



# Staff Report

PLANNING DIVISION  
COMMUNITY & NEIGHBORHOODS

**To:** Salt Lake City Planning Commission

**From:** Lex Traughber – Senior Planner  
(801) 535-6184 or [lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com)

**Date:** May 26, 2021

**Re:** Riverbend Sports and Events Complex Bar – Conditional Use  
Petition PLNPCM2020-00395

## CONDITIONAL USE

**PROPERTY ADDRESSES:** 1075 & 1085 S. Winding River Cove  
**PARCEL IDs:** 15-10-304-004 & 005  
**ZONING DISTRICT:** M-1 – Light Manufacturing District  
**MASTER PLAN:** Westside Master Plan – Industrial Area West of Redwood Road

**REQUEST:** Keven Rowe, representing Sports Complex at Riverbend, LLC, requests approval for a Conditional Use for a bar to be constructed between the two existing buildings that comprise the Riverbend Sports and Events Complex located at approximately 1075 & 1085 S. Winding River Cove.

**RECOMMENDATION:** Based on the analysis and findings listed in the staff report, it is the Planning Staff's opinion that the project generally meets the applicable standards and therefore, Planning Staff recommends that the Planning Commission approve the Conditional Use request for a new bar at the subject location, subject to the following conditions:

1. The applicant shall record the approved Security & Operations Plan" with the City Recorder's Office as required by City Code prior to the issuance of a building permit.

## **ATTACHMENTS:**

- A. [Vicinity Map](#)
- B. [Applicant Information](#)
- C. [Analysis of Zoning Standards](#)
- D. [Analysis of Conditional Use Standards](#)
- E. [Public Process and Comments](#)
- F. [City Comments](#)

**PROJECT DESCRIPTION:** Sports Complex at Riverbend, LLC, intends to expand its existing soccer complex located at Lot 12, Riverbend Industrial Park, Salt Lake City. As presently constructed, the soccer complex consists of two buildings separated by a paved driveway. The owner intends to construct a building between the two separate existing structures. The improvements will connect the two separate buildings so when completed, the project will consist of one integrated building, with the building in the middle and the two existing separate buildings on each side. The new building will have space on the first floor which will provide additional amenities to support the existing soccer complex buildings on each side.

The owner intends to construct and operate a bar establishment on the western portion of the second floor of the new building. The bar portion of the new building will be leased to Club Karamba which will operate under its existing liquor license which will be transferred from the current Club Karamba establishment currently operated at 1051 East 2100 South. Club Karamba will close its existing location in Sugarhouse and move to the subject property. The current owners, management staff and employees of Club Karamba will remain intact and the owner anticipates no change in their historical operations. The owners of Club Karamba view this as a way to move their bar establishment closer to their existing clientele with a facility built to their specifications, which will include more accessible parking than exists in the Sugarhouse location and will benefit from the synergies of the existing soccer complex.

#### **PHOTOS OF SUBJECT SITE:**



View of the Sports Complex from the corner of Winding River Cove and 1040 South.



View of the Riverbend Sports Complex from Winding River Cove and the area where the new bar building will be located.



A wider view of the Riverbend Sports Complex from Winding River Cove looking east.



A view of the Riverbend Sports Complex looking west from Redwood Road.

**KEY CONSIDERATIONS:**

No significant outstanding issues have been identified through the analysis of the project including department review comments. No neighbor or community input has been received as of the writing of this staff report.

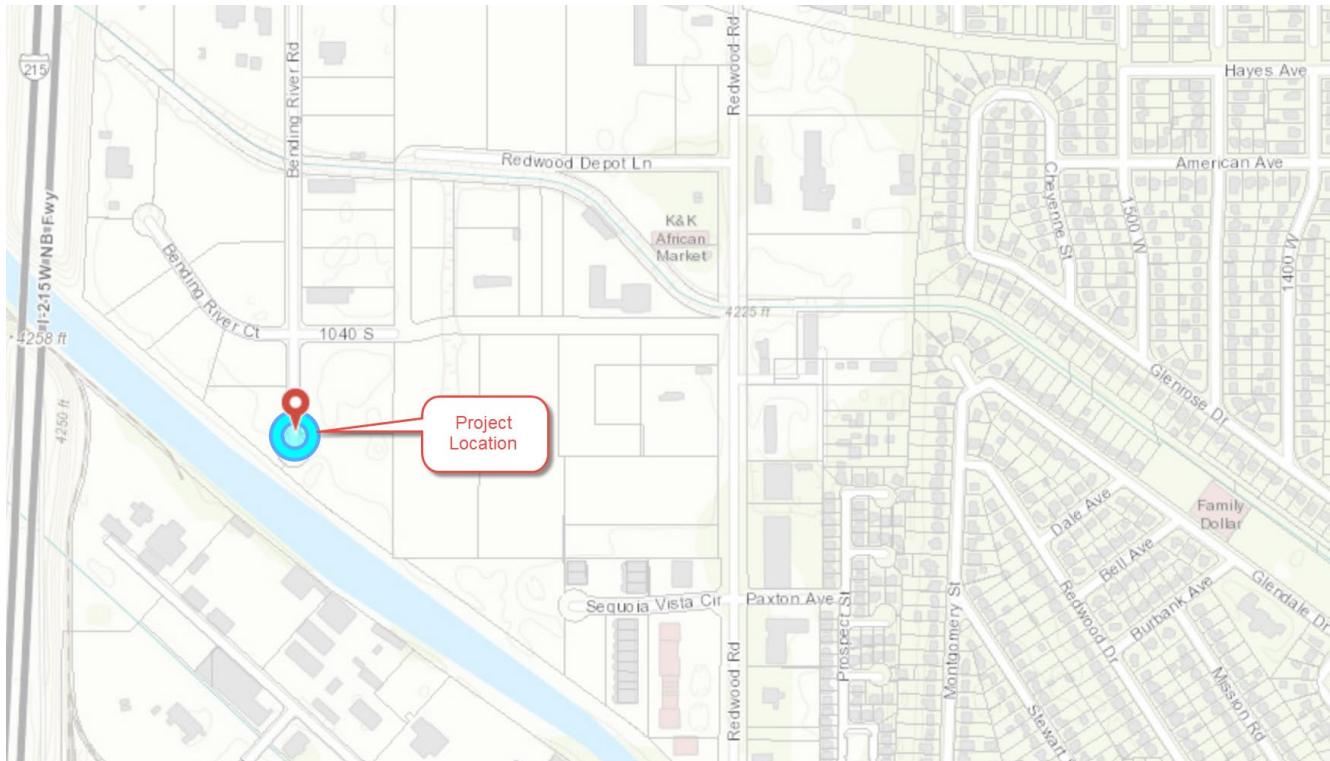
The proposed conditional use for a bar should be approved if reasonable conditions can be imposed to mitigate any detrimental effects to the proposed use. This proposal complies with the standards for approval for conditional uses. Given that there are no anticipated detrimental effects, Planning Staff recommends that the proposed conditional use be approved.

