



MEMORANDUM

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: David J. Gellner, AICP, Principal Planner – 385-226-3860 - david.gellner@slcgov.com

Date: April 14, 2021

Re: Conditional Use and Conditional Building and Site Design Review Time Extension
Requests for the Red Rock Brewery Brewhouse at 426 West 400 North

ACTION REQUIRED: Vote on granting a one-year time extension for the Conditional Use and Conditional Building and Site Design (CBSDR) approvals at 426 West 400 North

RECOMMENDATION: Grant a one-year time extension for both the Conditional Use and CBSDR approvals which would change the expiration date to April 24, 2022.

BACKGROUND/DISCUSSION:

The Red Rock Brewery Brewhouse received Conditional Use and Conditional Building and Site Design Review (CBSDR) approval on April 24, 2019. (Planning Files PLNCPM2018-01008 and PLNCPM2019-00255). The decision rendered on April 24, 2019 did not include any specific conditions but did define the scope of modifications approved by the Planning Commission through the CBSDR process for the design of the building.

Conditional Use approvals expire in one year from the date of approval. The original CBSDR approval granted in conjunction with the Conditional Use is valid for two (2) years from the original date of approval. The applicant has not submitted complete building plans to the Building Services Department and has not obtained building permits for work on the development at this time. As such, they must request a time extension of both approvals.

The Planning Commission previously approved a one-year extension to the Conditional Use approval on April 22, 2020. Both the original CBSDR approval and the extended Conditional Use approval would expire on April 24, 2021. This applicant is requesting a time extension on both approvals. The Planning Commission may grant extensions for Conditional Use and Design Review approvals for up to one additional year. A one-year extension would change the expiration of both approvals to April 24, 2022. If the extensions are approved, the applicant will need to obtain a building permit or submit complete building plans to Building Services before that date, or else request another extension.

The plans have not been modified and the applicant is continuing to work towards obtaining building permits in the future. Staff finds that there has been no significant change in circumstances that would result in any unmitigated impacts and is recommending the Planning Commission approves both extension requests.

ATTACHMENTS:

- A. [Time Extension Request Letter](#)
- B. [Planning Commission \(PC\) Records of Decision](#)
 - a. PC Conditional Use Extension Record of Decision of April 23, 2020
 - b. PC Record of Decision of April 24, 2019
- C. [Original Planning Commission Staff Report Packet](#)

ATTACHMENT A: TIME EXTENSION REQUEST LETTER

March 10, 2021

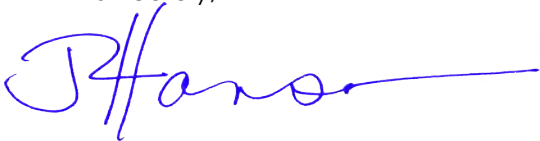
To: David Gellner
Salt Lake City
Planning Division
451 State Street
Salt Lake City, UT 84111

RE: PLNPCM2018-01008 and PLNPCM2019-00255

David,

I am writing to request an extension of our Conditional Use Permit & Design Review FKA: CBSDR for Red Rock Brewhouse III — record number PLNPCM2018-01008 and PLNPCM2019-00255. The hospitality industry has been hit especially hard by the Coronavirus Pandemic & given the economic uncertainty this has created, the owner put a pause on pursuing a building permit in 2020. This brewery, located at 426 West 400 North, as designed (approved unanimously by the Planning Commission) is part of Red Rocks long term master plan. Given the impact of the extenuating circumstances that we have all encountered we are requesting an extension of both our CUP & CBSDR approvals.

Sincerely,



Juliann Hanson
Project Manager
MJSA Architects, PC

ATTACHMENT B: PLANNING COMMISSION RECORDS OF DECISION

- a) PC Conditional Use Extension Record of Decision of April 23, 2020
- b) PC Record of Decision of April 24, 2019



PLANNING DIVISION

ERIN MENDENHALL
MAYOR

NICK NORRIS
DIRECTOR

April 23, 2020

Juliann Hanson, MJSA Architects
Ralph Nagasawa, MJSA Architects

RE: **Record of Decision for Petitions PLNPCM2018-01008 and PLNPCM2019-00255 Conditional Use and Conditional Building and Site Design Review (CBSDR) for the Red Rock "Brewhouse" – Brewery and Tasting Room**

Location: 426 West 400 North

Juliann and Ralph,

On April 22, 2020, the Salt Lake City Planning Commission granted a one-year extension to your Conditional Use approval for the Red Rock Brewing Company "Brewhouse" to be located at 426 West 400 North in the TSA-UC-T – Transit Station Area Urban Center Transition zoning district. The Planning Commission did not apply any specific conditions to their original approval or to the subsequent time extension.

The decision of the Planning Commission was based on the information contained in the staff report, the project details provided by you, testimony from the public, and the discussion of the Planning Commission. Copies of this information are available online at this location:

<http://www.slcdocs.com/Planning/Planning%20Commission/2020/01088.Memo.pdf>

Approvals for Conditional Uses **expire in 12 months** of the date of this Record of Decision unless a building permit has been issued or complete building plans have been submitted to the division of building services and licensing within that period. Any request for a time extension shall be required not less than thirty (30) days prior to the end of the twelve (12) month time period. The expiration date of the Conditional Use is now April 24, 2021. You will need to obtain a building permit or submit complete building plans to Building Services before that date, or else request another extension.

In conjunction with the original approval of the Conditional Use application, the Planning Commission granted approval of Conditional Building and Design Review Application file PLNPCM2019-00255. The CBSDR approval defined the scope of modifications approved by the Planning Commission through the CBSDR process in regard to the design of the building. The CBSDR approval is valid for two (2) years from the original date of approval of April 24, 2019. This time extension request pertains only to the Conditional Use approval filed under Application PLNCPM2018-01088.

The decision of the Planning Commission is located on the Planning Division's website at:

<http://www.slcdocs.com/Planning/Planning%20Commission/2020/PC04.22.2020ROD.pdf>

This is further elaborated upon in the Planning Commission Minutes of April 22, 2019 which can be accessed at this link:

<http://www.slcdocs.com/Planning/Planning%20Commission/2020/PC04.22.2020minutes.pdf>

Please feel free to contact me at (801) 535-6107 or by email at david.gellner@slcgov.com in relation to this letter if you have questions or need additional clarification.

Sincerely,

A handwritten signature in black ink, appearing to read "David J. Gellner", with a stylized flourish extending from the end.

David J. Gellner, MAG, AICP, Principal Planner
Salt Lake City Planning Division

Cc: File: PLNPCM2018-01008 & PLNCPM2019-00255



PLANNING DIVISION

JACKIE BISKUPSKI
MAYOR

NICK NORRIS
DIRECTOR

April 26, 2019

Juliann Hanson, MJSA Architects
Ralph Nagasawa, MJSA Architects

RE: **Record of Decision for Petitions PLNPCM2018-01008 and PLNPCM2019-00255 Conditional Use and Conditional Building and Site Design Review (CBSDR) for the Red Rock "Brewhouse" – Brewery and Tasting Room**

Location: 426 West 400 North

Juliann and Ralph,

On April 24, 2019, the Salt Lake City Planning Commission granted approval of your Conditional Use and Conditional Building and Site Design Review (CBSDR) applications for the Red Rock Brewing Company "Brewhouse" to be located at 426 West 400 North in the TSA-UC-T – Transit Station Area Urban Center Transition zoning district. The Planning Commission did not apply any specific conditions to their approval. However, the scope of modifications approved by the Planning Commission through the CBSDR process in regard to the design of the building are limited to the following four (4) items:

1. Modification to the ground floor glass requirements on the south and east elevations of the building to allow for an alternative design that exceeds the glass requirements toward the corner of 400 W and 400 S but does not meet the 60% standard in the area from three (3) to five (5) feet above grade on those elevations. (Chapter 21A.37.050.C.1)
2. Modification to the street-facing entrance requirements to eliminate the requirement for an entrance on the south facing façade of the building. (Chapter 21A.37.050.D)
3. Modification to the maximum length of blank walls allowed on any street-facing façade to allow a continuous wall approximately 55-feet and 4-inches in length on the south façade of the building and a wall of approximately 21-feet in length on the east façade of the building. (Chapter 21A.37.050.E)
4. Modification to the TSA zone requirements which specify that at least 50% of the street-facing building façade be located within 5-feet of the front or corner side property line. Approximately 48% of the east façade of the building will be within 5-feet of the property line per the approval of the Planning Commission. (Chapter 21A.37.050.E)

The decision of the Planning Commission was based on the information contained in the staff report, the project details provided by you, testimony from the public, and the discussion of the Planning Commission. Copies of this information are available online at this location:

<http://www.slcdocs.com/Planning/Planning%20Commission/2019/01008.00255SR.pdf>

The decision considers the general purpose of the zoning ordinance as well as the purpose of the zoning district where the proposal is located. The purpose of the TSA-UC-T zoning district follows:

Purpose Statement: The purpose of the TSA Transit Station Area District is to provide an environment for efficient and attractive transit and pedestrian oriented commercial, residential and mixed use development around transit stations. Redevelopment, infill development and increased development on underutilized parcels should include uses that allow them to function as part of a walkable, mixed use district. Existing uses that are complementary to the district, and economically and physically viable, should be integrated into the form and function of a compact, mixed use pedestrian oriented neighborhood. Each transit station is categorized into a station type. These typologies are used to establish appropriate zoning regulations for similar station areas. Each station area will typically have two (2) subsections: the core area and the transition area. Due to the nature of the area around specific stations, the restrictions of overlay zoning districts, and the neighborhood vision, not all station areas are required to have a core area and a transition area.

Urban Center Station (TSA-UC): An urban center station contains the highest relative intensity level and mix of uses. The type of station area is meant to support Downtown Salt Lake and not compete with it in terms of building scale and use.

Transition Area: The purpose of the transition area is to provide areas for a moderate level of land development intensity that incorporates the principles of sustainable transit oriented development. The transition area is intended to provide an important support base to the core area and transit ridership as well as buffer surrounding neighborhoods from the intensity of the core area. These areas reinforce the viability of the core area and provide opportunities for a range of housing types at different densities. Transition areas typically serve the surrounding neighborhood and include a broad range of building forms that house a mix of compatible land uses. Commercial uses may include office, retail, restaurant and other commercial land uses that are necessary to create mixed use neighborhoods.

The purpose of the Conditional Use review is stated in Chapter 21A.54.010:

A. A conditional use is a land use which, because of its unique characteristics or potential impact on the municipality, surrounding neighbors or adjacent land uses, may not be compatible or may be compatible only if certain conditions are required that mitigate or eliminate the negative impacts. Conditional uses are allowed unless appropriate conditions cannot be applied which, in the judgment of the planning commission, or administrative hearing officer, would mitigate adverse impacts that may arise by introducing a conditional use on the particular site.

B. Approval of a conditional use requires review of its location, design, configuration, and impact to determine the desirability of allowing it on a site. Whether the use is appropriate requires weighing of public need and benefit against the local impact, taking into account the applicant's proposals to mitigate adverse impacts through site planning, development techniques, and public improvements. (Ord. 14-12, 2012)

The purpose of the Conditional Building and Site Design review is stated in Chapter 21A.59.010:

The intent of building and site design review regulations is to provide for the flexible implementation of the specific design requirements set forth within individual zoning districts. The purpose statement of each zoning district provides the philosophical approach to defining that flexibility. This process is intended to supplement the review and administrative procedures which are carried out under this title or other city ordinances and regulations. The conditional building and site design review process is intended to help ensure that newly developed properties and redeveloped properties are designed to encourage pedestrian access, circulation and orientation while acknowledging the need for transit and automobile access.

The Planning Commission made several findings related to the proposal and standards of approval. These findings can be found in the staff report referenced above and in the minutes once they are available for public review. This Record of Decision is provided to you indicating the date action was taken to approve the request, the 10 day appeal period, and to what body an appeal can be made.

Approvals for Conditional Uses **expire in 12 months** of the date of this Record of Decision unless a building permit has been issued or complete building plans have been submitted to the division of building services and licensing within that period and is thereafter diligently pursued to completion, **or** unless a certificate of occupancy is issued and a use commenced within that period, **or** unless a longer time is requested and granted by the planning commission. Any request for a time extension shall be required not less than thirty (30) days prior to the end of the twelve (12) month time period.

There is a 10-day appeal period in which any affected party can appeal the Planning Commission's decision. This appeal period is required in the City's Zoning Ordinance and allows time for any affected party to protest the decision. The appeal would be heard by the Administrative Hearing Officer. Any appeal, including the filing fee, must be submitted by the close of business on **Monday, May 6, 2019**.

The decision of the Planning Commission is located on the Planning Division's website at:
<http://www.slcdocs.com/Planning/Planning%20Commission/2019/0424ROD.pdf>

Please feel free to contact me at (801) 535-6107 or by email at david.gellner@slcgov.com in relation to this letter if you have questions or need additional clarification.

Sincerely,

A handwritten signature in black ink, appearing to read "David J. Gellner", with a stylized flourish at the end.

David J. Gellner, AICP, Principal Planner
Salt Lake City Planning Division

Cc: File: PLNPCM2018-01008 & PLNPCM2019-00255

ATTACHMENT C: ORIGINAL PC STAFF REPORT PACKET



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: David J. Gellner, AICP, Principal Planner - 801-535-6107 - david.gellner@slcgov.com

Date: April 24, 2019

Re: PLNPCM2018-01008 and PLNPCM2019-00255 Conditional Use and Conditional Building and Site Design Review for the Red Rock Brewhouse – Brewery and Tasting Room

CONDITIONAL USE & CONDITIONAL BUILDING AND SITE DESIGN REVIEW

PROPERTY ADDRESS: 426 West 400 North

MASTER PLAN: Capitol Hill Master Plan (2001)

ZONING DISTRICT: TSA-UC-T - Transit Station Area Urban Center Transition zoning district

REQUEST: MJSA Architects representing 200 West Holding, LC the property owner, is requesting Conditional Use approval for the new Red Rock Brewing Company Brewhouse to be located at 426 West 400 North in the TSA-UC-T – Transit Station Area Urban Center Transition zoning district. A brewery is a conditional use in the TSA-UC-T zone. The applicant is also seeking Conditional Building and Site Design Review (CBSDR) approval to modify some of the design standards for the building, specifically the length of blank walls, ground floor glass and street-facing entrance requirements and street-facing façade setback requirements.

