



# Staff Report

PLANNING DIVISION  
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

**To:** Salt Lake City Planning Commission  
**From:** Meagan Booth, Principal Planner  
[meagan.booth@slcgov.com](mailto:meagan.booth@slcgov.com) , 801-535-7213  
**Date:** March 27, 2024  
**Re:** PLNPCM2024-00015, Sunday School Conditional Use for a Bar

## Conditional Use

**PROPERTY ADDRESS:** 505 S Gale St. Suite 200  
**PARCEL ID:** 15014510130000  
**MASTER PLAN:** The Downtown Plan 2016  
**ZONING DISTRICT:** D-2: Downtown Support District  
**COUNCIL DISTRICT:** 4  
**COMMUNITY COUNCIL:** Granary District Alliance  
**NATIONAL HISTORIC DISTRICT:** Salt Lake City Warehouse

### REQUEST:

The applicant, Michael McHenry, is seeking approval to establish a bar at the above address. The bar will be situated on the second floor of an existing building, while the ground floor is currently occupied by a brunch restaurant named Sundays Best. As this is a Conditional Use for an alcohol-related establishment, it requires approval by the Planning Commission.

### RECOMMENDATION:

Based on the information in this staff report, Planning Staff recommends the Planning Commission approve the proposed Conditional Use application for a bar establishment with the following conditions of approval.

1. The applicant shall record a copy of the approved Security and Operations Plan with the Salt Lake City Recorder's office as required for alcohol-related uses.
2. The Security and Operations Plan will need to be updated if changes to the nature of the business are made and the amended plan will need to be reviewed by the Police Department and Building Official and recorded with the City Recorder's Office

### ATTACHMENTS:

- A. [ATTACHMENT A: Vicinity Map](#)
- B. [ATTACHMENT B: Plans and Narrative](#)

- C. [ATTACHMENT C: Property & Vicinity Photos](#)
- D. [ATTACHMENT D: Zoning Standards](#)
- E. [ATTACHMENT E: Conditional Use Standards](#)
- F. [ATTACHMENT F: Public Process & Comments](#)
- G. [ATTACHMENT G: Department Review Comments](#)

## PROJECT DESCRIPTION

The applicant, Michael McHenry, is proposing to operate a bar in an existing building at 505 S Gale St. Sunday's Best is a brunch restaurant in Sandy, but it is now opening a second location in downtown Salt Lake City. Sunday's Best SLC, LLC is the tenant of the property, and the bar will be doing business as Sunday School. The restaurant will occupy the first floor, while the second will house the bar.



### Quick Facts:

**Anticipated Hours:** The expected hours of operation are Monday to Friday from 4 pm to 10 pm and Saturday to Sunday from 10:30 am to 10 pm.

**Peak Hours:** The busiest hours will be from 5 pm to 9 pm on weekdays, from 11 am to 1 pm, and from 6 pm to 10 pm on weekends.

**Abutting Uses:** The property is adjacent to multifamily, residential, retail, and office areas.

**Parking:** The required parking has been fulfilled in the current parking garage.

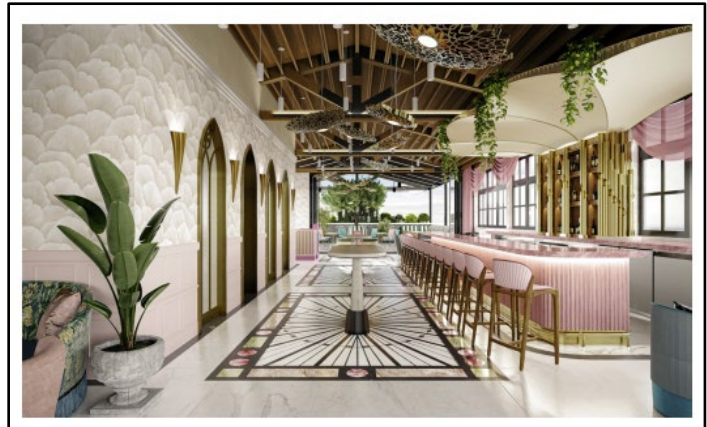
**Review Process and Standards:** D-2 Zoning Standards, Conditional Use Standards, Alcohol Related Established Standards, General Zoning Standards