**NEXT STEPS:**

Should the Planning Commission approve the proposed Conditional Use request, the applicant will proceed to the building permit stage.



## **ATTACHMENT A: VICINITY MAP**



## **ATTACHMENT B: APPLICANT INFORMATION**

**Table 21A.44.030**

Soccer Field = 10 stalls per field  
Gym / Health Club / Recreation facilities = 3 stalls / 1,000 s.f.  
Restaurants, taverns and bars = 2 stalls / 1,000 s.f.  
General Office = 3 stalls / 1,000 on main floor and 1.25 / 1,000 on other floors

**North Building - 44,000 s.f. (recreation facility) = 132 stalls**

**South Building**

2,400 s.f. (front area) rec facility = 8 stalls

2,900 s.f. (upstairs office) = 9 stalls

21,000 s.f. recreation facility = 63 stalls

**Middle Building**

8,400 s.f. bar = 17 stalls

15,200 s.f. lower level recreation facility = 46 stalls

**Total Required = 275 stalls**

**Total Provided = 372 stalls**

1040 SOUTH

1040 S

EXISTING PARKING - 66 stalls

NORTH BUILDING

MIDDLE BUILDING

SOUTH BUILDING

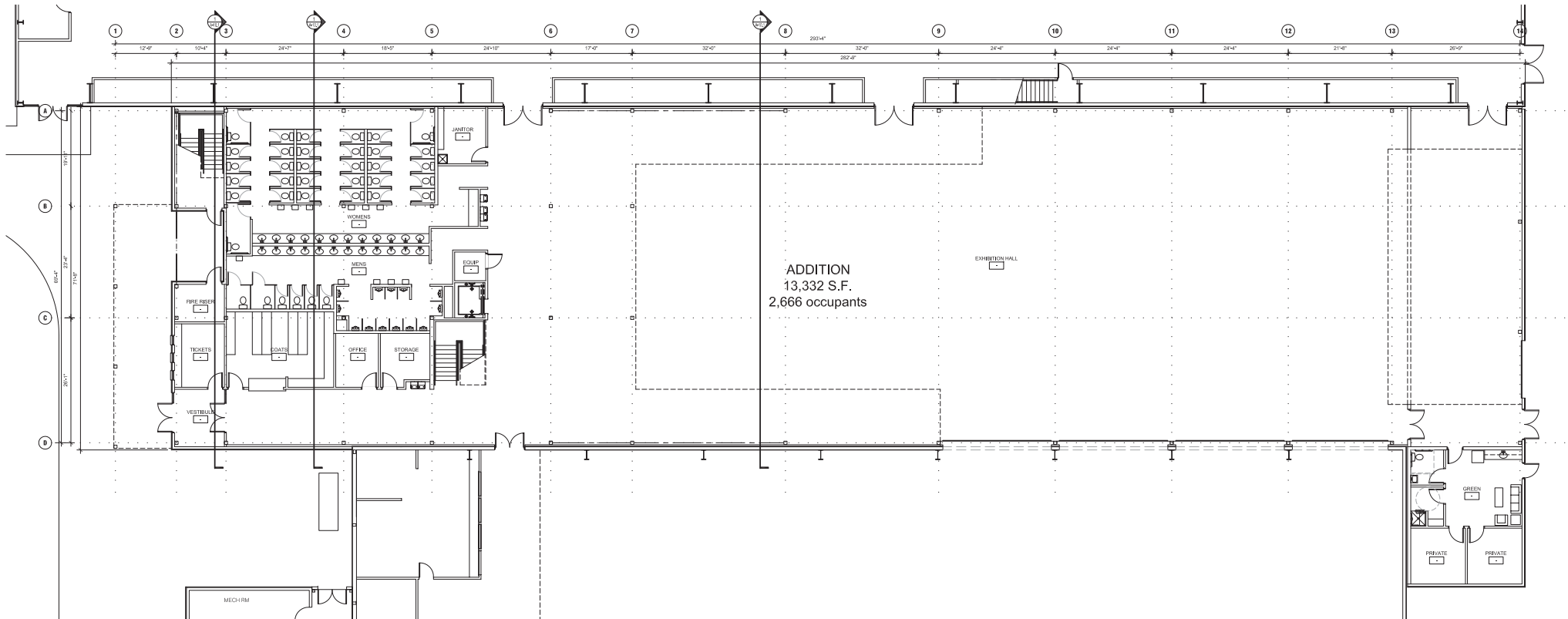
EXISTING PARKING - 94 stalls

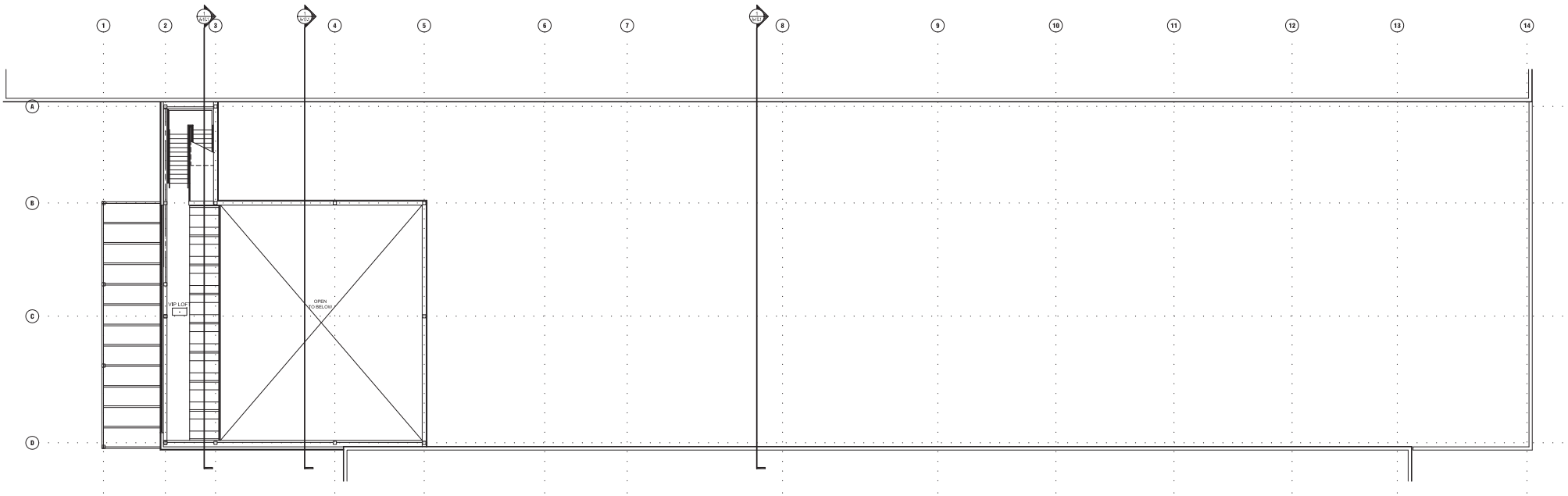
WINDING RIVER COVE

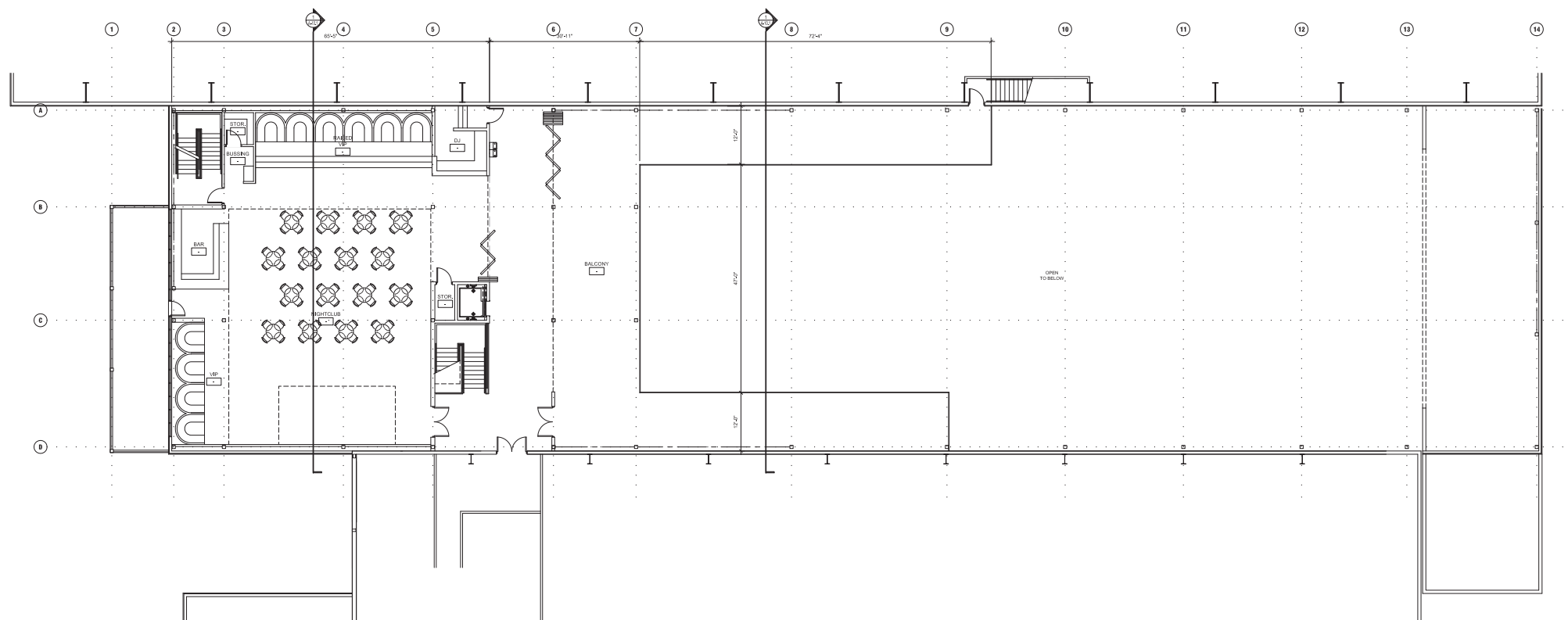
212 STALLS











**From:** [Abe Kader](#)  
**To:** [bostoncol@hotmail.com](mailto:bostoncol@hotmail.com)  
**Cc:** [Lex.Traughber@gmail.com](mailto:Lex.Traughber@gmail.com); KEVEN ROWE  
**Subject:** Bar License change of location  
**Date:** Friday, August 14, 2020 3:39:11 PM

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Meribel,

The law allows a bar license to be moved to a different location as long as it is in the same county. The new location of the bar must meet the proximity restrictions.