RECOMMENDATION: Based on the information in this staff report, planning staff recommends that the Planning Commission approve both the Conditional Use and Conditional Building and Site Design Review requests. In order to comply with the applicable standards, the following conditions of approval shall apply:

1. *Artwork, a mural or other element of visual interest along the south elevation is required in order to break up the blank wall space and provide the appearance of activity.*
2. *One additional doorway must be located along the south elevation in order to break up the blank wall space.*
3. *Final approval of landscaping, signage, lighting and the visual addition on the south façade is delegated to Planning Staff to ensure compliance with applicable standards.*
4. *Any modifications to the approved plans after the issuance of a building permit must be specifically requested by the applicant and approved by the Planning Division prior to execution.*
5. *Applicant shall comply with all other department/division requirements.*

ATTACHMENTS:

- A. [Vicinity Map & Aerial](#)
- B. [Property Photos](#)
- C. [Site Plan & Elevations](#)
- D. [Applicant's Narrative](#)
- E. [Existing Conditions & Zoning Requirements](#)
- F. [Analysis of Standards – Conditional Use](#)
- G. [Analysis of Standards – Conditional Building and Site Design Review](#)
- H. [Public Process and Comments](#)
- I. [Department Comments](#)

PROJECT DESCRIPTION:

This request is for the new Red Rock brewery to be located at 426 West 400 North. The site is currently vacant and is approximately 21,668 square feet (0.497 acres) in size. A brewery is a conditional use in the zone. The tasting room is a permitted use as a “bar” or “tavern” type use since it is under the 2,500 square feet that would require use approval. The applicant is also seeking Conditional Building and Site Design Review (CBSDR) approval to modify some of the design standards of the building as outlined below in the Key Considerations. A more detailed description of the project details and design modifications can be found in the narrative submitted by the applicant included in Attachment D of this report.

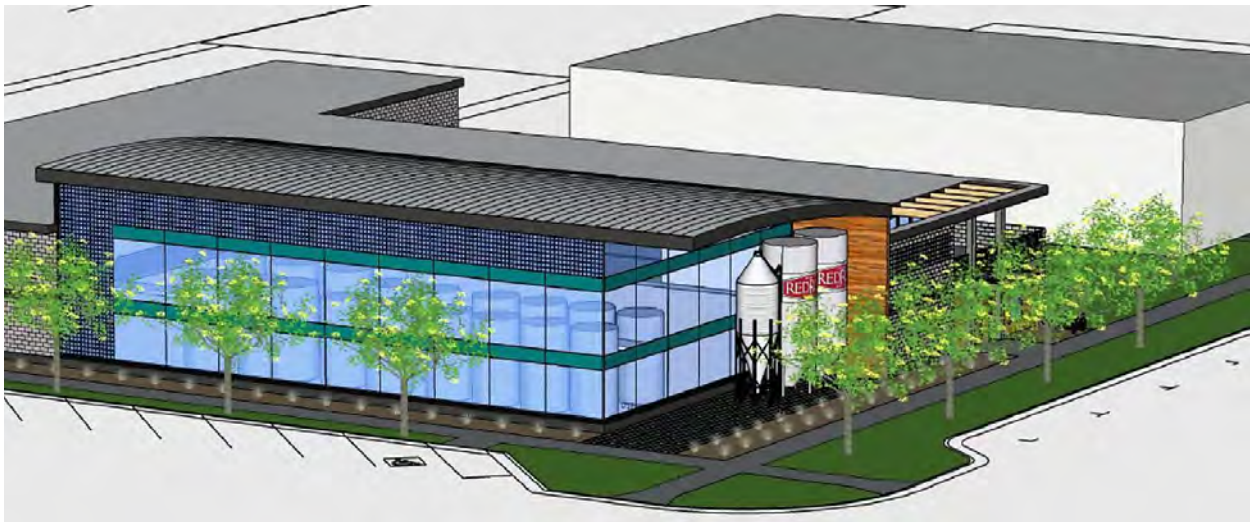
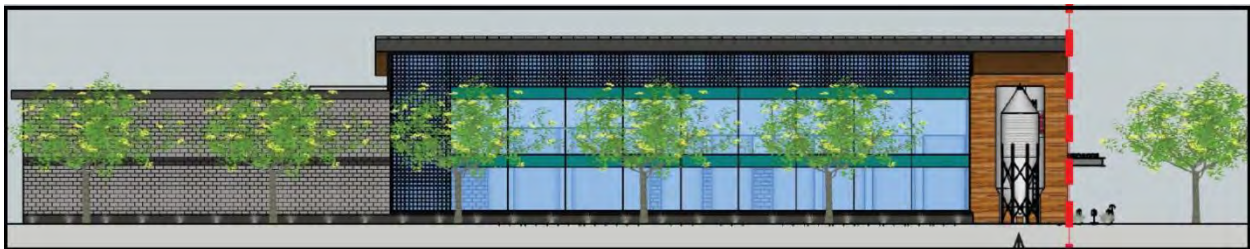


KEY CONSIDERATIONS:

The key considerations listed below have been identified through the analysis of the project, neighbor and community input and department review comments.

Consideration 1: Neighborhood Compatibility and Impact

The property is currently vacant. It is located within a corridor along 400 West that contains a variety of commercial and light industrial uses. This corridor also acts as a transition area between the residential areas to the east and the more industrial areas to the north and west, including and Interstate 15 and the railroad tracks. The existing Red Rock brewery operation is located just to the north at 443 N 400 W and the property immediately adjacent to the subject property is the location of Mountain West Hard Cider, which is classified as a winery. Across the street to the east are a number of single-family residential properties. To the south there are a number of more industrial structures, particularly on the west side of 400 W. The property to the south is a warehouse facility and includes a chain-link fence along the sidewalk for about half the length of the building. That building has no windows or entrances along the east façade which faces 400 W. Architectural forms include small-scale (1-2 stories), light manufacturing buildings of CMU block, metal panels, and brick. The proposed building is 30 feet tall toward the corner and consists of glass, concrete (CMU), steel and wood.



The use of the property and anticipated impact from that use would not be out of character or incompatible with the surrounding area or uses.

Modifications to the Design Standards through the Conditional Building and Site Design Review (CBSDR) Process

The applicant is proposing modifications to the Design Standards found in Chapter 21.37 through the CBSDR process. More specifically, modifications are requested to the following design elements of the building which are outlined in more detail in Considerations 2 through 5. The detailed explanation for these requested design changes can be found in the applicant's narrative which is included in [Attachment D](#) of this report.

Consideration 2: Modification to Ground Floor Glass Requirements

The ground floor glass requirements per Chapter 21A.37 – Design Standards specify that the street-facing facades must incorporate 60% glass in the area from three (3) to five (5) feet above grade. On the south-facing elevation toward 400 North, this would equate to approximately 508 square feet of glass being required within that zone.

The applicant's design concentrates the glass on the east side of the south façade, in between two (2) and twenty (20) feet above grade. As a result, they are proposing to provide approximately 1411 square feet of total glass area on that elevation, but only 441 square feet within the required 2 to 8 foot area above ground level.

On the east-facing elevation toward 400 W, the required glass between 3 and 8 feet is approximately 313 square feet. The applicant has proposed to incorporate a total of 1100 square feet of glass on that elevation, but only 285 square feet within the required area. The provided glass would be located between 2 and 27 feet above grade and is concentrated toward the south side and the corner of 400 N and 400 W. The requirements specify between 3 and 8 feet but the design put forth by the applicant extends lower (to 2 feet) and much higher (27 feet) above grade.

According to the applicant this design better utilizes the internal programming space of the building while producing a pedestrian focus and focal point of interest toward the corner of 400 N and 400 W.

Planning Staff is recommending that the Planning Commission approve this modification to the glass requirements as the development is exceeding the overall area of glass required and using it to create a pedestrian focal point toward the corner of the building.

Consideration 3: Modification to Street Facing Entrance Requirements

The Design Standards chapter (21A.37) specifies that building entrances must be provided on each street facing façade and that entrances be located no further than 40 feet apart. The south façade of the building is approximately 154 feet long with approximately 99-feet of that being glass. On the blank wall section there is about 55 feet of space which would equate to at least one (1) entrance door being required if the glass section was not considered to be blank space. The purpose of the entrances is to engage the street at the pedestrian level and to break up large expanses of blank space. The applicant has proposed to incorporate only one main entrance on the east elevation and no entrance on the south building façade. The applicant has indicated that they do not need the south side entrances from a programmatic standpoint and that having additional entrances poses a problem in terms of controlling how people enter the building and for security purposes. Their intent is to have one clearly marked entrance on the east side of the building and create a focal point and street presence at the southeast corner with a large amount of glass.

The applicant has indicated that they may consider adding one to two additional doors to the southern façade of the building once the program is finalized. The addition of these entrances is not guaranteed however so Planning Staff is recommending that a condition of approval be included to provide at least one additional entrance on the south-facing façade in order to break up the blank wall space and meet the intent of the requirements. This also relates to Consideration 4 found below.

Planning Staff acknowledges that the programming of the building and the reasons cited by the applicant for the modifications as considerations in regard to the requested modifications. In conjunction with the corner oriented focal point, the long expanse of glass along the south elevation would help to offset the lack of entrances and stark spaces on that façade. With the addition of one additional door on the south façade the design would accommodate the internal building programming while still providing additional street presence and pedestrian point of interest to meet the intent of the Design Standards to promote a walkable environment. Planning Staff is recommending that the Planning Commission approve the modifications to the doorway entrance requirements with a condition to add at least one additional doorway on the south elevation.

Consideration 4: Modification to Length of Blank Walls Allowed

The maximum length of blank walls allowed on any street facing façade

The Design Chapter specifies that the maximum length of blank walls along the ground level on street-facing facades that are uninterrupted by windows, doors or art must not exceed 15-feet in length. The purpose of this

standard is to provide active building frontages that add interest, life, and vitality to the public realm. On the south and east facing street level façades, the proposed design incorporates walls that exceed that length. The south elevation includes a section of blank wall that measures approximately 55-feet 4-inches in length and the east elevation includes a blank wall section that is approximately 21-feet in length. The applicant has stated that this is a response to the internal functions and programming of the building. The addition of extra glass on the south elevation is intended to partly offset this. As outlined in consideration 2 above, they are proposing to incorporate approximately 1411 square feet of glass on the south elevation which is well in excess of the required 508 square feet. The location of this however is part of the CBSDR modifications requested. **The applicant's narrative also** describes the material changes in terms of the brewery and brewery support functions and that additional windows may be added to the second level as offices once the building programming has been finalized. The blank wall and glass requirements pertain to the ground floor level so the addition of glass to the second floor level is not germane to meeting the regulations and cannot be guaranteed by Planning Staff nor is it something that would meet the Design Standards.

Planning Staff acknowledges the programming needs of the building as a consideration in regard to the requested modification to allow for larger blank wall spaces on the south elevation but has concerns about how this elevation will impact the pedestrian experience and street interaction due to the lack of detailing on the south facade. Planning Staff is recommending that the Planning Commission approve this modification to allow for a longer blank wall but require that the applicant integrate some kind of artwork, mural or other element of visual interest along that elevation in order to break up the blank wall space. Staff is including this as a condition of approval.

Consideration 5: Modification to Street-Facing Façade Setback Requirements

The TSA zone (Chapter 21A.26.078.E.3.b) specifies that at least 50% of the street-facing building façade be located within 5-feet of the front or corner side property line. The proposed south facing elevation meets this standard. The east facing elevation has approximately 48% of the façade within 5 feet of the property line as required. It is close to meeting the standard but falls short of compliance. The applicant has noted that on 52% of the façade the setback is approximately 15 feet 4 inches from the **property line but that the building's curved roof juts out and** the overhang goes all the way to the property line. This area of the building has been pulled back to accommodate the external grain silos that are part of the design. The silos are essential to the brewery and help to define the use of the building. The silos occupy an area that is approximately 15-feet deep that is slightly set back with respect to the rest of the east side building façade. While slightly recessed the silos remain a rather prominent and defining feature at the corner of the building that contributes to the pedestrian scale and creates a point of visual interest.

The south façade of the building meets this standard and the east façade is very close to meeting this standard. In conjunction with the overhanging roof, Planning Staff asserts that the intent of this standard has been met and is recommending that the Planning Commission approve this minor design modification.