**Location:** 2<sup>nd</sup> Floor

**Square Footage:** 11,132 SF

**Seat Count:** 128

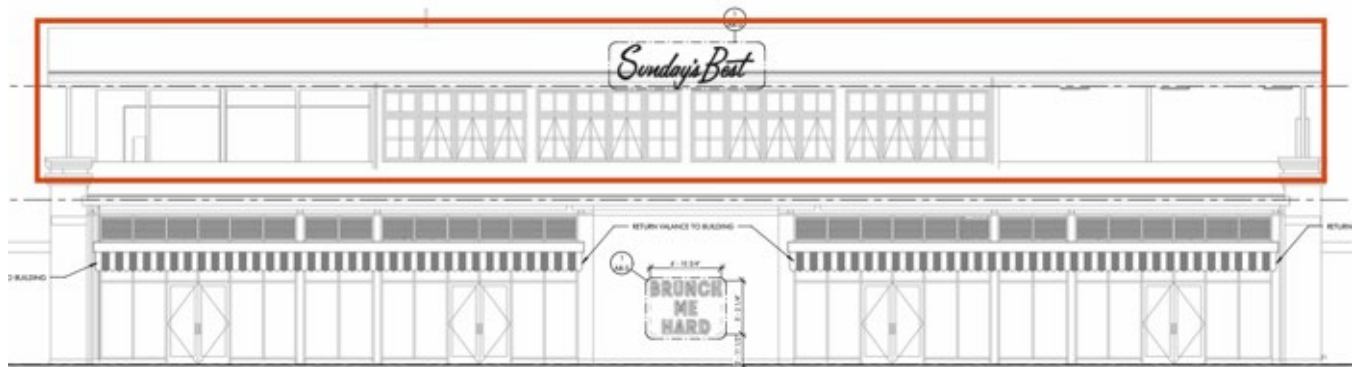
Sunday School will be a 21-and-over bar and lounge and act as an extension of the restaurant downstairs, Sunday's Best. The space will have two covered rooftop patios on the east and west sides and approximately 128 seats. The bar will have options for drinks and food. The proposed use will result in only an interior renovation of the space. The building exterior, parking, and other aspects of the site are not being modified through this request.