A Change of Location Application must be submitted by the 10 of the month in order to be on the commission agenda at the end of the month.

Thank you

Abe Kader  
801-558-5267

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Abe Kader, MA, MPA  
Licensing & Compliance Supervisor  
Licensing & Compliance Division  
Department of Alcoholic Beverage Control  
1625 S 900 W  
Salt Lake City, Utah 84104-1630  
Phone: 801-977-6800  
Fax: 801-977-6889  
email" [akader@utah.gov](mailto:akader@utah.gov)

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## Riverbend Sports Complex, LLC – Conditional Use Application

1. Project Description
  - Construction of a full service bar establishment on the second floor of an accessory use structure to be constructed between two existing soccer facility structures
2. Condition Use Information
  - The anticipated operating hours of the Karumba Bar will be 10:am to 1:00 am daily
  - The land uses adjacent to the property our industrial/manufacturing
  - The Karumba Bar will have 20 to 25 employees
  - The Karumba Bar will have an anticipated seating capacity of 775 people
3. Minimum Plan Requirements
  - See related submittals
4. Site Plan
  - See related submittals
5. Elevation Drawing
  - See related submittals

## **Riverbend Sports Complex, LLC – Conditional Use Application**

### **Supplementary Narrative**

**Initial note:** During the course of our representation and collection of materials, we have determined that the actual name of the applicant is “Sports Complex at Riverbend, LLC” not “Riverbend Sports Complex, LLC”. Submitted concurrently with this narrative is an updated Conditional Use Permit application and Statement of Authority with the entity correctly referenced.