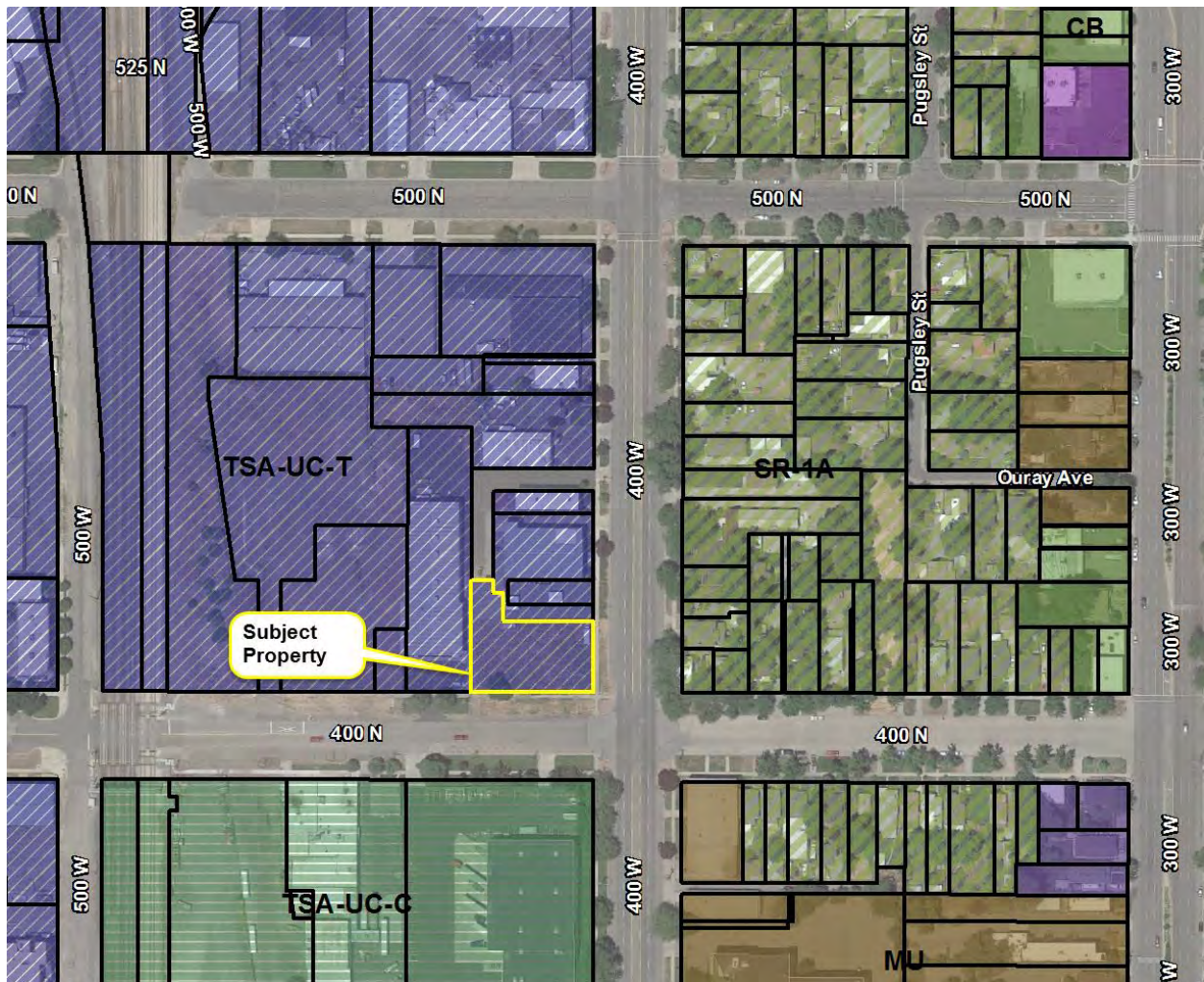
DISCUSSION:

The applicant is proposing a use that is allowed in the zoning district. Modifications are being sought to the design of the building in order to make it more functional for the intended programming of the space. The applicant has provided a detailed explanation of the requested design changes and how they meet the CBSDR standards. This narrative is included in [Attachment D](#) of this report. Staff recommends that the requested modifications be approved with the addition of some elements of pedestrian and visual interest on the south elevation blank wall space as articulated in Consideration 4 above.

NEXT STEPS:

If the conditional use and CBSDR applications are approved, the applicant will be required to comply with all other department/division requirements and obtain all necessary building permits for the project.

ATTACHMENT A: ZONING MAP



ATTACHMENT B: PROPERTY PHOTOS



Overall site and context.



Vacant parcel as seen from the corner of 400 N and 400 N



Street view of front of parcel looking west along 400 N.

ATTACHMENT C: SITE PLAN & ELEVATIONS

S:\17040 - Red Rock Brewery\17040_08_Planets\AG001.dwg - Thu, 21 Mar 2019 - 12:46pm

PARKING CALCULATIONS

TSA Maximum allowable: 3 spaces for every 1000 sf
o Gross building area = 31,000 sf = 31 spaces

- TSA Minimum allowable: 50% of required in Table 21A.44.030

Calculations based on 21A.44.030:

- Building Uses:
- General Manufacturing = 1 space per 3 employees
 - Taverns = 2 spaces per 1,000 sf
 - Retail = 2 spaces per 1,000 sf
 - All other uses = 3 spaces per 1,000 sf

General Manufacturing			
12 Employees Maximum--	12 / 3	=	4 spaces
Tavern & Retail			
Tasting Room -	616 sf		
Back of House -	511 sf		
Beer Store -	259 sf		
Total--	1,386 sf / 1,000 = 1.38 X 2	=	2.772 spaces
All Other Uses			
Outdoor Public Space	715 sf		
Indoor Open Public Space	2,230 sf		
Total--	2,945 sf / 1,000 = 2.945 X 3	=	8.835 spaces
		=	15.607 spaces
50% TSA zone minimum--	15.607 / 2 = 7.8035	=	8 spaces REQUIRED





I, RICHARD W. MILLER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 155641, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY I HAVE COMPILED AN ACCURATE MAP OF THE LAND TO BE TRUE AND CORRECT BASED ON DATA COMPILED, AND SURVEY MADE HEREON.

LEGAL DESCRIPTION:

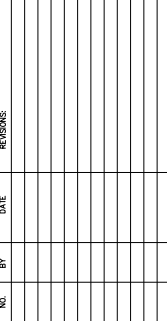
BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 119, PLAT "A", SALT LAKE CITY SURVEY; THENCE NORTH 105 FEET; THENCE WEST 133.5 FEET; THENCE NORTH 42 FEET; THENCE WEST 15 FEET; THENCE NORTH 18 FEET; THENCE WEST 33 FEET; THENCE SOUTH 165 FEET; THENCE EAST 181.50 FEET TO POINT OF BEGINNING

SUBJECT TO AND TOGETHER WITH A RIGHT OF WAY OVER THE FOLLOWING DESCRIBED PROPERTY

BEGINNING AT THE NORTHEAST CORNER OF LOT 8, BLOCK 199, PLAT "A", SALT LAKE CITY SURVEY; THENCE WEST 181.50 FEET; THENCE SOUTH 183 FEET; THENCE EAST 33 FEET; THENCE NORTH 150 FEET; THENCE EAST 148.50 FEET; THENCE NORTH 33 FEET TO THE POINT OF BEGINNING.

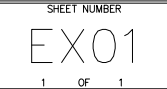
1. THE PURPOSE OF THIS SURVEY WAS TO LOCATE THE SUBJECT PROPERTY. 426 WEST 400 NORTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH.
2. BASIS OF BEARING BEING NORTH 00°00'59" WEST 791.83 FEET, MEASURED BETWEEN THE SALT LAKE CITY SURVEY MONUMENTS AT 500 NORTH & 400 WEST, AND 400 NORTH & 400 WEST.

1. WARRANTY DEED, ENTRY NO. 4913564, BOOK:5605 PAGE:223, AS RECORDER IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.
2. ATLAS PLAT, PLAT 13 OF BLOCKS 115-120, 133-135, OF THE OFFICIAL SURVEY OF PLAT "A" SALT LAKE CITY SURVEY.
3. RECORD OF SURVEY NO. 591-01-0070, BY APOSHIAN, SNIDEMAN AND ASSOCIATES, INC.
4. RECORD OF SURVEY NO. 594-04-0166, BY BUSH AND GUDGELL INC.
5. RESURVEY OF A PORTION OF ATLAS PLAT "A" PLAT 10, 13 AND 14

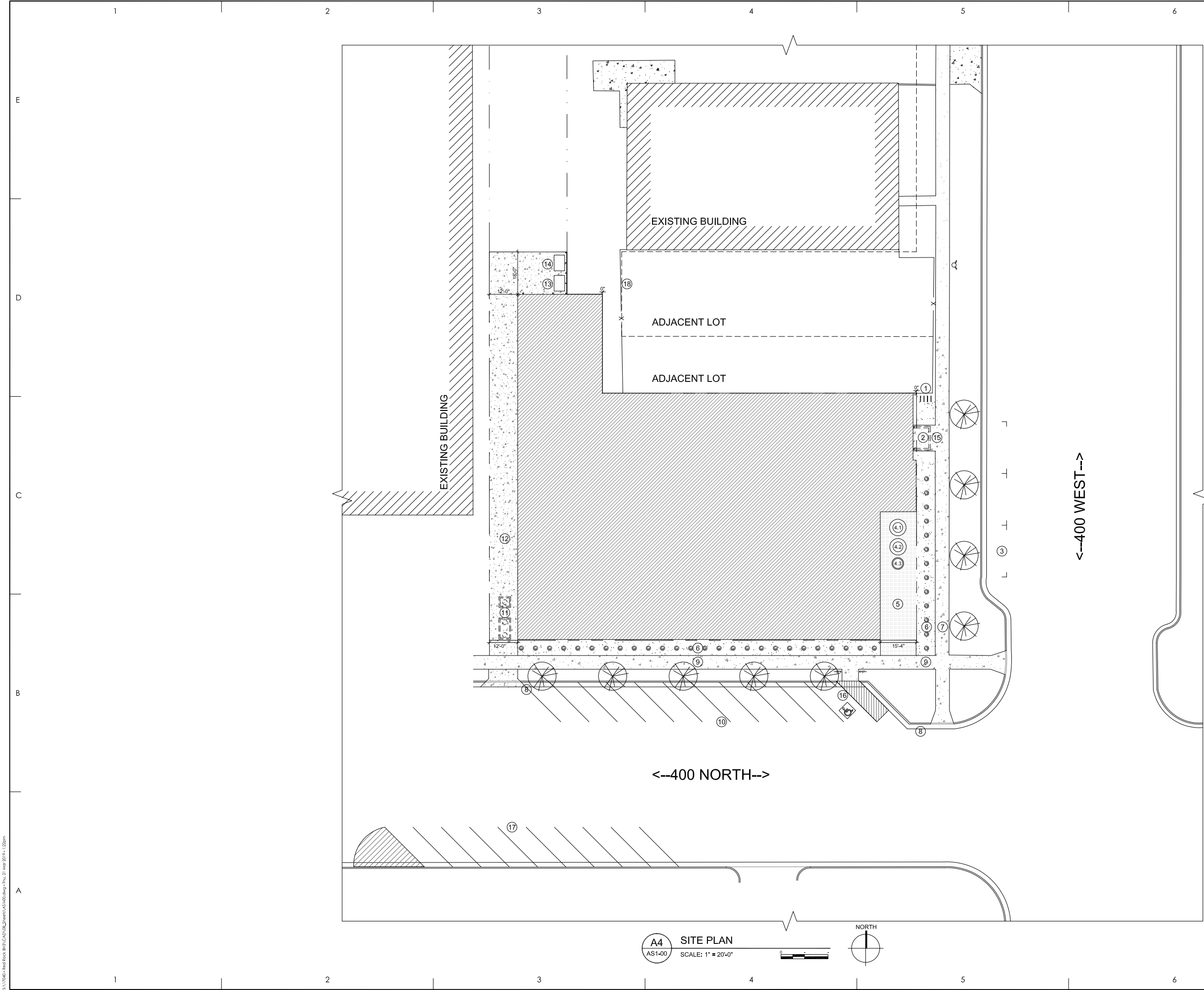


NORTHWEST QUATER, SECTION 36, TOWNSHIP 1 N., RANGE 1 W., SLB&M

DATE SUBMITTED: 11.01.2017



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A4
AS1-00

SITE PLAN
SCALE: 1" = 20'-0"

0 10 20



REFERENCE NOTES

- BIKE RACK
- NEW PAVEMENT FOR BUILDING ENTRY
- EXISTING PARALLEL STREET PARKING
- GRAIN SILOS
 - WHEAT MALT
 - PALE MALT
 - SPENT GRAIN
- PERVIOUS PAVERS
- NEW LANDSCAPING
- EXISTING SIDEWALK
- NEW CURB & GUTTER
- NEW SIDEWALK
- NEW SITE PARKING
- LOCATION OF GREASE INTERCEPTOR
- 12'-0" PAVED PRIVATE DRIVE
- GARBAGE DUMPSTER
- RECYCLING DUMPSTER
- ENTRY CANOPY & SIGNAGE
- PROPOSED ADA PARKING - GIVEN THE DESIGN STANDARDS OF THE TSA ZONE, THE CORNER LOT, & THE PROGRAMMATIC REQUIREMENTS OF THIS PROJECT, PROVIDING AN ADA PARKING SPOT WITHIN THE PROPERTY LINES WOULD PLACE SAID PARKING IN THE NORTHWEST CORNER. AT THAT LOCATION OUR ADA SPOT WOULD BE A MINIMUM OF 297'-0" FROM THE MAIN ENTRY.
- EXISTING 45° PARKING ON 400 NORTH
- EXISTING FENCE

SITE & BUILDING INFO:

LOT SIZE:
21,668 S.F. (.497 ACRE)

SET BACKS:
REQUIRED
FRONT/CORNER = 0'-0"
SIDE = 0'-0"
REAR = 5'-0" min.

PROVIDED
FRONT/CORNER = 0'-0"
SIDE = 0'-0"
REAR = 12'-0"

BUILDING AREA:
MAIN LEVEL = 18,478 S.F.
2ND LEVEL = 12,617 S.F.
TOTAL = 31,095 S.F.