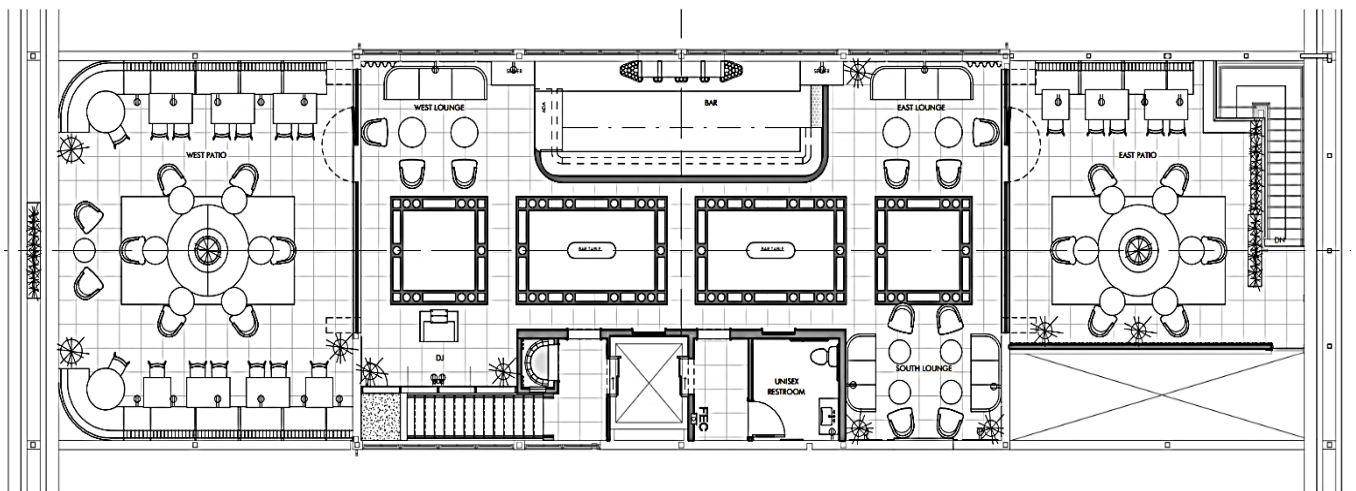
*Interior Rendering: Sunday School Bar*

The Post District Development and the location of Sundays Best is near the intersection of 500 South and Gale Street. To the north of the site is a parking lot. To the east and south of the property are residential developments and retail establishments. To the west of the property is Traeger Headquarters, and south of it is Level Crossing Brewing Company.

The elevation below shows the location of the bar on the second floor of the building:



The picture below shows the proposed floor plan for the second floor of the building, including the seating of the bar and east and west patio spaces. The bar will have 128 seats.



## APPROVAL PROCESS AND COMMISSION AUTHORITY

Per [21A.54.020](#), this Conditional Use application is required to be reviewed by the Planning Commission. Per section 21A.54.010.A of the zoning ordinance, 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. The Planning Commission has the authority to approve, approve with conditions, or deny the Conditional Use request.

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 conditional use standards. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use shall be denied.

## KEY CONSIDERATIONS

The key considerations listed below were identified through the analysis of the project:

1. Implementation of the Plan Salt Lake and the Downtown Master Plan
2. Compliance with Zoning Requirements and Conditional Use Standards
3. Neighborhood Compatibility and Impact

### Consideration 1: Implementation of the Plan Salt Lake and the Downtown Master Plan

A general plan is a comprehensive document that outlines a community's vision, policies, and framework for growth and development in a neighborhood over a period of 20-30 years. When reviewing an application, the Planning Commission should consider how the proposed project aligns with and helps implement the city's goals and policies identified in the adopted plans. Planning Staff reviewed the applicable general plans and made the following findings.

#### Plan Salt Lake

The proposed conditional use for a bar at this location supports the following goals and initiatives from Plan Salt Lake:

1. Neighborhoods
2. Growth
3. Arts and Culture
4. Economy

#### **Neighborhoods**

Finding: Staff found that the proposal aligns with Plan Salt Lake. In the guiding principles of Neighborhoods, the initiative focus on encouraging and supporting local businesses in neighborhood business districts and providing areas for social interaction. A bar and/or restaurant can significantly promote social interaction and gathering among residents in the neighborhood. It has been observed that neighborhood business districts, such as the Post District, contribute to the unique character of this area by offering essential goods and services for nearby residents and contributing to our city's overall livability and economic prosperity.

#### **Growth**

Finding: The staff has found that the proposal aligns with the guiding principle of growth in Plan Salt Lake. One of the initiatives is to locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors. The bar will be located on the second floor of an existing building with existing utilities. The location downtown has access to Courthouse Station and 900 South Station and is on 500 South, a major transportation corridor.



## Arts and Culture

**Finding:** Plan Salt Lake's Art and Culture initiatives support the growth of existing and new cultural and entertainment opportunities within Salt Lake City, including everything from local restaurants and concert venues to museums and theaters. By promoting and supporting Salt Lake City as a regional entertainment, artistic, and cultural center, the city can continue attracting visitors and residents interested in diverse experiences. As evidenced by the renderings, it is clear that the proposed bar will be a vibrant place, with views from both the east and west that will enhance the experience of those who visit. This also brings more interest and interaction to the Post District.