1. Project Narrative. Sports Complex at Riverbend, LLC (“Owner”) intends to expand its existing soccer complex located at Lot 12, Riverbend Industrial Park, Salt Lake City, Utah (the “Property”). As presently constructed, the soccer complex consists of two separate buildings separated by unimproved but landscaped ground. Owner intends to construct an accessory building between the two separate existing structures (the “Accessory Building”), which is a permitted accessory use pursuant to Salt Lake City Code Section 21A.33.040 under the existing M-1 zoning of the Property. The Accessory Improvements will connect the two separate buildings so when completed, the project will consist of one integrated building, with the Accessory Building in the middle and the two existing separate buildings on each side. The Accessory Building will have space on the first floor which will provide additional amenities to support the existing soccer complex buildings on each side.

Owner intends to construct and operate a bar establishment on the western portion of the second floor of the Accessory Building as shown on the floor plans provided to the City in connection with the submittal of the Conditional Use Application (the “Bar Establishment”). The Bar Establishment will be leased to Club Karamba which will operate the Bar Establishment under its existing liquor license which will be transferred from the current Club Karamba establishment current operated at 1051 East 2100 South, Salt Lake City, Utah to the Property.

2. Transfer of Club Karamba Liquor License. In compliance with Salt Lake City Code Section 21A.36.300(B), we are attaching an email from Abe Kadar of the Utah Department of Alcoholic Beverage Control, confirming that the Club Karamba liquor licensed can be transferred from its existing location at 1051 East 2100 South the Property, since both the existing location and the Property are located in Salt Lake County.

You have asked for verification of the following from the Utah Department of Alcoholic Beverage Control:

“Please make the determination if the new location meets proximity requirements or not, and if based on State law for relocating a liquor license, a license would be issued for the applicant’s specific address. Mr. Kader’s response needs to include reference to the specific address (1075 & 1085 S. Winding River Cv).”

In making that inquiring to Mr. Kadar, we received the following response: “The Department of Alcoholic Beverage Control does not make a determination until an application is received.”

In looking at the applicable regulations, we have no reason to believe that the proximity requirements will not be met with the proposed relocation and we do not intend to submit an application to relocate the license until the Project has been approved by Salt Lake City.

3. Club Karamba. As previously mentioned, upon completion of the Accessory Building, Club Karamba will close its existing location in Sugarhouse and move to the Property. The current owners, management staff and employees of Club Karamba will remain intact and Owner anticipates no change in their historical operations. The owners of Club Karamba view this as a way to move their bar establishment closer to their existing clientele with a facility built to their specifications, which will include more accessible parking than exists in the Sugarhouse location and will benefit from the synergies of the existing soccer complex.
4. Compliance with Salt Lake City Code Chapter 21A.36.300(D) re Club Karamba.
  - a. Security and Operations Plan. Owner and Club Karamba upon opening the Club Karamba bar implement a security operations plan in the form provided to Salt Lake City with the conditional use application and obtain approval of such plan by the Salt Lake City Police Department and a designated Salt Lake building official, which plan if required will be filed with the City Recorder’s office.
  - b. Site and Floor Plan Approval. If required, Owner and Club Karamba upon opening the Club Karamba bar establishment within the Property will use reasonable efforts to obtain approval by the Salt Lake City Police Department of a site and floor plan proposed for Property. Owner and Club Karamba acknowledges that such review may require design features for the purpose of reducing alcohol related problems such as consumption by minors, driving under the influence, and public drunkenness.
  - c. Landscape Buffering. Since the Property is not adjacent to any residential zoned parcel, applicant does not believe that any vegetative landscaping or walls along any Property line or otherwise in the Property should be required.
  - d. Landscaping Layout. Landscaping will be located, and be of a type, that cannot be used as a hiding place.
  - e. Graffiti. The exterior of the Property be maintained free of graffiti, including the all buildings within the Project, any accessory buildings or structures, and all signs. Graffiti shall be removed from the exterior of the buildings on the Property within forty-eight (48) hours, weather permitting.

We believe that we have addressed or will appropriately address upon opening the Club Karamba bar establishment with the Property all concerns enumerated in Chapter 21A.36.300(D).

5. Parking Requirements. Pursuant to Section 21A.44.030 (table 21A.44.030 criteria), the Property, including the Bar Establishment, must have a minimum of 275 off street parking spaces, calculated as follows:

Soccer Field – 10 stalls per field

Gym / Health Club / Recreation facilities – 3 stalls / 1,000 s.f.

Restaurants, taverns and bars – 2 stalls / 1,000 s.f.

General Office – 3 stalls / 1,000 on main floor and 1.25 / 1,000 on other floors

North Building - 44,000 s.f. (recreation facility) – 132 stalls

South Building

2,400 s.f. (front area) rec facility – 8 stalls

2,900 s.f. (upstairs office) – 9 stalls

21,000 s.f. recreation facility – 63 stalls

Middle Building

8,400 s.f. bar – 17 stalls

15,200 s.f. lower level recreation facility – 46 stalls

Total Required – 275 stalls

Total Provided – 372 stalls

The Property presently has 160 off street parking places on site. A related affiliated of the Property owners will make available an additional 212 parking stalls as depicted on the Project site plan, making the total available off street parking for the proposed development equal to at least 372 stalls. The Owner believes that the on-site parking and offsite parking arrangements satisfy the requirements of Section 21A.44.030.