BUILDING HEIGHT:
FLAT ROOF = 24'-0"
CURVED ROOF = 30'-0"

STAMP

SITE PLAN

SCALE: 1" = 30'

APPLICATION

REDROCK BREWHOUSE III
426 WEST 400 NORTH
SALT LAKE CITY, UT 84103

266 SOUTH 700 WEST SALT LAKE CITY, UT 84111
TELEPHONE 801.344.5111
ARCHITECTURE ■ INTERIOR DESIGN

MJSA

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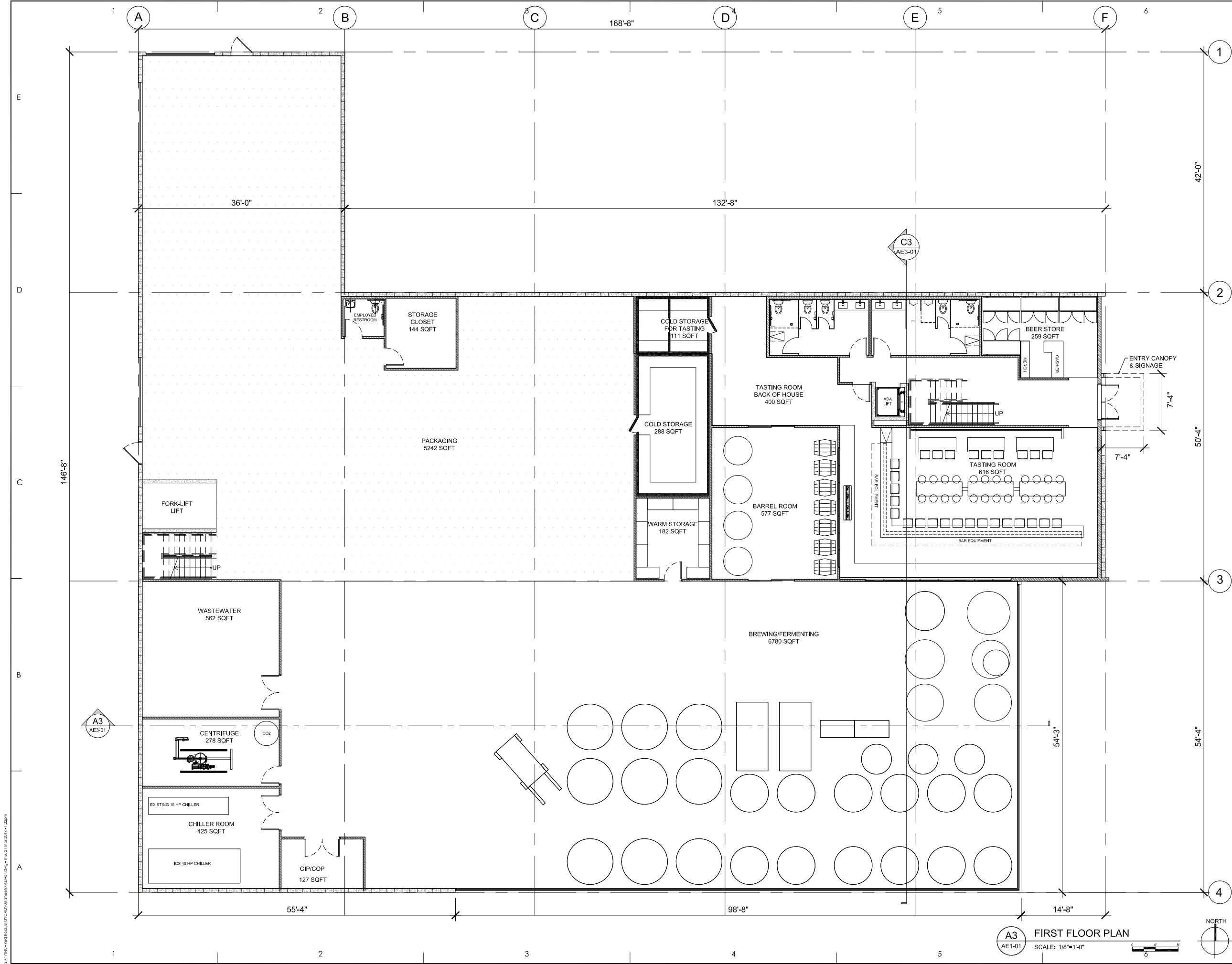
PROJECT NO.:

17040

03.21.19

SHEET:

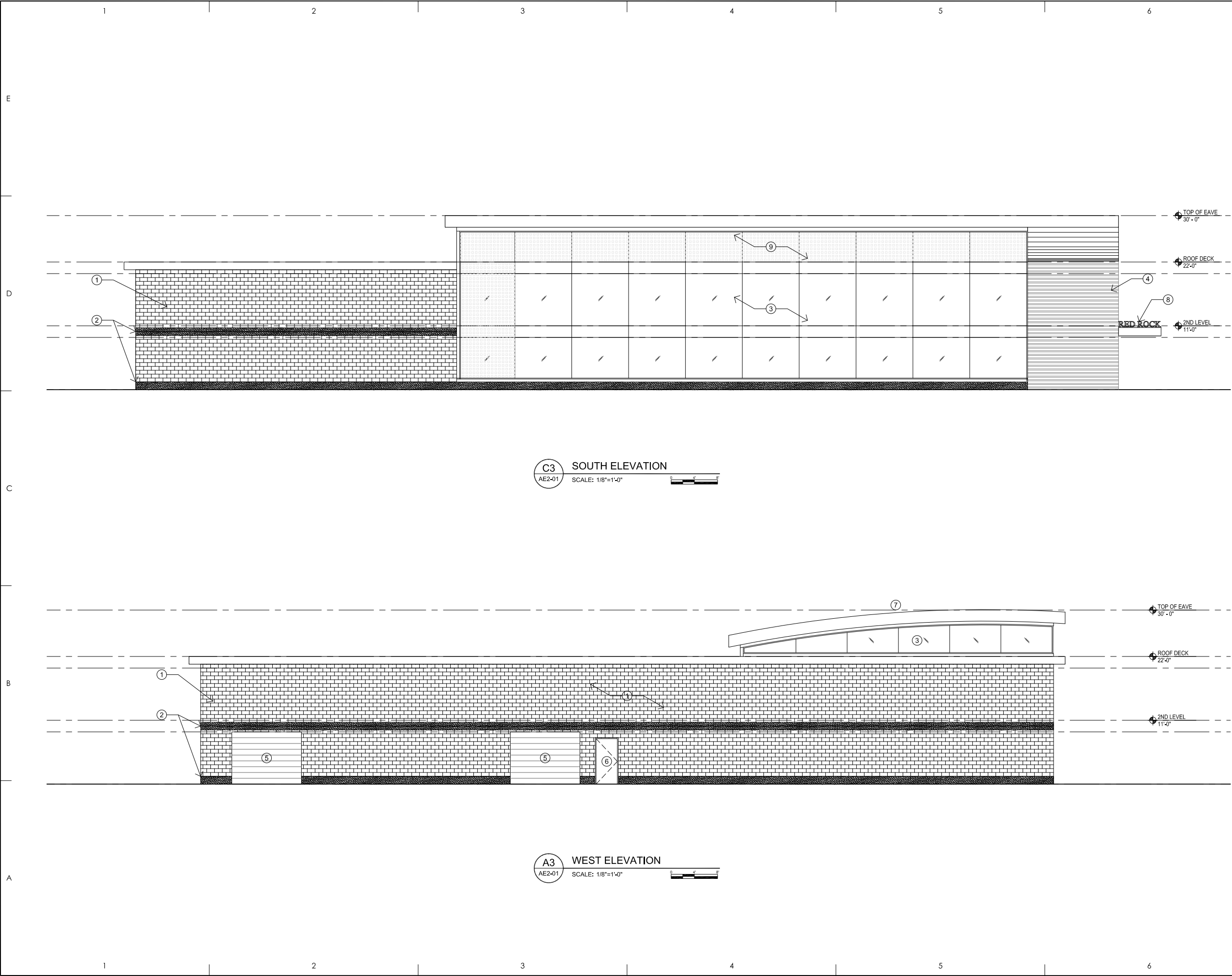
AS1-01



REFERENCE NOTES		APPLICATION	
STAMP		REDROCK BREWHOUSE III 426 WEST 400 NORTH SALT LAKE CITY, UT 84103	
		266 SOUTH 700 WEST SALT LAKE CITY, UT 84111 TELEPHONE 801.344.5111	
		ARCHITECTURE ■ INTERIOR DESIGN	
		MJSA	
FIRST FLOOR PLAN SCALE: 1/8" = 1'-0"		REVISIONS:	
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		PROJECT NO.: 17040	
FIRST FLOOR PLAN SCALE: 1/8" = 1'-0"		03.21.19	
		SHEET: AE1-01	

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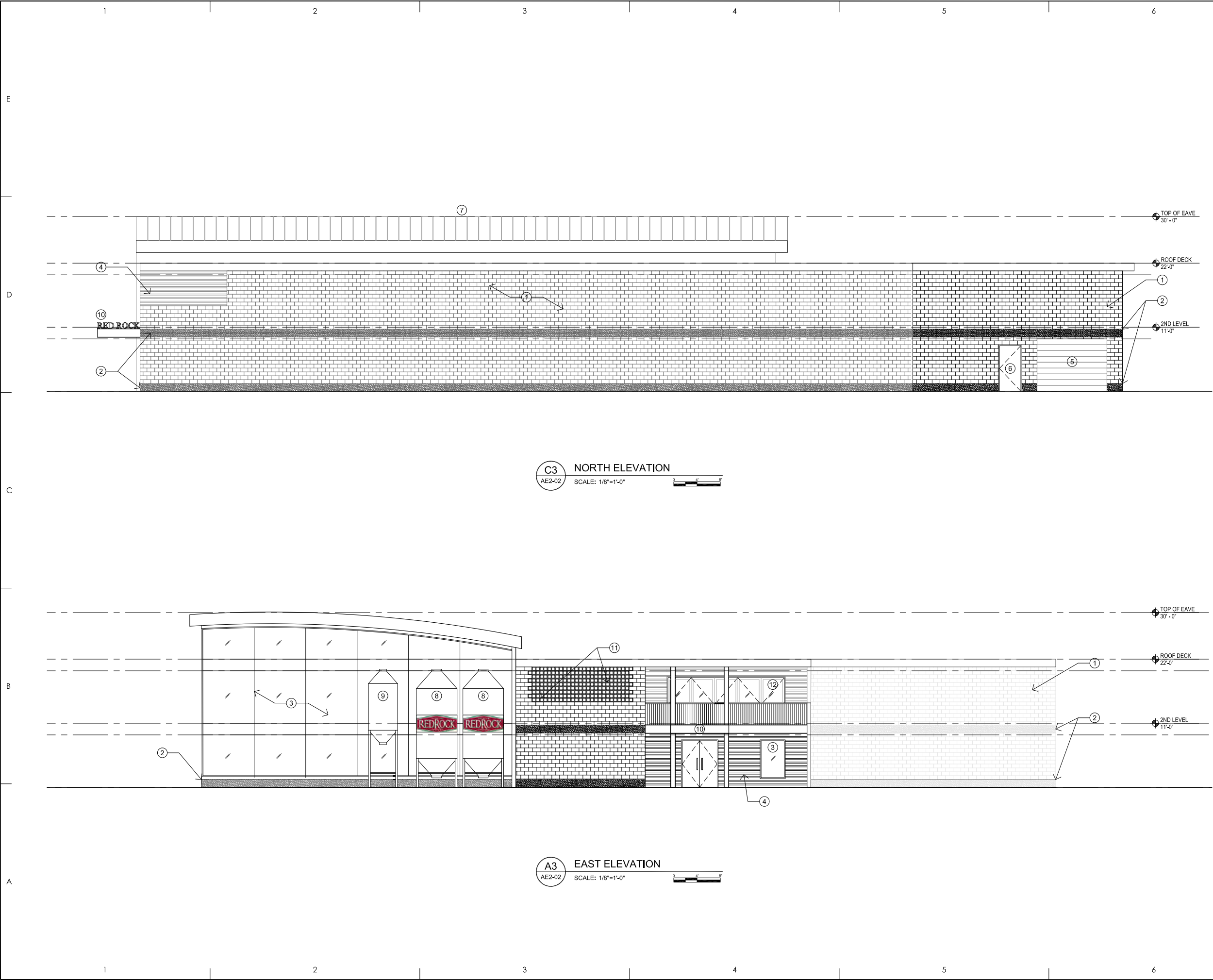
S:\17040 - Red Rock III\CAO\08_Sheets\ME01.dwg - Thu, 21 Mar 2019 - 1:22pm



- REFERENCE NOTES
1. HONED CONCRETE BLOCK, GREY
 2. HONED CONCRETE BLOCK, BLACK
 3. GLAZING SYSTEM
 4. WOOD RAINSCREEN
 5. GARAGE DOOR
 6. MAN DOOR
 7. METAL ROOF
 8. I-BEAM ENTRY CANOPY & SIGNAGE
 9. SUN SHADING SYSTEM/SCREEN & POTENTIAL SOLAR PANEL LOCATION

APPLICATION	REDROCK BREWHOUSE III 426 WEST 400 NORTH SALT LAKE CITY, UT 84103	266 SOUTH 700 WEST SALT LAKE CITY, UT 84111 TELEPHONE 801.344.5111	ARCHITECTURE ■ INTERIOR DESIGN	MJSA
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				PROJECT NO.:
				17040
ELEVATIONS				SHEET:
SCALE: 1/8" = 1'-0"				AE2-01

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- REFERENCE NOTES
1. HONED CONCRETE BLOCK, GREY
 2. HONED CONCRETE BLOCK, BLACK
 3. GLAZING SYSTEM
 4. WOOD RAINSCREEN
 5. GARAGE DOOR
 6. MAN DOOR
 7. METAL ROOF
 8. GRAIN SILOS
 9. SPENT GRAIN SILO
 10. I-BEAM ENTRY CANOPY & SIGNAGE
 11. HONED CONCRETE BLOCK SCREEN
 12. NANA WALL SYSTEM, OR SIMILAR SYSTEM