## Economy

**Finding:** Plan Salt Lake recognizes the importance of a balanced economy that produces quality jobs and fosters an innovative environment for commerce, entrepreneurial local business, and industry to thrive. It also supports the initiative to establish Salt Lake City as the region's economic center, which will attract new businesses, create jobs, and enhance the city's economic competitiveness. Overall, Plan Salt Lake is a forward-looking and comprehensive plan that positions Salt Lake City as a model city for sustainable development and urban innovation. The proposal strongly supports the initiative to establish Salt Lake City as the region's economic center. The restaurant Sundays Best, which had its first location in Sandy, is now choosing to expand its business by opening up a new branch in downtown Salt Lake City with a bar on its second floor. This decision highlights that the city center is ideal for small businesses to thrive and supports the economic initiative in Plan Salt Lake.

## The Downtown Plan

After reviewing the Downtown Master Plan, it has been found that the vision for Downtown is to be a vibrant neighborhood and the primary destination for culture, entertainment, commerce, government, and faith. There is an emphasis on sustainable development, dense urban living, and community services, while reflecting the diverse and eclectic culture of the area. It is a goal to create a city that is accessible to people from all social and economic backgrounds and is responsive to regional ecological conditions.

As per the plan, the Granary District of Downtown faces a challenge of limited street life and vibrancy in the area. A proposal has been made to establish a restaurant and bar in a highly visible location on the corridor of 500 south and Gale District in the Post District. The proposal aims to promote livability by providing easy access, indoor outdoor areas, individuality, and convenience. It also aims to create unique places for different age groups, interests, and needs within each downtown district that are active 7 days a week and establish an active public realm that supports a vibrant downtown experience. Furthermore, the plan aims to foster independently identified districts characterized by a delightful mix of shops, restaurants, cultural institutions, parks and public spaces, amenities, historic buildings, and architectural character. The Granary District is downtown's transition from primarily industrial uses and warehouse buildings to creative industries, and supports office, retail, and restaurants.

**Finding:** The proposal aligns with the Downtown Master Plan's vision of creating a vibrant, accessible, and diverse city reflecting the area's culture and adding to the Post District.

## **Consideration 2: Compliance with Zoning Requirements and Conditional Use Standards**

### **Zoning Requirements**

As external alterations are not proposed for the building or the lot; several standards in the D-2 district are not applicable for review. A bar establishment is a conditional use in the D-2 district, subject to the rules stated in 21A.36.300, "Alcohol-Related Establishments" (refer to [Attachment D](#)) and approval by the Planning Commission. The building permit for the existing building tenant improvement was approved BLD2023-08276: Sunday's Best on January 18, 2024.

### **Alcohol Related Establishments**

The purpose of this section is to permit the establishment of taverns, bar establishments, and brewpubs, subject to licensing procedures, and where appropriate, conditional use standards. The standards are analyzed in [Attachment E](#), and staff has found the proposal complies. Additionally, the applicant submitted a Security and Operation Plan, which was reviewed and approved by the Building and Police Department. See [Attachment G](#) for more details.

### **Conditional Use Standards**

Upon reviewing this proposal against the Conditional Use standards, staff has found this proposal to be compliant, with no detrimental effects left unmitigated. Standards for review include the proposal's compatibility with the surrounding neighborhood and nearby uses, the impact it may have on traffic circulation or utilities, and the proposal's compatibility with city ordinances, plans, and goals. See [Attachment E](#).

## **Consideration 3: Neighborhood Compatibility and Impact**

The bar will be an addition to the Post District which include various local businesses such as coffee shops, breweries, markets, delis, bakeries, restaurants, hotels, fitness centers, and a cinema pub. Staff determined there are no detrimental impacts and will be compatible with the existing neighborhood and character of the Post District development as discussed above.

## **STAFF RECOMMENDATION**

A bar is allowed in the D-2 Zoning District as a Conditional Use. The use should be approved if reasonable conditions are proposed, or can imposed, to mitigate the reasonably detrimental effects of the proposed use. The proposed use meets the Conditional Use standards and Detrimental Effects Determination as analyzed and discussed in [Attachment E](#) of this report. No significant and unmitigable detrimental impacts are anticipated. Planning Staff recommends the Planning Commission Approve the Proposed Conditional Use Application for a Bar Establishment with the following conditions.