6. Site Plan. See the attached as-built site plan for the Project. Let us know if the City will require additional site plan information.
7. Existing Street. The existing street on the Property is not a public street and can be abandoned in connection with the construction of the proposed improvements. With respect to the existing fire lane between the two presently existing buildings, please see that attached Work Flow History which concludes that if the two buildings are combined and the finished product meets the requirements of the International Building Code Section 507.4 (we will ensure that the combined buildings meet these requirements), it will be considered an unlimited area building and fire separations will not be required.
8. Lot Line Adjustment Application. Owner has previously filed the attached lot line adjustment application with the City to combine the two parcels. Because of financing constraints, the lot line adjustment has been put on hold but would be pursued as part of the planned development. Upon obtaining the lot line adjustment, the two parcels will be



combined into one parcel that will remove any issue regarding constructing the planned improvements over property lines.

## Security and Operations Plan

### Sports Complex at Riverbend 3<sup>rd</sup> West/Karamba

1. If Sports Complex at Riverbend/Karamba *ever* fields a complaint we will take action on it as soon as possible. Our company phone number will be listed on our website (once the website is completed) and there is always a manager on duty at the nightclub/restaurant who is available to assist in solving any issue that should arise. If the manager on duty is unable to rectify the situation, he/she will bring the issue to ownership and the matter will be addressed and resolved immediately.
  - a. Our anticipated hours of operation are:
    - i. Monday: 4:00 PM to 1:59 AM
    - ii. Tuesday 4:00 PM to 1:59 AM
    - iii. Wednesday 4:00 PM to 1:59 AM
    - iv. Thursday 4:00 PM to 1:59 AM
    - v. Friday 4:00 PM to 4:00 AM
    - vi. Saturday 4:00 PM to 4:00 AM
    - vii. Sunday 1:59 AM to 1:59 AM
  - b. We do not plan on changing our hours of operation from those listed *above*, however we recognize that we are a new business that may need to adjust to *serve* any unforeseen needs of our customers. We believe that the chances of our operating hours changing from the *above* is slim and any changes will be in compliance with any and all laws and regulations that *have* jurisdiction *over* the property.
2. The owners or owners' representatives of Sports Complex at Riverbend/Karamba will attend any Community Council meeting upon request to resolve any issues or complaints regarding our business.
3. Our building will provide an appropriate level of sound control within the building so to be in compliance with noise control rules and regulations set forth by the laws and regulations that *have* jurisdiction *over* the property.
4. Sports Complex at Riverbend/Karamba will comply with all noise control ordinances set in place by the Department of Health that are applicable to the business and location.
5. In the event that our property allows smoking on the premises it will be in a designated location for smoking outdoors of the building in conformance with Utah State law.
6. As part of our nightly closing procedures the *server*/bartender/or manager on duty will perform a sweep of the exterior and collect and dispose of any trash strewn on the premises.
7. Portable trash receptacles on the premises will be emptied daily and automated receptacles be emptied at least weekly. Automated receptacles shall be located only within a City approved trash storage area.
8. We will fulfill the parking needs of our customers through on-site parking on the leased premises and, if necessary, through off-site parking arrangements on

adjoining property owned by an affiliate of the Owner. The Owner is also planning to pursue a corporate partnership with ridesharing services (such as Uber or Lyft) to promote and/or partially subsidize the usage of the ridesharing services as an alternative to driving.

*A copy of this plan is to be distributed to the Police Department.*

Contact information for the owners and representatives of Sports Complex at Riverbend/Karamba:

Jay L. Call  
[AKCleck@gmail.com](mailto:AKCleck@gmail.com)  
907-602-4124

Kimball D Howell  
[kimhowellconst@gmail.com](mailto:kimhowellconst@gmail.com)  
801-949-7385

Security and Operations Plan  
Sports Complex at Riverbend/Karamba

## **ATTACHMENT C: ANALYSIS OF ZONING STANDARDS**

### **21A.28.020 – M-1 (LIGHT MANUFACTURING) DISTRICT STANDARDS**

The purpose of the M-1 Light Manufacturing District is to provide an environment for light industrial uses that produce no appreciable impact on adjacent properties, that desire a clean attractive industrial setting, and that protects nearby sensitive lands and waterways. This zone is appropriate in locations that are supported by the applicable Master Plan policies adopted by the City. This district is intended to provide areas in the City that generate employment opportunities and to promote economic development. The uses include other types of land uses that support and provide service to manufacturing and industrial uses. Safe, convenient and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary and to be provided in an equal way. Certain land uses are prohibited in order to preserve land for manufacturing uses and to promote the importance of nearby environmentally sensitive lands.

Standard	Proposal	Finding(s)
<b>Minimum Lot Size:</b> Min Lot Area = 10,000 sq. ft. Min Lot Width = 80'	The subject property is approximately 5.8 acres in size and exceeds the 80' minimum lot width.	<b>Complies</b>
<b>Minimum Yard Requirements:</b> Front: 15' Corner Side Yard: 15' Interior Side Yard: None Back: None	Both buildings meet or exceed these yard requirements. The new building will also meet requirements.	<b>Complies</b>
<b>Landscape Yard Requirements:</b> Front & Corner Side Yards: Shall be maintained as landscape yards in conformance with 21A.48 of the SLC zoning ordinance.	The front and corner side yards are currently maintained as landscape yards. The proposed new building between the existing two will also meet requirements.	<b>Complies</b>
<b>Maximum Height:</b> 65'	The proposed new building will be approximately 35' in height.	<b>Complies</b>

### **21A.36.300: ALCOHOL RELATED ESTABLISHMENTS**

The purpose of this section is to permit the establishment of taverns, bar establishments, and brewpubs as defined in [chapter 21A.62](#) of this City Code, subject to licensing procedures, and where appropriate, conditional use standards.

