By: PL4788

CAP ID #  
PLNPCM2015-00982  
Total Due: \$775.53



Treasurer's Office  
Rcpt# 1260200  
PL PLNPCM2015-00982 Check  
\$775.53 12/2/2015



\* P L N P C M 2 0 1 5 - 0 0 9 8 2 \*

www.slepermits.com

Please Keep  
This Box Clear

## **ATTACHMENT F: PUBLIC PROCESS AND COMMENTS**

### **Open House:**

An open house was held on 1/21/2016, with several representatives of the project in attendance.

Three members of the public signed in as attending. Of these three, two expressed verbal support and enthusiasm for the project. One expressed support, in principle, but conditioned that support on the city addressing concerns about crime and vagrancy in the area.

### **Additional Public Comments:**

Prior to the open house, two phone calls were received from adjacent property owners inquiring about the project and expressing concerns about parking issues.

Shortly after the open house, the president of the Ball Park Community Council called after the open house to express support on the behalf of his organization.

## **ATTACHMENT G: DEPARTMENT REVIEW COMMENTS**

No comments were received from departments.