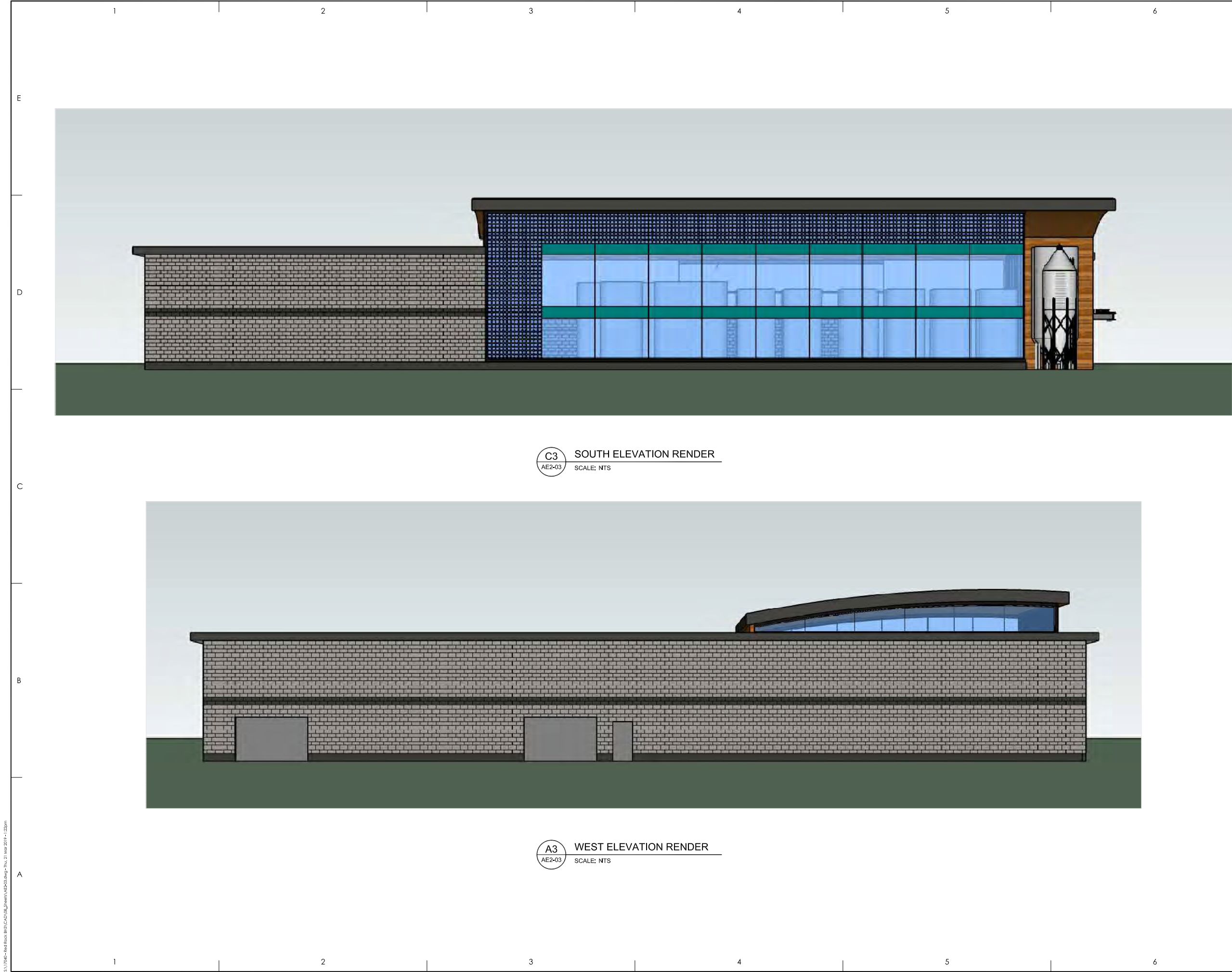
RED ROCK BREWHOUSE III
426 WEST 400 NORTH
SALT LAKE CITY, UT 84103

266 SOUTH 700 WEST SALT LAKE CITY, UT 84111
TELEPHONE 801.344.5544
ARCHITECTURE ■ INTERIOR DESIGN

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		PROJECT NO.:
		17040
		03.21.19
ELEVATIONS		SHEET:
SCALE: 1/8" = 1'-0"		AE2-02

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C3 SOUTH ELEVATION RENDER
AE2-03 SCALE: NTS

A3 WEST ELEVATION RENDER
AE2-03 SCALE: NTS

REFERENCE NOTES

STAMP

ELEVATION RENDERINGS
SCALE: NTS

APPLICATION

REDROCK BREWHOUSE III
426 WEST 400 NORTH
SALT LAKE CITY, UT 84103

266 SOUTH 700 WEST SALT LAKE CITY, UT 84111
TELEPHONE 801.344.1514
ARCHITECTURE ■ INTERIOR DESIGN

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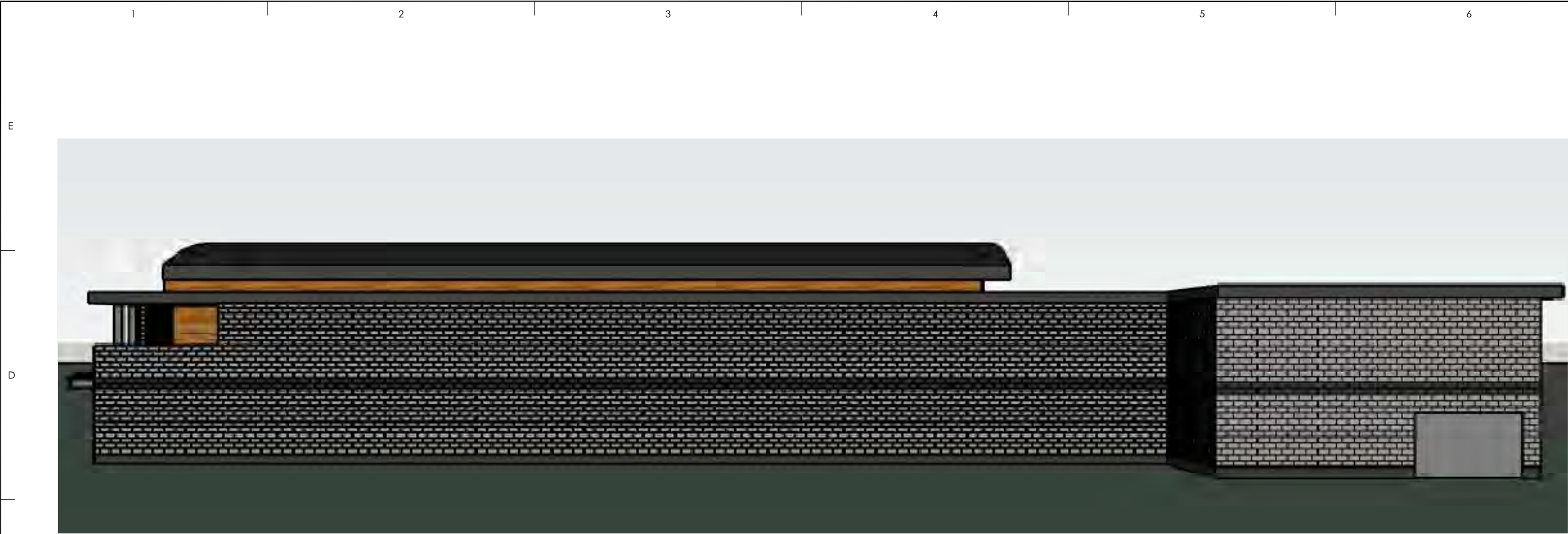
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SHEET:

AE2-03

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C3
AE2-04

NORTH ELEVATION RENDERINGS
SCALE: NTS



A3
AE2-04

EAST ELEVATION RENDERINGS
SCALE: NTS

REFERENCE NOTES

STAMP

ELEVATION RENDERINGS
SCALE: NTS

APPLICATION

REDROCK BREWHOUSE III
426 WEST 400 NORTH
SALT LAKE CITY, UT 84103

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WITH APPROPRIATE
COMPENSATION.

PROJECT NO.:

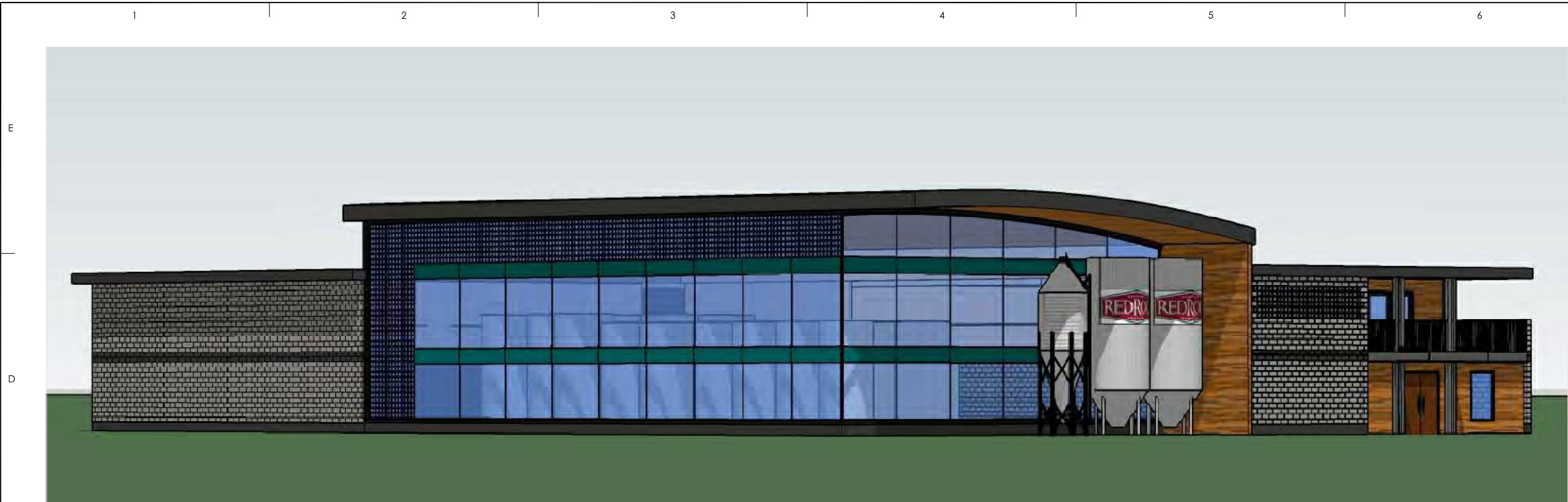
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03.21.19

SHEET:

AE2-04

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C3 CORNER STREET VIEW
AE2-05 SCALE: NTS



A3 ENTRY & UPPER DECK DETAIL
AE2-05 SCALE: NTS

REFERENCE NOTES

STAMP

ELEVATION RENDERINGS
SCALE: NTS

APPLICATION

RED ROCK BREWHOUSE III
426 WEST 400 NORTH
SALT LAKE CITY, UT 84103

255 SOUTH 700 WEST SALT LAKE CITY, UT 84111
TELEPHONE 801.344.1514
ARCHITECTURE ■ INTERIOR DESIGN

MJSA

REVISIONS:

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PROJECT NO.:

17040

03.21.19

SHEET:

AE2-05

ATTACHMENT D: **APPLICANT'S NARRATIVE**

The narrative found on the following pages was submitted by the applicant.

RED ROCK BREWERY CONDITIONAL USE COMMENTARY:

1. Project Description:

- New offsite brewery for Red Rock Brewery, LC within the TSA-UC Zone. The parcel lies in the Transition Area within the zone. The building use is defined as a Brewery with an accessory use of a Retail Goods Establishment. In 2015, prior to purchasing the land, RRB verified with Salt Lake City Planning Department that a Brewery is a permitted use and received a letter of acknowledgement, Oct. 13, 2015. Since that time, with the adoption of the Land Use Table, 21A.33.035, for the TSA-UC-T Zone, made a Brewery a Conditional Use, therefore, we will be applying for a Conditional Use through SLC Planning Department.

2. Conditional Use Information

- If applicable, what is the anticipated operating/delivery hours associated with the proposed use: **Operating hours for the brewery would be from 7am-7pm. Operating hours for the accessory use would be from 11am-11pm.**
- What are the land uses adjacent to the property (abutting and across-the-street properties): **Adjacent: TSA-UTC-T Across the street: SR-1**
- How many employees are expected to work on-site during the highest shift: **12**
- If applicable, how many seats will be provided as part of the conditional use: **49**
- Have you discussed the project with nearby property owners? If so, what responses have you received? **Yes, Positive. Red Rock has been operating a brewery at 443 North 400 West for the last 8-years. The retail services of the brewery have drawn a very successful following from within the neighborhood. RRB has established itself as a good neighbor and a pedestrian friendly amenity to the nearby residents.**

3. Minimum Plan Requirements

- Please see attached packet

4. Site Plan

- Please see attached packet

5. Elevation Drawings

- Please see attached packet

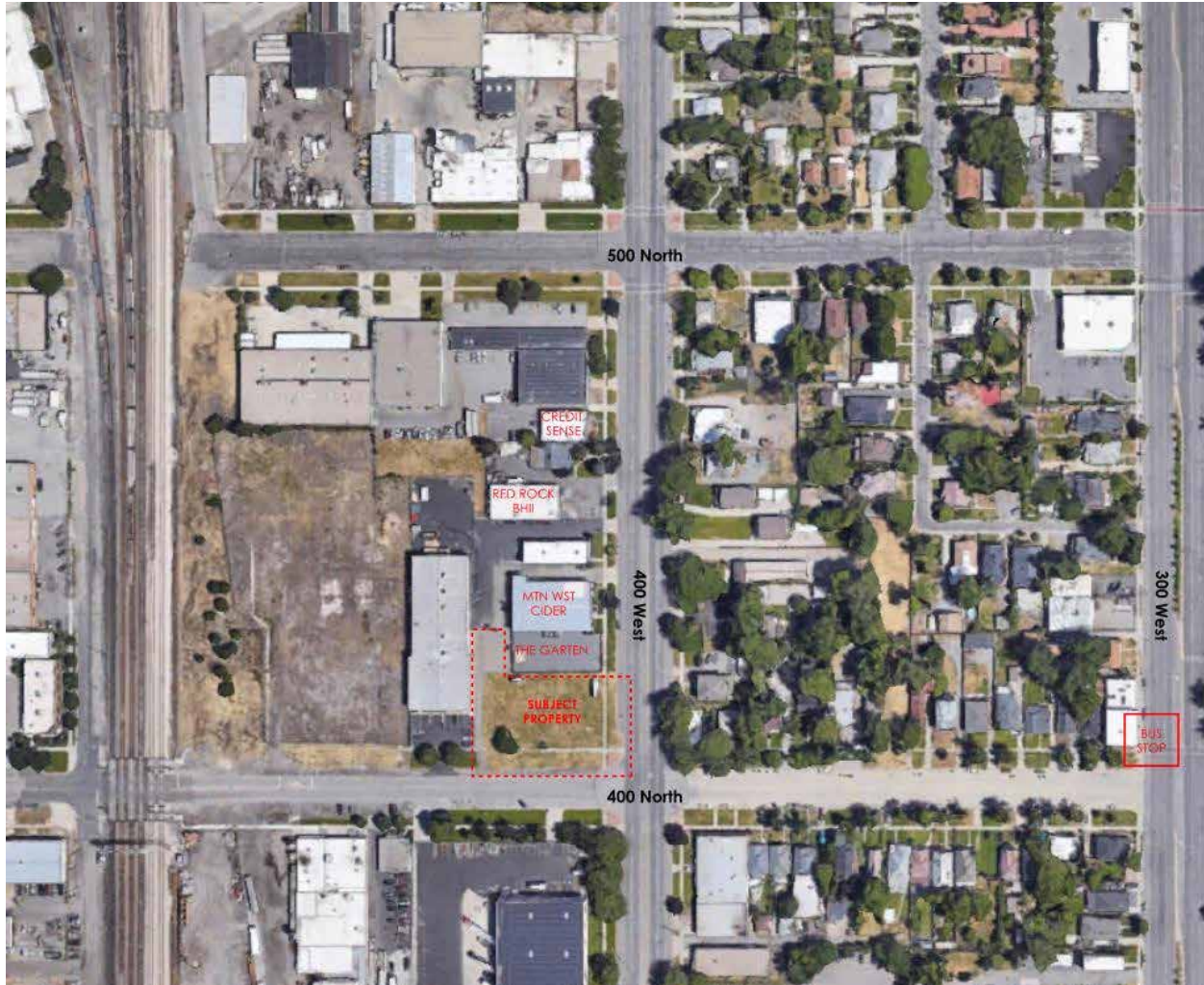


255 West 700 South
Salt Lake City, UT 84101
801.364.5161

Planning Dept.
451 S State Street Rm 215
Salt Lake City, UT 84111

Conditional Building & Site Design Narrative

Red Rock Brewery III
426 West 400 North
Salt Lake City, UT 841



Site & Building Information (also found on AS1-01)

Zone: TSA-UC-T, Transit Station Area – Urban Center Transit Center – Transition Area

Lot size: 21,668 s.f. (0.497 acre)

Setbacks:	Required	Proposed
	Front/Corner = 0'-0"	Front/Corner = 0'-0"
	Side = 0'-0"	Side = 0'-0"
	Rear = 5'-0" min.*	Rear = 12'-0"

* The minimum shall increase 1' for every 1' increase in building height above 25' and is applied to the portion of the building over 25' in height

Building area: Main level = 18,478 s.f.
2nd level = 12,617 s.f.
Total = 31,095 s.f.