Standard	Proposal/Rationale	Finding(s)
<b>B. License Required:</b> No tavern, bar establishment, or brewpub shall be established, operated, or maintained within the City without a valid license issued by the Utah State Division of Licensing, and without a valid business license issued by the City.	The applicant needs to go through the process with the Utah Department of Alcoholic Beverage Control to transfer the license from Bar Karamba in Sugar House to the proposed new location. Should the conditional use be approved, the applicant will also need to obtain a business license from the City.	<b>Will Comply</b>
<b>D. Taverns, Bar Establishments, And Brewpubs; Authorized As Conditional Uses:</b>  Taverns, bar establishments, and brewpubs may be allowed as conditional uses pursuant to the	The applicant has submitted a Security and Operations Plan to the Police Department and the Building Services Division that addresses all the requirements listed and has been approved. The Plan must be recorded with the City Recorder's Office and this	<b>Will Comply</b>



<p>provisions of chapter 21A.54 of this title, and pursuant to subsection B of this section in zoning districts noted in the tables of permitted and conditional uses provided the following standards are achieved:</p> <p>1. In approving a conditional use permit for a tavern, bar establishment, or brewpub, the Planning Commission shall:</p> <p>a. Require that a security and operations plan be prepared by the applicant and approved by the Salt Lake City Police Department and the building official, and filed with the City Recorder's Office, which shall include:</p> <ul style="list-style-type: none"> <li>(1) A complaint-response community relations program; and</li> <li>(2) A provision for a representative of the tavern, bar establishment, or brewpub to meet with neighbors upon request in order to attempt to resolve any neighborhood complaints regarding the operations on the business premises;</li> <li>(3) Design and construction requirements to ensure that any sound level originating within the premises, measured within fifteen feet (15') from an exterior wall or door thereof, does not exceed the maximum permissible sound level set forth for the applicable zoning district in title 9, chapter 9.28 of this Code;</li> <li>(4) A provision stating that live entertainment shall only be located within an enclosed building subject to the foregoing sound limit;</li> <li>(5) Prohibiting electronically amplified sound in any exterior portion of the premises;</li> <li>(6) Designation of a location for smoking tobacco</li> </ul>	<p>requirement has been included as a condition of approval.</p>	
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<p>outdoors in conformance with State law;</p> <p>(7) A provision stating that any trash strewn on the premises be collected and deposited in a trash receptacle by six o'clock (6:00) A.M. the following day, including any smoking and parking lot areas; and</p> <p>(8) A provision stating that portable trash receptacles on the premises be emptied daily and automated receptacles be emptied at least weekly. Automated receptacles shall be located only within a City approved trash storage area; and</p> <p>(9) A parking management plan which shall include consideration of the impact of parking on surrounding neighborhoods;</p>		
<p><b>D. Taverns, Bar Establishments, And Brewpubs; Authorized As Conditional Uses:</b></p> <p>1. In approving a conditional use permit for a tavern, bar establishment, or brewpub, the Planning Commission shall:</p> <p>b. Require a review and approval of the site and floor plan proposed for the premises by the Salt Lake City Police Department. Such review may require design features for the purpose of reducing alcohol related problems such as consumption by minors, driving under the influence, and public drunkenness;</p>	<p>The applicant has submitted the required documents to the SLCPD (see Attachment B). The plans have been approved.</p>	<p><b>Complies</b></p>
<p><b>D. Taverns, Bar Establishments, And Brewpubs; Authorized As Conditional Uses:</b></p> <p>1. In approving a conditional use permit for a tavern, bar establishment, or brewpub, the Planning Commission shall:</p>	<p>All abutting property is zoned M-1. There is no abutting residentially zoned property.</p>	<p><b>Complies</b></p>

<p>c. Require buffering where a tavern, bar establishment, or brewpub abuts a residentially zoned parcel. Said buffering shall include vegetative landscaping or walls along any property line or within any required yard area on the lot where the premises are located;</p>		
<p><b>D. Taverns, Bar Establishments, And Brewpubs; Authorized As Conditional Uses:</b></p> <p>1. In approving a conditional use permit for a tavern, bar establishment, or brewpub, the Planning Commission shall:</p> <p>d. Require that landscaping be located, and be of a type, that cannot be used as a hiding place; and</p>	<p>Landscaping currently exists on the property. The subject building will be built between two existing buildings. Any additional landscaping for the new portion of the structure should meet this standards.</p>	<p><b>Complies</b></p>
<p><b>D. Taverns, Bar Establishments, And Brewpubs; Authorized As Conditional Uses:</b></p> <p>1. In approving a conditional use permit for a tavern, bar establishment, or brewpub, the Planning Commission shall:</p> <p>e. Require that the exterior of the premises be maintained free of graffiti, including the main building, any accessory buildings or structures, and all signs. Graffiti shall be removed from the exterior of the premises within forty eight (48) hours, weather permitting.</p>	<p>The applicant has agreed to this condition in the approved Security and Operations Plan.</p>	<p><b>Complies</b></p>
<p><b>D. Taverns, Bar Establishments, And Brewpubs; Authorized As Conditional Uses:</b></p> <p>Taverns, bar establishments, and brewpubs may be allowed as conditional uses pursuant to the provisions of chapter 21A.54 of this title, and pursuant to subsection B of this section in zoning districts noted in the</p>	<p>The applicant has not proposed any signage at this time. Any new signage must conform to Chapter 21A.46.</p>	<p><b>Will Comply</b></p>

<p>tables of permitted and conditional uses provided the following standards are achieved:</p> <p>2. If necessary to meet the standards for approval of a conditional use set forth in section 21A.54.080 of this title, the following conditions may be imposed:</p> <p>a. Limit the size and kind of signage located on the outside of any building in conformance with chapter 21A.46 of this title;</p>		
<p><b>D. Taverns, Bar Establishments, And Brewpubs; Authorized As Conditional Uses:</b></p> <p>2. If necessary to meet the standards for approval of a conditional use set forth in section 21A.54.080 of this title, the following conditions may be imposed:</p> <p>b. Require parking area lighting to produce a minimum foot-candle that provides safe lighting for pedestrians, but does not intrude on residents' enjoyment of their homes; and</p>	<p>There are no residentially used properties adjacent to the subject site. The site is adequately lit and no additional lighting is proposed at this time.</p>	<p><b>Complies</b></p>
<p><b>D. Taverns, Bar Establishments, And Brewpubs; Authorized As Conditional Uses:</b></p> <p>2. If necessary to meet the standards for approval of a conditional use set forth in section 21A.54.080 of this title, the following conditions may be imposed:</p> <p>c. Consider the proposed location of an outdoor smoking area in the security and operations plan and the potential effect on neighboring residences, businesses, and buildings and designating a new area if the potential effects of the area in the security and operations plan appear to adversely affect</p>	<p>There are no residentially used properties adjacent to the subject site.</p>	<p><b>Complies</b></p>



neighboring residences, businesses, and buildings.		
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## **ATTACHMENT D: ANALYSIS OF CONDITIONAL USE STANDARDS**

### **21A.54.080: STANDARDS FOR CONDITIONAL USES**

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 would mitigate adverse impacts that may arise by introducing a conditional use on the particular site.