## **NEXT STEPS**

### **Approval of the Request**

If the request is approved, the applicant will be required to comply with the conditions of approval and all necessary state liquor licenses and city permits for the new use.

### **Denial of the Request**

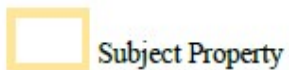
If the request is denied, the applicant would not be allowed to operate a bar establishment on this site.



# ATTACHMENT A: Vicinity Map

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## Vicinity Map



# **ATTACHMENT B: Plans and Narrative**

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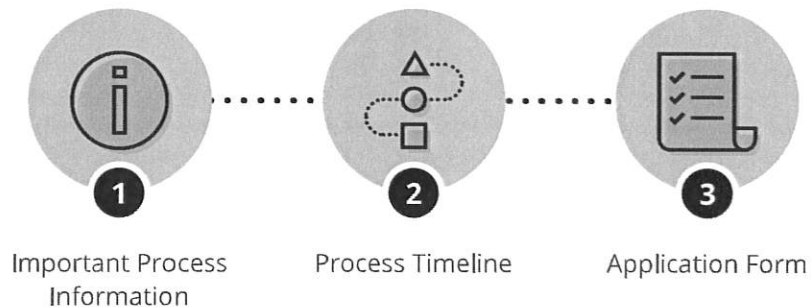


# PLANNING PROCESS // **CONDITIONAL USE**

## ABOUT THE APPLICATION

Thank you for your interest in submitting a Conditional Use application. The following packet will provide general information to get started on your project and guide you through the application process from start to finish. The package is broken down into three sections: Information about the application, a visual diagram of the application process, and the application form.

**We highly encourage you to work with our Planning staff prior to submitting an application.** For questions regarding any of the information listed in this packet or to set up a pre-submittal meeting please contact us at [zoning@slcgov.com](mailto:zoning@slcgov.com) or give us a call at 801.535.7757.



PLANNING DIVISION  
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[ZONING@SLCGOV.COM](mailto:ZONING@SLCGOV.COM)  
TEL 801-535-7757



PURPOSE & INTENT OF THE PROCESS

A conditional use is a land use which, because of its unique characteristics or potential impact, may not be compatible or may be compatible only if certain conditions are required that mitigate or eliminate the negative impacts. Those land uses are listed with a “C” in Land Use Tables of each zoning district, according to [21A.33](#).

According to state and city code, conditional uses are allowed uses unless appropriate conditions cannot be applied to mitigate adverse impacts. 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.



STANDARDS

21A.54.030: **CATEGORIES OF CONDITIONAL USES:**

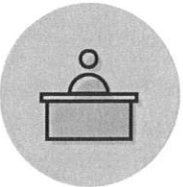
Conditional uses may be decided administratively or by the planning commission

- A. Planning Commission:
  - a. Conditional uses located within a residential zoning district;
  - b. Conditional uses abutting a residential zoning district or residential use; or
  - c. Conditional uses that require planned development approval.
- B. Administrative Hearing:
  - a. Low power wireless telecommunication facilities listed as conditional uses;
  - b. Utility buildings and structures listed as conditional uses;
  - c. All other conditional uses not included above.

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

- 1. The use complies with applicable provisions of the code;
- 2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;
- 3. The use is consistent with adopted city planning policies, documents, and master plans; and
- 4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions.

The full Conditional Use code can be found in Chapter [21A.54](#).



CONSULTATION

If you have questions regarding the Conditional Use regulations or process, please contact the Salt Lake City Planning Counter staff at [zoning@slcgov.com](mailto:zoning@slcgov.com) or give us a call at 801-535-7757. If you would like to discuss your development plan in more detail, you can request a pre-submittal meeting with Planning staff by contacting the Planning Counter.