Building height: Flat roof = 24'-0"
Curved roof = 30'-0"

Parking: 3 Existing parallel spots 400 West
9 New 45 degree spots 400 N (proposed)
1 45 degree ADA spot 400 N (proposed)

14 Total provided parking spots

8 Required spots (see AG0-01 of this document for parking calculations)

The site is located in the Transition Area of the TSA zone. We have already gone through our scorecard review and were able to score above the 125 point threshold. We have been working closely with planning to ensure that our project meets the overall intent of the TSA Transition Zone.

21A.37 Design Standards

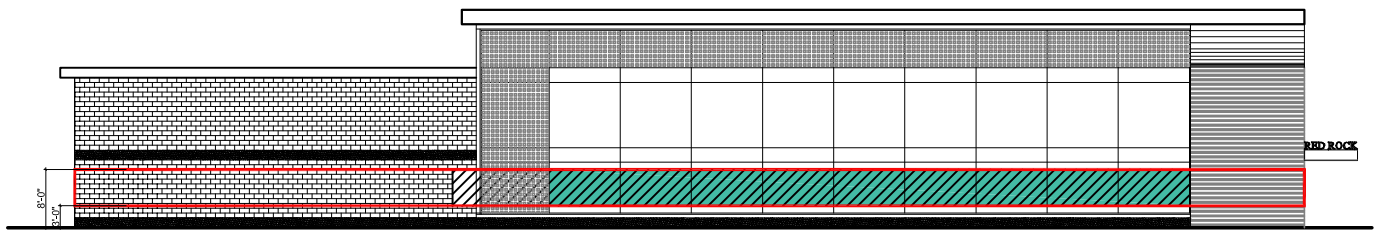
The following design standards are not currently being met & are the reason for our Conditional Building & Site Design Review application.

Table 21A.37.050 Commercial Districts

- C. GLASS: We have designed a 3 story corner glass element that does not meet the 60% glass in a 3'-0" to 8'-0" swath. Please see the diagram on page 4 with our proposed alternate glass calculations. Additional glass may also be added to these facades once the buildings program has been finalized.
- D. DOORS: Our buildings programmatic functions does not need a door every 40'-0", nor does it need two "main entrances". With this building design, utilizing the glass as the focal point to create a street presence is how we are addressing our frontages. It is also a matter of controlling how people enter the building. For safety purposes one clearly marked main entrance for the public is desired. One to two additional man doors may be added to the Southern façade when the buildings program has been finalized.
- E. BLANK WALL MAXIMUM: The simple differentiation of glass to honed Concrete Masonry Unit is important to interpreting our buildings function. Glass = Brewery CMU = Brewery Support. Additional windows on the second level in the area noted as "offices" on sheet AE1-02 may be added to the Southern façade when the buildings program has been finalized.

21A.26.078.e.3.b 50% of street facing building façade be located within 5'-0" of street frontage property line.

Currently 48.17% of the building's façade is located on the property line. The remaining 51.83% is 15'-4" from the property line. The portion of the building that is pulled back is all glass with monumental curved roof overhang that is located on the property line. Please see the roof plan, AE1-03. The overhang is housing the grain silos which are an essential component to the function of the Brewery & instructs on the buildings purpose. Please see exhibit #3 on page 8



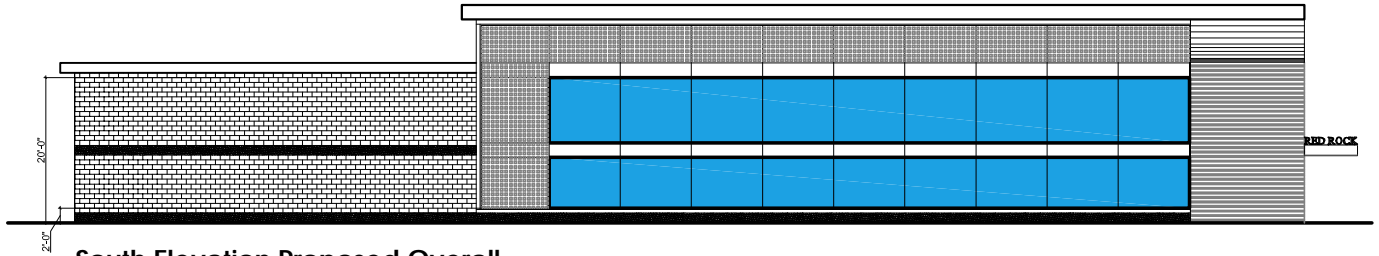
South Elevation Required per 21A.37.060

3'-0" to 8'-0" ground floor glass zone = 847 sf X 60% = 508 sf

508 sf REQ.

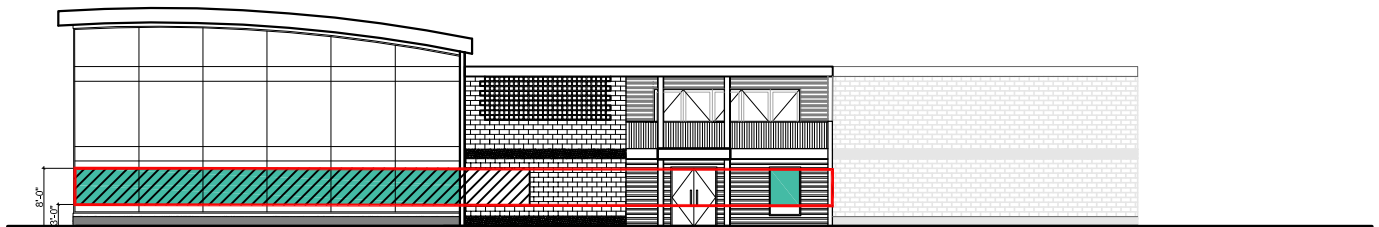
441 sf PROPOSED

691 sf of semi-transparent solar panels



South Elevation Proposed Overall

2'-0" to 20'-0" zone of glass TOTALLING 1411 sf

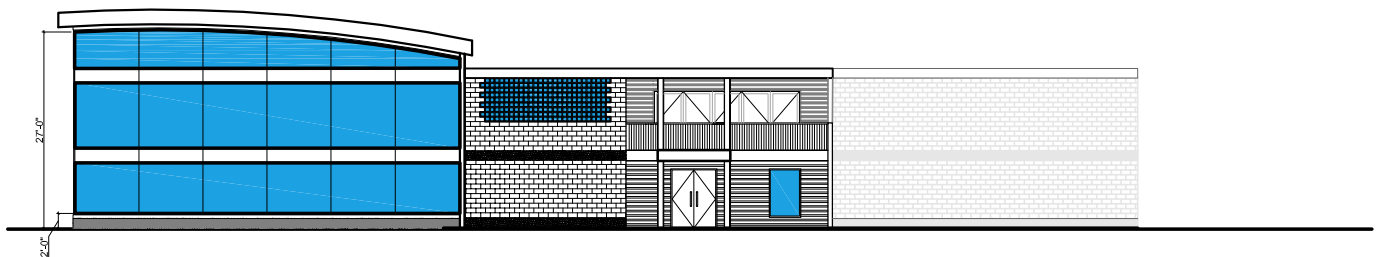


East Elevation Required per 21A.37.060

3'-0" to 8'-0" ground floor glass zone = 523 sf X 60% = 313 sf

313 sf REQ.

285 sf PROPOSED



East Elevation Proposed Overall

2'-0" to 27'-0" zone of glass TOTALLING 1100 sf

104 sf of open faced block for visual connection from the outdoor patio to the street

Project Overview

Intent:

Red Rock is interested in making this a destination brewery, their flagship. As such, the goal of this project is to create a building that emulates its program. The majority of this facility is a brewery. The other spaces within the facility are a tasting room, a second floor outdoor deck, retail shop, offices, and storage—all of which are intended to support the brewery. It is this driver that has informed the form of the building.

Design & Materials:

Overall the material pallet for this project consists of four timeless materials: glass, concrete, wood, and steel. All four facades are consistent in their clean design concentrating the majority of the architectural detailing on the south and east corner facades. It is important to this project to create a grand presence on the street corner. The corner of the building is entirely glass allowing visibility & engagement into the brewery. The brewery space is double heighted creating an open volume. The glass walls range in height, from 20'-0" to 27'-0" tall. This allows us to showcase the brewing system & fermenting vessels, these stainless steel tanks are the showpiece, a beacon of sorts. To further help our building corner have a strong engaging presence—we integrated a contemporary take on the bowstring truss, curving the roof housing the brewery.

Entry & Signage:

Our building entrance is on the street facing 400 W, along this portion of 400 W (between 400 N & 500 N) are several existing businesses. We wanted to make sure our entry aligned with the existing entrances. As a means of calling attention to the building's entry—a strong I-beam sculptural element was utilized. Directly above the entry is a second level outdoor space that has 49'-0" of street frontage and emphasizes the public spaces within the building. We have incorporated both a perpendicular sign & a sign that is part of the entry canopy. The I-beam entry element also serves as the signage for the building, effectively engaging our building with the pedestrian/sidewalk. Please see image #1 on page 8 as a *compliment* to drawings AE2-01-AE2-04 attached to this submittal.

Roof & Lighting:

This project is in an area that is mostly industrial with some residential interspersed. We kept our curved roof to 30'-0" max A) due to fire requirements, but B) to keep it within the human scale and to not over power the residences across 400 West. While the face of the building to the south of the entry may be pushed back from the sidewalk the roof overhang on the property line is meant to engage with the street. The monumental overhang will also be used to illuminate through downlighting and highlight the corner of the building along with the landscape below. Secondly the entryway will have appropriate wall washers to call attention the entry & create safety. Please see the attached image #6 on page 9.

Outdoor Space:

Programmatically we needed to put the public outdoor space on the second level. An outdoor space that will be available to use by all patrons & employees. The purpose of having the building's outdoor space on the street, is so that you can hear people before you see them, creating curiosity to draw people in. Not to mention it will give the public a view of the mountains & the capital building, as well as create a visual connection to Mountain West's Beer Garden next door.

Sustainability:

Implementing alternative energy technology is of the utmost importance. We are exploring the use of solar panels along the southern faced as a potential shading mechanism. Currently we

are proposing 691 square feet of vertical solar panels to help shade our southern wall of glass. Where additional shading is needed solar shades will be implemented to mitigate any remaining heat gain. As the project moves forward we will be looking into other sustainable practices as it relates to creating an efficient overall building & brewing system. Additionally, we are exploring the making art out of the solar panels by creating a mural with them. Please see image #5 on page 9.

21A.59.060 Standards for Design Review

A. Development shall be primarily oriented to the street, not an interior courtyard or parking lot.

We are fully taking advantage of the fact that we are developing a corner lot. The main Entry is on 400 West, in alignment with the other businesses along on the west side of 400 W. On our Southern elevation a wall of glass showcasing the brewing equipment, calling attention to the buildings function from the outside.

B. Primary access shall be oriented to the pedestrian and mass transit.

As addressed in section A our entry is oriented towards the existing businesses & residences along 400 W

C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.

Please see "Project Overview" along with the diagram on page 4 for ground floor glass & overall glass calculations.

D. Architectural detailing shall be included on the ground floor to emphasize the pedestrian level of the building.

Please see "Project Overview" along with AE2-01-AE2-04, exhibits #1-4, pages 8-9 for architectural detailing.

E. Parking lots shall be appropriately screened and landscaped to minimize their impact on adjacent neighborhoods. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods.

Please see our parking calculations on AG00-1. This project is required to have 8 parking stalls, we are providing 13 on street parking stalls as shown on AS1-01. There is no on-site parking, no company vehicles will be parked on site.

F. Parking and on site circulation shall be provided with an emphasis on making safe pedestrian connections to the street or other pedestrian facilities.

There is no on-site parking, our proposed 45° parking will comply with all city transportation & engineering requirements to provide safe access to the sidewalk.

G. Dumpsters and loading docks shall be appropriately screened or located within the structure.

Our garbage & loading area is in the North West corner of our property, as noted on our site plan, AS1-01. It is roughly 156'-0" from the sidewalk & screened by an existing fence on the adjacent two lots.

H. Signage shall emphasize the pedestrian/mass transit orientation.

This was discussed under "Entry & Signage" in the previous section.

I. Lighting shall meet the lighting levels and design requirements set forth in chapter 4 of the Salt Lake City lighting master plan dated May 2006.

This was discussed under "Roof & Lighting" in the previous section. We fully intend to adhere to chapter 4 of the lighting master plan.

J. Streetscape improvements shall be provided as follows:

1. One street tree chosen from the street tree list consistent with the city's urban forestry guidelines and with the approval of the city's urban forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the city's urban forester.

As shown on our site plan AS1-01 we plan on complying with the city's 30'-0" Urban Forester approved street tree requirement.

2. Landscaping material shall be selected that will assure eighty percent (80%) ground coverage occurs within three (3) years. 3. Hardscape (paving material) shall be utilized to designate public spaces. Permitted materials include unit masonry, scored and colored concrete, grasscrete, or combinations of the above.