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.

A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards set forth in this section. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use shall be denied.

<b>Standard</b>	<b>Proposal/Rationale</b>	<b>Finding(s)</b>
<b>A. Approval Standards:</b> A conditional use shall be approved unless the planning commission concludes that the following standards cannot be met:  1. The use complies with applicable provisions of this title.	The subject property is in the M-1 – Light Manufacturing District where an “Alcohol, Bar Establishment” is allowed by Conditional Use. Attachments C & D show that the proposed bar generally complies with zoning standards.	<b>Complies</b>
<b>A. Approval Standards:</b> 2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses.	The proposed use is located in a warehouse/manufacturing area west of Redwood Road. Like the current soccer complex establishment on the property, the addition of the bar use will have little to no impact on adjacent land uses.	<b>Complies</b>
<b>A. Approval Standards:</b> 3. The use is consistent with applicable adopted city planning policies, documents, and master plans.	The proposed use is consistent with zoning standards as demonstrated in Attachments C & D. The West Salt Lake Master Plan is silent on specific bar uses west of Redwood Road and in general recognizes that the area is an Industrial area.	<b>Complies</b>
<b>A. Approval Standards:</b> 4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions.	Please refer to the Detrimental Impacts Chart below for details.	<b>Complies</b>

**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:

determine compliance with each of the following:

Standard	Proposal/Rationale	Finding(s)
<b>1. This title specifically authorizes the use where it is located.</b>	Alcohol, bar establishment is allowed as a conditional use in the M-1 Light Manufacturing District.	<b>Complies</b>
<b>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>	The subject property is located in the Westside Master Plan, in a warehouse/manufacturing area west of Redwood Road. There are no specific policies that would encourage nor prohibit the proposed bar use west of Redwood Road.	<b>Complies</b>
<b>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</b>	Like the current soccer complex establishment on the property, the addition of the bar use will have little to no impact on adjacent land uses.	<b>Complies</b>
<b>4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered</b>	The proposed bar addition located between the two existing buildings are of the same scale, mass and design of the current structures.	<b>Complies</b>
<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>	Access to the site will remain as is. There will be no changes to the existing topography. The existing driveways are consistent with other driveways and should not impede any traffic flow.	<b>Complies</b>
<b>6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic</b>	Although the new use could bring more traffic during late afternoon and evening hours, its operations will be compatible with other uses in the area and should not create significant additional impacts to adjacent properties.	<b>Complies</b>
<b>7. The site is designed to enable access and circulation for pedestrian and bicycles</b>	This area from Redwood Road to the subject site and around the site has sidewalks. While in reality the public will probably not walk or cycle to the subject property, sidewalks and	<b>Complies</b>

	roadways exist for those that may choose these forms of movement.	
<b>8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street</b>	Traffic for the proposed use will most likely occur during late afternoon and evening hours rather than the regular business hours for other uses found in the area. The city's Transportation division also reviewed the proposal and provided no objections to the new use.	<b>Complies</b>
<b>9. The location and design of off-street parking complies with applicable standards of this code</b>	The existing parking configuration is adequate and is not proposed to change. In addition, should it be needed, the applicant has additional off-street, off-site parking (a permitted use in the M-1) that can be used. Use agreements have been submitted to the Planning Division.	<b>Complies</b>
<b>10. Utility capacity is sufficient to support the use at normal service levels</b>	The Public Utilities department reviewed the proposal and provided no objections regarding utility capacity.	<b>Complies</b>
<b>11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts</b>	All the surrounding property are zoned M-1 – Light Manufacturing. The surrounding uses are such that the addition of the bar to the existing sports complex will have little to no impact on said surrounding uses. The proposed use will be fully contained within the building. Adjoining uses are similar in nature and do not require screening or buffering.	<b>Complies</b>
<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>	The proposal supports sustainability plans by adding a use in a location that offers existing infrastructure.	<b>Complies</b>
<b>13. The hours of operation and delivery of the use are compatible with surrounding uses</b>	The bar establishment will operate daily from 4:00 PM till 2:00 AM. The proposed hours of operation are compatible with other entertainment, restaurants, and bars in the City.	<b>Complies</b>
<b>14. Signs and lighting are compatible with, and do not negatively impact surrounding uses</b>	All signage and lighting must meet City Code requirements at the time of building permit issuance.	<b>Will comply at building permit stage.</b>
<b>15. The proposed use does not undermine preservation of historic resources and structures</b>	The subject property is not in a local historic district nor are the existing buildings individually listed historic structures.	<b>Complies</b>

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

### **Meetings & Public Notice**

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

**April 21, 2021** – The applicant presented and discussed the proposal at the Glendale Community Council meeting. Planning Staff was in attendance. No questions or issues were raised by those in attendance at the meeting.

### **Notice of the Planning Commission public hearing for the proposal include:**

- Property posted on April 30, 2021.
- Notices mailed on May 14, 2021.
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on May 14, 2021.