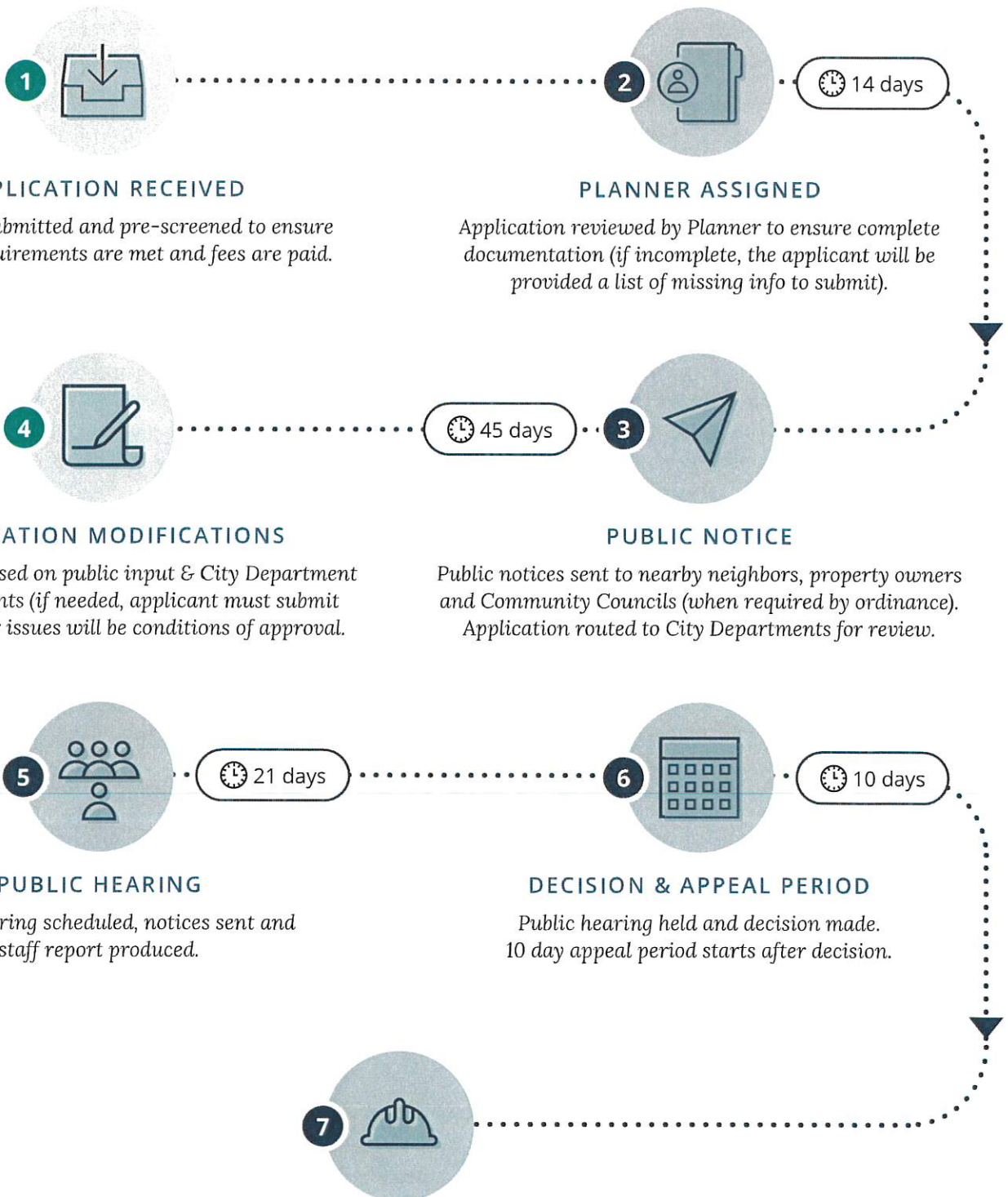
**Pre-submittal meetings are held on Thursdays in 30 minute slots between 1:30 and 3:30 pm.**

# PROCESS TIMELINE

## TIME FRAME

🕒 2 - 3 MONTHS

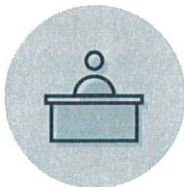
- APPLICANT
- STAFF



**DISCLAIMER:** APPLICATION TIME FRAMES MAY VARY DEPENDING ON CURRENT WORKLOAD AND COMPLEXITY OF APPLICATIONS. INCOMPLETE OR MISSING INFORMATION ON DRAWINGS AND APPLICATION FORMS WILL DELAY THE PROCESS.