We intended to work with a landscape architect and comply with the above requirements. Our project will utilize majority drought resistant plants and grasses that are recognized as water-wise. As a general approach to our open space & landscape design we plan on adhering to the BMP's for Water Resource Efficiency and Protection set forth by SLC.

4. Outdoor storage areas shall be screened from view from adjacent public rights of way. Loading facilities shall be screened and buffered when adjacent to residentially zoned land and any public street.

We do not have any outdoor storage areas, any required storage is located inside the building.

5. Landscaping design shall include a variety of deciduous and/or evergreen trees, and shrubs and flowering plant species well adapted to the local climate.

Please see exhibits #1 - #4 on pages 8-9 for landscaping intent.

K. The following additional standards shall apply to any large scale developments with a gross floor area exceeding sixty thousand (60,000) square feet:

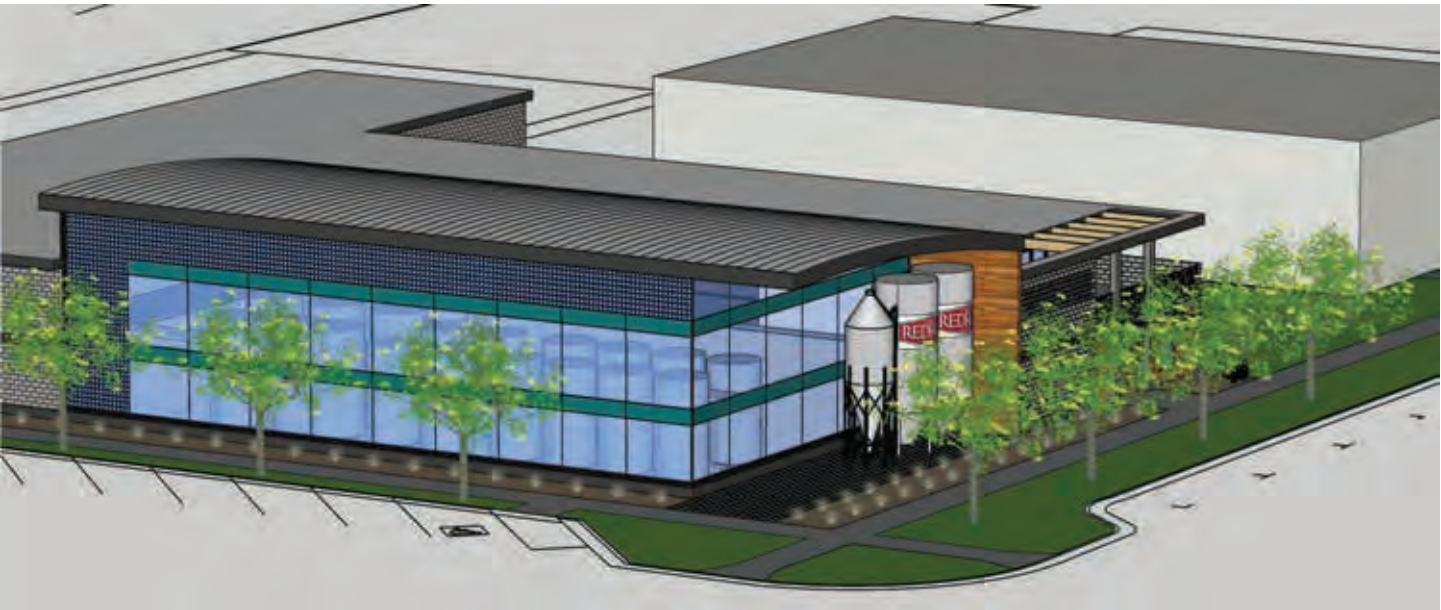
Our projects gross square footage, as noted in "Site & Building Information" is 31,095 sf.

L. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as adopted master plan policies, the city's adopted "urban design element" and design guidelines governing the specific area of the proposed development. Where there is a conflict between the standards found in this section and other adopted plans and regulations, the more restrictive regulations shall control. (Ord. 15-13, 2013)

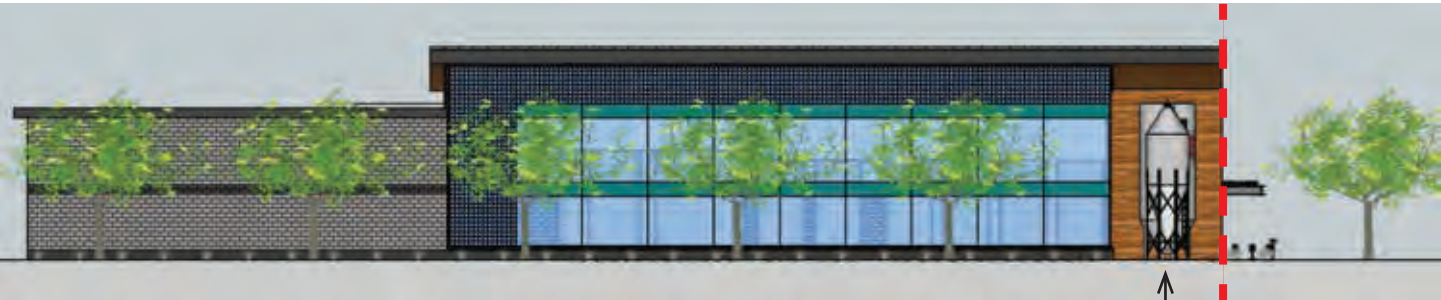
We have been working closely with planning to ensure that the intent of this projects zoning district, the TSA transition zone is met.



#1 Signage & Entry Overhang, that engages the sidewalk



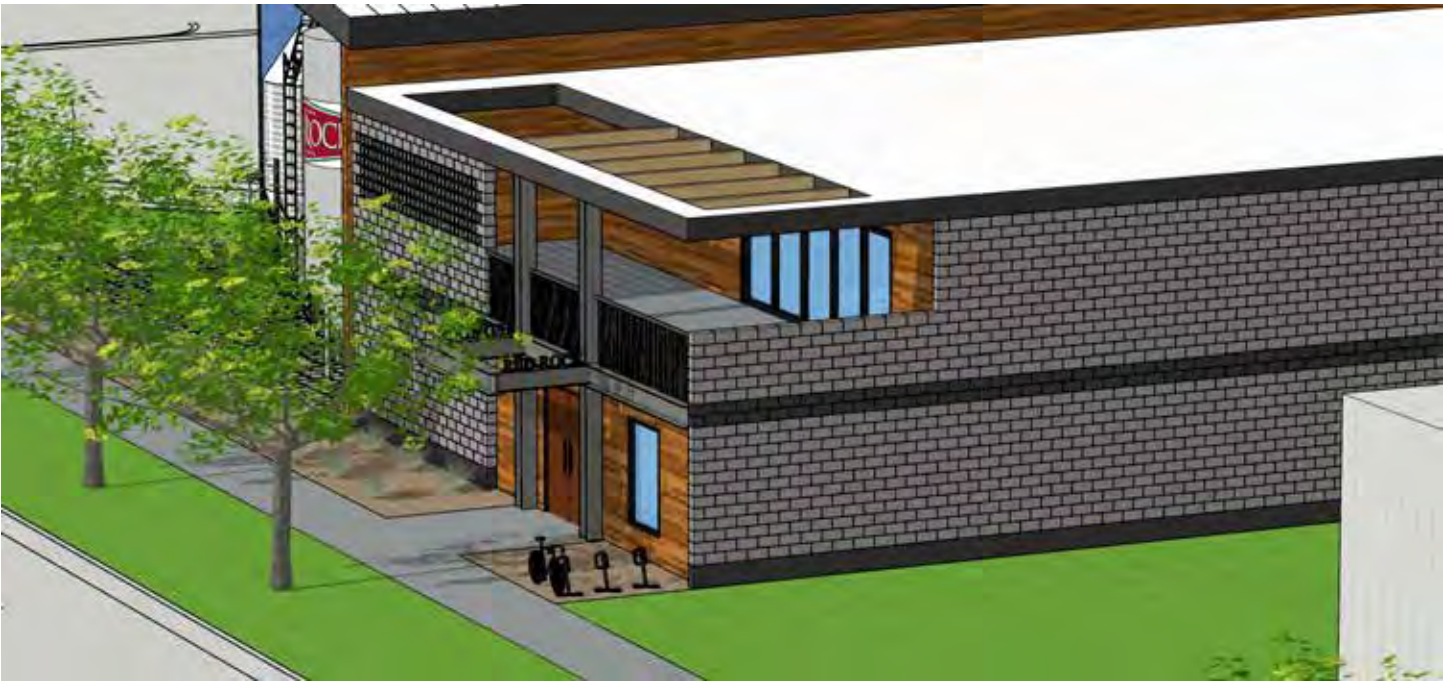
#2 Additional Site Imagery



#3 Additional Site Imagery, curved roof extended to property line

Grain
Silos

Property
Line



#4 Additional Site Imagery



#5 "La Monarca"
first solar panel mural--San Antonio, TX
<http://landartgenerator.org/solar-murals.html>



#6 Downlighting at roof overhang
c: Z Architects - Girdwood, AK



#7 & 8 Bike Racks
brand: Ground Control or similar
Can accommodate bikes & scooters
specifically designed to keep bikes upright, secure, and protected from damage.

ATTACHMENT E: EXISTING CONDITIONS & ZONING ORDINANCE REQUIREMENTS

ADJACENT LAND USES and ZONING

The land use and zoning surrounding the site include the following:

- North: TSA-UC-T: A variety of commercial uses including the main brewery for Red Rock and Mountain West Hard Cider, a winery **operation with an outdoor seating “garden”**
- South: TSA-UC-C: – a variety of commercial and light industrial uses
- East – opposite side of 400 W: SR-1A – mostly single-family residential development. To the south on the opposite of 400 W the zoning is MU – Mixed Use.
- West: TSA-UC-T – Light industrial uses and vacant land

SALT LAKE CITY ZONING ORDINANCE PROVISIONS

21A.24.130: TSA – Transit Station Area District:

Purpose Statement: The purpose of the TSA Transit Station Area District is to provide an environment for efficient and attractive transit and pedestrian oriented commercial, residential and mixed use development around transit stations. Redevelopment, infill development and increased development on underutilized parcels should include uses that allow them to function as part of a walkable, mixed use district. Existing uses that are complementary to the district, and economically and physically viable, should be integrated into the form and function of a compact, mixed use pedestrian oriented neighborhood. Each transit station is categorized into a station type. These typologies are used to establish appropriate zoning regulations for similar station areas. Each station area will typically have two (2) subsections: the core area and the transition area. Due to the nature of the area around specific stations, the restrictions of overlay zoning districts, and the neighborhood vision, not all station areas are required to have a core area and a transition area.

Urban Center Station (TSA-UC): An urban center station contains the highest relative intensity level and mix of uses. The type of station area is meant to support Downtown Salt Lake and not compete with it in terms of building scale and use.

Transition Area: The purpose of the transition area is to provide areas for a moderate level of land development intensity that incorporates the principles of sustainable transit oriented development. The transition area is intended to provide an important support base to the core area and transit ridership as well as buffer surrounding neighborhoods from the intensity of the core area. These areas reinforce the viability of the core area and provide opportunities for a range of housing types at different densities. Transition areas typically serve the surrounding neighborhood and include a broad range of building forms that house a mix of compatible land uses. Commercial uses may include office, retail, restaurant and other commercial land uses that are necessary to create mixed use neighborhoods.

Current Zoning Requirements – TSA-UC-T – Transit Station Area Urban Core Transition Zone and Chapter 21A.37 – Design Standards

Zoning Standard	Regulation	Proposed	Status
Building Height	Maximum – 60 feet	30'	Complies
Front or Corner Side Yard Setback	50% within 5-feet of property line	South elevation complies. 48% of the east elevation is located within 5-feet of property line	Does not Comply – Modification requested through CBSDR process.
Interior Side Yard Setback	None required	12 feet	Complies
Rear Yard Setback	None required	12 feet	Complies
Parking Spaces	8 spaces required based on size of building, uses and parking reduction of 50% in the TSA zone	No onsite parking proposed. 13 total parking spots provided – 3 existing on 400 West and 10 new 45 degree angled parking spots provided on 400 N including an ADA spot	Complies
Open Space Requirements	1 square foot per every 10 square feet of land in the development up to 2500 SF for Transition areas. For this property 2166 square feet of open space is required	A total of approximately 2,544 square feet is being provided. This includes 715 square feet within the outdoor deck area and another 1829 square feet of landscaped area. The deck area may also be expanded with a flexible wall system to double it in size and provide another 715 SF of outdoor patio seating area.	Complies
Glass Requirement on Ground Floor Street-Facing Elevations	60% in the area 3-5 feet above grade (would require 508 SF on south	South Elevation – 1411 SF and East Elevation – 1100 SF Exceeds total but not in area specified in	Does not Comply – Modification requested

	elevation and 313 SF on east elevation)	regulations – alternative design proposed.	through CBSDR process.
Doorway Entrance Requirements	Minimum of one operable entrance for each street-facing façade and one entrance for every 40-feet of street facing facade	No entrance provided on the south elevation. Main entrance on east elevation due to security concerns. May consider adding one to two additional doors to the southern façade of the building once the programing is finalized.	Does not Comply – Modification requested through CBSDR process – staff recommending condition to require at least one additional entrance.
Maximum Length of Blank Walls	15 feet	Proposed blank wall space on the southern elevation of approximately 55'4" in length. There is also a section of blank wall space on the east elevation that is approximately 21'4" in length.	Does not Comply – Modification requested through CBSDR process. Staff recommending additional design elements be required on the south elevation to help mitigate the blank wall space.

ATTACHMENT F: ANALYSIS OF STANDARDS – CONDITIONAL USE

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;

Analysis: The property is located in the TSA-UC-T (Transit Station Area Urban Center Transition) zoning district. Per Section 21A.33.035 – Table of Permitted and Conditional Uses for Transit Station Area Districts of the Zoning Ordinance, a brewery requires conditional use approval. The proposed use does not comply with certain provisions of the Zoning Ordinance that address the design of the building but modification to those standards has been requested through the Conditional Building and Site Design Review (CBSDR) process which the Planning Commission has the authority to approve.

Finding: The proposal complies with the applicable provisions of the Salt Lake City Zoning Ordinance with the exception of some design elements of the building. Where the standards have not been met, modification has been requested. If the design changes are approved by the Planning Commission, the use will comply with all provisions of the Zoning Ordinance.