## **ATTACHMENT F: CITY COMMENTS**



# Work Flow History Report

## 1085 S Winding River Ct

### PLNPCM2020-00395

Date	Task/Inspection	Status/Result	Action By	Comments
5/22/2020	Pre-Screen	In Progress	Mcnamee, Michael	Applicant needs to pay fees for public notice.
5/26/2020	Staff Assignment	Incomplete	Traughber, Lex	
3/25/2021	Fire Code Review	Complete	Itchon, Edward	
3/25/2021	Planning Dept Review	In Progress	Traughber, Lex	
3/25/2021	Public Utility Review	Complete	Draper, Jason	<p>The following comments are provided for information only and do not provide official project review or approval. Comments are provided to assist in design and development by providing guidance for project requirements.</p> <ul style="list-style-type: none"> <li>• The proposed work will need a building permit and utilities development permit.</li> <li>• The restaurant and bar areas need to be connected to a grease removal device prior to connection to the city sewer system.</li> <li>• The site will need to also provide an updated technical drainage study to address changes in drainage with this proposed development.</li> <li>• Public utility permit, connection ,survey and inspection fees will apply</li> <li>• All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.</li> <li>• All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18" minimum vertical separation. Sewer must maintain 5 ft minimum horizontal separation and 12" vertical separation from any non-water utilities. Water must maintain 3 ft minimum horizontal separation and 12" vertical separation from any non-sewer utilities.</li> <li>• Utilities cannot cross property lines without appropriate easements and agreements between property owners.</li> <li>• Site utility and grading/drainage plans will be required for building permit review.</li> </ul>
3/25/2021	Staff Assignment	Complete	Traughber, Lex	
3/25/2021	Staff Assignment	Routed	Traughber, Lex	
3/26/2021	Zoning Review	Complete	Michelsen, Alan	See zoning review comments in the ACCELA documents folder.
3/29/2021	Building Review	Complete	Christopher, Todd	There are potential egress doors in the existing buildings that will discharge into the new interior space. This topic will be fully addressed during the building code review for the building permit application. No other Building Code issues noted for the Conditional Use application.
4/9/2021	Engineering Review	Complete	Weiler, Scott	No objections.
4/9/2021	Police Review	Complete	Traughber, Lex	The PD is Okay with the security plan.
4/9/2021	Police Review	Complete	Traughber, Lex	The PD responded by email on 4/9/21 that they are okay with the submitted security plan.
4/9/2021	Transporation Review	Complete	Barry, Michael	The parking count is sufficient. We need to see parking stall dimensions, including drive aisles.
4/21/2021	Community Council Review	Complete	Traughber, Lex	Met with the Glendale CC on 4/21/21

**From:** [Christopher, Todd](#)  
**To:** [Traughber, Lex](#)  
**Subject:** RE: Petition PLNPCM2020-00395 - Sports Complex at Riverbend Bar - Conditional Use  
**Date:** Monday, April 5, 2021 12:34:39 PM

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Lex,

Not necessarily. It has the potential to get complicated and expensive. The architect will need to design with egress in mind.

TODD CHRISTOPHER, MCP  
Plans Examiner III

BUILDING SERVICES DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS  
SALT LAKE CITY CORPORATION

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**From:** Traughber, Lex <Lex.Traughber@slcgov.com>  
**Sent:** Monday, April 5, 2021 12:23 PM  
**To:** Christopher, Todd <Todd.Christopher@slcgov.com>  
**Subject:** RE: Petition PLNPCM2020-00395 - Sports Complex at Riverbend Bar - Conditional Use

Hi Chris,

The egress doors are not a show stopper are they? I don't want to "kick the can down the road" so to speak only for the project to be approved by the PC and then the applicant find out at the building permit stage that there is a problem.

Thx!

**LEX TRAUGHBER**  
Senior Planner  
Planning Division



**DEPARTMENT of COMMUNITY and NEIGHBORHOODS**  
SALT LAKE CITY CORPORATION

CELL (385) 226-9056  
EMAIL [lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com)

[WWW.SLC.GOV/PLANNING](http://WWW.SLC.GOV/PLANNING)

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**From:** Christopher, Todd <[Todd.Christopher@slcgov.com](mailto:Todd.Christopher@slcgov.com)>  
**Sent:** Monday, March 29, 2021 12:40 PM  
**To:** Traughber, Lex <[Lex.Traughber@slcgov.com](mailto:Lex.Traughber@slcgov.com)>  
**Cc:** Gilcrease, Heather <[Heather.Gilcrease@slcgov.com](mailto:Heather.Gilcrease@slcgov.com)>  
**Subject:** RE: Petition PLNPCM2020-00395 - Sports Complex at Riverbend Bar - Conditional Use

There are potential egress doors in the existing buildings that will discharge into the new interior space. This topic will be fully addressed during the building code review for the building permit application. No other Building Code issues noted for the Conditional Use application.

TODD CHRISTOPHER, MCP  
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**From:** Gilcrease, Heather <[Heather.Gilcrease@slcgov.com](mailto:Heather.Gilcrease@slcgov.com)>  
**Sent:** Thursday, March 25, 2021 11:21 AM  
**To:** Christopher, Todd <[Todd.Christopher@slcgov.com](mailto:Todd.Christopher@slcgov.com)>; Itchon, Edward

**From:** [Christopher, Todd](#)  
**To:** [Traughber, Lex](#); [Gilcrease, Heather](#)  
**Cc:** [Anderson, Ken](#)  
**Subject:** RE: Petition PLNPCM2020-00395 - Sports Complex at Riverbend Bar - Conditional Use  
**Date:** Monday, March 29, 2021 1:14:33 PM

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Heather/Lex,

The fire sprinklers would need to be addressed, whether these are to be three separate buildings or if they will be reevaluated as a single building and single fire area. That shouldn't be an issue for us at this point, though the applicant should definitely be reviewing this with their design professionals at this phase to get ahead of any potential issues.

Fire apparatus access roads are required within 150' of all portions of the exterior walls. The change in fire apparatus access roads by enclosing the space between the buildings may trigger higher density sprinkler layouts in the existing buildings or require other additional measures. Google Maps shows asphalt paving on the entire east side of both buildings so this may not be an issue depending on the design of that paving. Again, these items are not critical in our review at this time but certainly should be on the applicant's radar.

TODD CHRISTOPHER, MCP  
Plans Examiner III

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[WWW.SLC.GOV/buildingservices/building-permits](http://WWW.SLC.GOV/buildingservices/building-permits)



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**From:** Gilcrease, Heather <[Heather.Gilcrease@slcgov.com](mailto:Heather.Gilcrease@slcgov.com)>  
**Sent:** Friday, March 26, 2021 12:40 PM  
**To:** Christopher, Todd <[Todd.Christopher@slcgov.com](mailto:Todd.Christopher@slcgov.com)>  
**Cc:** Anderson, Ken <[Kenneth.Anderson@slcgov.com](mailto:Kenneth.Anderson@slcgov.com)>; Traughber, Lex <[Lex.Traughber@slcgov.com](mailto:Lex.Traughber@slcgov.com)>  
**Subject:** FW: Petition PLNPCM2020-00395 - Sports Complex at Riverbend Bar - Conditional Use

Todd,

When you look at this can you also take a look at any outstanding issues with fire code? Lex is a little concerned that Ted closed it without comments.