



# MEMORANDUM

PLANNING DIVISION  
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

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To: Salt Lake City Planning Commission

From: David J. Gellner, AICP, Senior Planner – 801-535-6107 - [david.gellner@slcgov.com](mailto:david.gellner@slcgov.com)

Date: April 13, 2022

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

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

**RECOMMENDATION:** Grant a final six-month extension for both the Conditional Use and CBSDR approvals which would change the expiration date to October 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 **PLNPCM2019-00255**). 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 was 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. They are requesting a time extension of both approvals. The history of the original approval and previous extensions is outlined below.

The Planning Commission previously approved a one-year extension to the Conditional Use approval on April 22, 2020. The Planning Commission approved an additional one-year extension to the Conditional Use approval and a first time extension (for one year) for the CBSDR approval on April 24, 2021. Both the Conditional Use and CBSDR approvals currently expire on April 24, 2022. The Planning Commission may grant extensions for Conditional Use and Design Review approvals for up to one additional year. The applicant has asked for a final six-month time extension to both approvals in order to address some aspects related to equipment availability and construction documents. A six-month extension would change the expiration date of both approvals to October 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.

The plans have not been modified and the applicant is continuing to work towards obtaining building permits in the future. There have been no changes in City plans or policies since the approval that would conflict with the proposed use. For the approvals, staff further finds that there has been no significant change in circumstances that would result in any unmitigated impacts that have not been previously considered. One notable item is that the previous Conditional Building and Site Design Review (CBSDR) process under which this project was approved no longer exists as it was replaced with the Design Review process. The standards of review and approval for the CBSDR and Design Review processes are substantially similar. As such, Planning Staff's recommendation would not change if the project were to be reviewed under the current Design Review

standards. Finally, based on the CBSDR process no longer being in existence and in consideration of the previous extensions, Staff is recommending that the requested extensions for this project be considered as final extension to both of the approvals and that no additional extensions be granted.

Staff is making the following recommendations to the Planning Commission:

- i. Approve a six-month time extension to the Conditional Use approval for the Red Rock Brewery Brewhouse – Planning Application PLNPCM2018-01008
- ii. Approve a six-month time extension to the Conditional Building and Site Design Review approval for the Red Rock Brewery Brewhouse – Planning Application PLNPCM2019-00255

**ATTACHMENTS:**

- A. [Time Extension Request Letter – 03/08/2022](#)
- B. [Planning Commission \(PC\) Records of Decision](#)
  - a. PC Conditional Use and CBSDR Extension Record of Decision of April 19, 2021
  - b. PC Conditional Use Extension Record of Decision of April 23, 2020
  - c. PC Record of Decision of April 24, 2019
- C. [Original Planning Commission Staff Report Packet](#)

**ATTACHMENT A: TIME EXTENSION REQUEST LETTER**

## **ATTACHMENT B: PLANNING COMMISSION RECORDS OF DECISION**

- a) PC Conditional Use and CBSDR Extension Record of Decision of April 19, 2021
- b) PC Conditional Use Extension Record of Decision of April 23, 2020
- c) PC Record of Decision of April 24, 2019 (Original Approval)

**ATTACHMENT C: ORIGINAL PC STAFF REPORT PACKET**