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

Analysis: The proposed use is located within a corridor along 400 West that contains a variety of commercial and light industrial uses. The existing Red Rock brewery operation is located to the north and immediately adjacent is Mountain West Hard Cider, which is classified as a winery. The proposed use is similar to other existing uses in the area in terms of scale and impacts so would not be out of character or incompatible with the surrounding area or uses.

Finding: Staff finds that the use and the scale and intensity of development will be compatible with surrounding uses.

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

Analysis: The maps in the Capitol Hill Master Plan (2001) show that the subject property is located within an area where the future land uses are anticipated to be Medium Density Mixed Uses. The property is located within the Guadalupe Neighborhood and Railroad Redevelopment Area. This area was once agricultural and later industrial in nature. It is envisioned that this area will develop over time as a mixed use area with medium density with development that encourages good design, pedestrian orientation and open space. The proposed use is in concert with the Master Plan and the anticipated character of the area over time.

Finding: The proposal does not present a conflict with the Master Plan.

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

21a.54.080B Detrimental Effects Determination

In analyzing the anticipated detrimental effects of a proposed use, the planning commission shall determine compliance with each of the following:

Criteria	Finding	Rationale
1. This title specifically authorizes the use where it is located	Complies	A brewery is allowed as a conditional use in the TSA-UC-T zoning district. The tasting room is allowed as a permitted use in the zoning district based on the proposed size.
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 Capitol Hill Master Plan anticipated that this area will develop over time as a mixed use area with development that encourages good design, pedestrian orientation and open space. The proposed use is in concert with the Master Plan and the anticipated character of the area over time.
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 proposed use is located within a corridor that contains a variety of commercial and light industrial uses. The proposed use is similar to other existing uses in the area in terms of scale and would not be out of character with surrounding uses and development.
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered	Complies	The proposed building is approximately 30-feet tall, which is half the maximum height allowed in the zoning district. The proposed design does not maximize the allowable height. As such, it will fit in with the existing development in the area in terms of mass and scale.
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	There will be one driveway and drive entrance on the west side of the building that leads to the service area which includes both the dumpster and loading docks for the brewery. The access point and driveway will not impede traffic flows on 400 North.
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic	Complies	There is no on-site parking being provided. Parking will be on the street in 45 degree angled spots. These will allow safe access to the sidewalk that will be installed in front of the building.
7. The site is designed to enable access and circulation for pedestrian and bicycles	Complies	There is existing sidewalk on 400 North. The sidewalk is in poor condition and will need to be replaced with this project to provide pedestrian access to the site. A bicycle rack will be provided on the site. The site will enable access for both pedestrians and bicycles.
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street	Complies	The proposed use is anticipated to be low volume in nature and will not impact the service levels on 400 North or 400 West.
9. The location and design of off-street parking complies with applicable standards of this code	Complies	The proposed parking will consist of 13 total parking spots – 3 existing on 400 West and 10 new 45 degree angled parking spots provided on 400 N including an ADA spot. Based on the building floor area and uses, a total of 16 parking spaces would be required but the TSA

		zoning district allows for a 50% reduction in parking so the total requirement is 8 spaces. The proposal exceeds the required parking and complies with the standards.
10. Utility capacity is sufficient to support the use at normal service levels	Complies	The site is within a developed area with all utility infrastructure in place. Salt Lake City Public Utilities has indicated that building and utility development permits will be required. All improvements must meet SLCPU ordinance, standards, and policies. Pretreatment will be required prior to sewer discharge. Applicant will need to provide sewer and water requirements to determine if any offsite improvements will be required.
11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts	Complies	The proposed landscaping buffers meet the requirements of the TSA zoning district and the street tree requirements are being met.
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	There is no indication that the proposed project will introduce any environmental damage to the surrounding area.
13. The hours of operation and delivery of the use are compatible with surrounding uses	Complies	The hours of operation are anticipated to be from 7 AM to 7 PM for the brewery and from 11 AM until 11 PM for the tasting room. This is not out of character with other uses in the area and the winery immediately to the north.
14. Signs and lighting are compatible with, and do not negatively impact surrounding uses	Complies	Any signs and lighting will be confined to that necessary to provide safety on the site including for adequate security while being minimized in order to not impact adjacent properties.
15. The proposed use does not undermine preservation of historic resources and structures	Complies	There are no historic resources or structures on this site.

Finding: In analyzing the anticipated detrimental effects of the proposed use, Planning Staff finds that the request complies with the criteria listed above.

ATTACHMENT G: ANALYSIS OF STANDARDS – CONDITIONAL BUILDING & SITE DESIGN REVIEW

21a.59.060: Standards for Design Review: In addition to standards provided in other sections of this title for specific types of approval, the following standards shall be applied to all applications for design review:

Standard	Finding	Rationale
A. Development shall be primarily oriented to the street, not an interior courtyard or parking lot.	Complies	The proposed development is oriented toward 400 West with the main building entrance. The development complies with this standard.
B. Primary access shall be oriented to the pedestrian and mass transit.	Complies	The project lies approximately 900 feet from an established bus stop. There is a glass wall on the southern elevation that showcases the brewing equipment to help create a street presence and focal point of interest.
C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.	Does not Comply (Modification through CBSDR process)	Glass has been incorporated at ground level, particularly toward the corner of 400 N and 400 W. While the glass requirements as defined between 3 and 8 feet above have not been met, the development utilizes an alternate design that far exceeds the requirements and creates a visual focal point of interest toward the corner of the street for enhanced pedestrian interest. This is outlined in more detail in Consideration 2 (page 2) of this report.
D. Architectural detailing shall be included on the ground floor to emphasize the pedestrian level of the building.	Complies	The applicant's narrative outlines how this standard has been met in the Project Overview on Page 5. In brief, the project utilizes different materials, large sections of glass to allow a view into the brewing area, pedestrian scale signs and a corner presence that showcases the brewing equipment at the street level. The development meets this standard.
E. Parking lots shall be appropriately screened and landscaped to minimize their impact on adjacent neighborhoods. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods.	Not Applicable	No on-site parking is being provided. Parking will be provided on the street in angled spots on 400 North and in parallel spots on 400 West. This standard is not applicable.
F. Parking and on site circulation shall be provided with an emphasis on making safe pedestrian connections to the street or other pedestrian facilities.	Complies	There is no on-site parking being provided. Parking will be on the street in 45 degree angled spots. These will allow safe access to the sidewalk that will be installed in front of the building.
G. Dumpsters and loading docks shall be appropriately screened or located within the structure.	Complies	Service areas are located in the northwest corner of the property approximately 156 from the property line on 400 North. Screening will be provided by existing fencing on adjacent properties.
H. Signage shall emphasize the pedestrian/mass transit orientation.	Complies	Both a perpendicular and a sign that is part of the entry canopy has been incorporated into the building design. These signs are integrated as

		part of the entry elements in order to engage pedestrians at the sidewalk level.
I. Lighting shall meet the lighting levels and design requirements set forth in chapter 4 of the Salt Lake City lighting master plan dated May 2006.	Complies	Any street or exterior lighting will be installed in conformity to City policy.
<p>J. Streetscape improvements shall be provided as follows:</p> <ol style="list-style-type: none"> 1. One street tree chosen from the street tree list consistent with the city's urban forestry guidelines and with the approval of the city's urban forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the city's urban forester. 2. Landscaping material shall be selected that will assure eighty percent (80%) ground coverage occurs within three (3) years. 3. Hardscape (paving material) shall be utilized to designate public spaces. Permitted materials include unit masonry, scored and colored concrete, grasscrete, or combinations of the above. 4. Outdoor storage areas shall be screened from view from adjacent public rights of way. Loading facilities shall be screened and buffered when adjacent to residentially zoned land and any public street. 5. Landscaping design shall include a variety of deciduous and/or evergreen trees, and shrubs and flowering plant species well adapted to the local climate. 	Complies	<p>The CBSDR narrative included the following items related to landscaping:</p> <ul style="list-style-type: none"> • The development will include street trees to comply with Urban Forestry requirements. • The majority of plants will be drought resistant and water wise. A final landscaping plan will be designed by a landscape architect. • There are no exterior storage areas. <p>A landscape plan that meets the requirements of Chapter 21A.48 will be required as part of the Building Permit review process.</p> <p>Additional simulated views of the proposed landscaping can be found in the applicant's narrative in Attachment D of this report.</p>
<p>K. The following additional standards shall apply to any large scale developments with a gross floor area exceeding sixty thousand (60,000) square feet:</p> <p>*Staff note – the standards in K are not applicable as the proposed building is approximately 30,000 square feet and below the threshold that requires these standard be addressed so no analysis of those standards is included in this report.</p>		

ATTACHMENT H: PUBLIC PROCESS AND COMMENTS

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project:

- Notice of the project and request for comments sent to the Chair of the Capitol Hill Neighborhood Council on January 2, 2019 in order to solicit comments.
- Staff sent an early notification announcement of the project to all residents and property owners living within 300 feet of the project site on January 2, 2019 providing notice about the project and information on how to give public input on the project.
- The 45-day recognized organization comment period expired on February 18, 2019

Notice of the public hearing for the proposal included:

- Public hearing notice mailed on: April 11, 2019
- Public hearing notice sign posted on the property: April 11, 2019
- Public notice posted on City and State websites & Planning Division list serve: April 11, 2019

Public Input:

The Chair of the Capitol Hill Neighborhood Council did not ask staff to attend a meeting to present the project. The CHNC did not express any concerns or objections to the proposal but had one follow-up question for staff regarding anticipated odors that would be produced by the facility. Staff cannot assess this but has passed the question along to the applicant.

No additional public comments were submitted for this proposal from any neighboring property owners or residents.

ATTACHMENT I: DEPARTMENT REVIEW COMMENTS

The following comments from other reviewing departments were submitted in relation to the proposal:

PUBLIC UTILITIES COMMENTS

Building and utility development permits will be required. All improvements must meet SLCPU ordinance, standards, and policies. Pretreatment will be required prior to sewer discharge. Applicant will need to provide sewer and water requirements to determine if any offsite improvements will be required.

ENGINEERING COMMENTS

No objections to the proposed conditional use. There is no curb & gutter on this property's frontage of 400 North. Please plan on installing curb & gutter as part of the proposed development.

TRANSPORTATION COMMENTS

They're in the Transition zone so they are required to have some parking. This parking can be provided as on street parking.

SUSTAINABILITY COMMENTS

No specific comments, but if they want to be energy efficient Peter Nelson has done a lot of research on energy efficient breweries. Anything they can do to reduce energy or water use would be appreciated.

ZONING REVIEW COMMENTS

Property lines must be depicted on site plans; provide also all dimension information- of setbacks being provided from structures/features to property lines, of distances from corner and side property lines to the backs of sidewalks, etc.

A Certificate of Address will be required for the proposal (to be obtained prior to making building permit review request); Impact Fees will be due to be paid when building permit is issued;

Requirement of 21A.26.078.E.3.b that at least 50% of street-facing building façade be located within 5 feet of street frontage property line is not being satisfied by eastern façade but is very close to satisfying **(by this reviewer's figuring, 48.17% of entire eastern façade will be within 5 feet of eastern property boundary)** – to be corrected or be reviewed for modification through appropriate Planning Division application, such as Conditional Building and Site Design Review;

Design standards requirements of 21A.37 that appear are not being satisfied by current proposal include: minimum required ground floor glass for street facing facades, for both facades (21A.37.050.C.1); minimum number of street facing façade building entrances (one) not being provided on south elevation, and, to provide building entrances every 40 feet in street facing facades not being satisfied on both facades of proposed building for subject corner lot (21A.37.050.D); maximum length of blank wall of 15 feet for street facing facades not being satisfied on both facades of proposed building for subject corner lot (21A.37.050.E); the issues communicated here should be corrected or considered to be allowed through appropriate review (such as per Planning Director review for ground floor glass or Conditional Building and Site Design Review application, as may be applicable/available) ;

To relate that proposed designs satisfy requirements of Design Standards 21A.37 applicant will need to provide calculations and notes to elevation drawings, floor plans, site plan, etc. to relate minimum percentages and other requirements will be met (including regarding ground floor use, exterior lighting,

and the screening of mechanical equipment and of service areas);

Parking must be provided at level that satisfies minimum required parking for all of the uses being proposed to the site- for needed parking calculations, breakdown the square foot sizes of proposed uses and determine minimum required parking per 21A.44.030.G, and, figure sizes of areas of use per **definition of “Floor Area, Usable” at 21A.62.040**); **to propose Transportation Demand strategies if current proposal does not provide sufficient parking** (see at 21A.44.050, for how can reduce by 25% the number of stalls required by zoning ordinance); on-street parking may be used to satisfy required parking only where adjacent to the subject property (not across street) and may not have time restrictions on the stalls to be counted toward required parking (per 21A.44.040.B.6); parking proposal to include addressing minimum required bicycle parking;

Proposed on-site refuse disposal dumpster to be screened per 21A.48.120; required recycling collection station to be per 21A.36.250; construction waste management to be reviewed per 21A.36.250;

Street trees to be per 21A.48.060; minimum required park strip landscaping and allowed treatments to park strips to be per 21A.48.060;

Design of proposed angled parking to be per Transportation Division review and approval;

Any work in the public way to be permitted through Salt Lake City Engineering Division, to be per their standards, etc.;

Any encroachments into the public way to be considered for revocable lease through Real Property Division, their review process.

FIRE REVIEW COMMENTS

This proposal is a mixed occupancy Group A-2 & Group F-1 occupancy. Automatic fire sprinklers will be required if the area has any of the following:

1. The A-2 fire area exceeds 5,000 square feet (464 m²).
2. The A-2 fire area has an occupant load of 100 or more.
3. The A-2 fire area is located on a floor other than a level of exit discharge serving such occupancies.
4. An automatic fire sprinkler system shall be provided throughout Group A-2 occupancies where indoor pyrotechnics are used [15A-5-204.(3)].
5. A Group F-1 fire area exceeds 12,000 square feet (1115 m²).
6. A Group F-1 fire area is located more than three stories above grade plane the lowest level of fire department vehicle access [15A-5-204.(5)].
7. The combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).

If the building height is 30 ft. or greater the following will be required:

D105.2 Width.

Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building.

At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

D105.4 Obstructions.

Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.