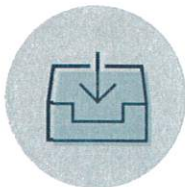
# CONDITIONAL USE

## IMPORTANT INFORMATION



### CONSULTATION

Available prior to submitting an application. For questions regarding the requirements, email us at [zoning@slcgov.com](mailto:zoning@slcgov.com).



### SUBMISSION

Submit your application online through the [Citizen Access Portal](#). Learn how to submit online by following the [step-by-step guide](#).



### REQUIRED FEES

- **\$910** filing fee.
- Additional required notice fees will be assessed after application is received.

## APPLICANT INFORMATION

### PROJECT NAME (OPTIONAL)

Sunday School (a DBA of Sunday's Best SLC, LLC)

### ADDRESS OF SUBJECT PROPERTY

505 S Gale St. Suite 200 Salt Lake City, UT 84101

### REQUEST

Conditional Use - Bar

### NAME OF APPLICANT

Michael McHenry

### PHONE

801-556-7117

### MAILING ADDRESS

PO Box 1573 Draper, UT 84020

### EMAIL

michael@themchenrygroup.com

### APPLICANT'S INTEREST IN PROPERTY (\*owner's consent required)

☐ Owner ☐ Architect\* ☐ Contractor\* ☒ Other\*

### IF OTHER, PLEASE LIST

Tenant

### NAME OF PROPERTY OWNER (if different from applicant)

BB NAC Apartments, LLC

### PHONE

801-582-3188

### MAILING ADDRESS

386 W 500 S Suite 100 Salt Lake City, UT 84101

### EMAIL

bblaser@bcgholdingsslc.com

## OFFICE USE

### CASE NUMBER

### RECEIVED BY

### DATE RECEIVED

**DISCLAIMER:** PLEASE NOTE THAT ADDITIONAL INFORMATION MAY BE REQUIRED BY THE PROJECT PLANNER TO ENSURE ADEQUATE INFORMATION IS PROVIDED FOR STAFF ANALYSIS. ALL INFORMATION REQUIRED FOR STAFF ANALYSIS WILL BE COPIED AND MADE PUBLIC, INCLUDING PROFESSIONAL ARCHITECTURAL OR ENGINEERING DRAWINGS, FOR THE PURPOSES OF PUBLIC REVIEW BY ANY INTERESTED PARTY.

## ACKNOWLEDGMENT OF RESPONSIBILITY

1. This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application will be processed under the name provided below.
2. By signing the application, I am acknowledging that I have read and understood the instructions provided for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that the documents provided are considered public records and may be made available to the public.
3. I understand that my application will not be processed until the application is deemed complete by the assigned planner from the Planning Division. I acknowledge that a complete application includes all of the required submittal requirements and provided documents comply with all applicable requirements for the specific applications. I understand that the Planning Division will provide, in writing, a list of deficiencies that must be satisfied for this application to be complete and it is the responsibility of the applicant to provide the missing or corrected information. I will keep myself informed of the deadlines for submission of material and the progress of this application.
4. I understand that a staff report will be made available for my review prior to any public hearings or public meetings. This report will be on file and available at the Planning Division and posted on the Division website when it has been finalized.

### NAME OF APPLICANT

Michael McHenry

### EMAIL

michael@themchenrygroup.com

### MAILING ADDRESS

PO Box 1573 Draper, UT 84020

### PHONE

801-556-7117

### APPLICATION TYPE

Conditional Use - Bar

### SIGNATURE



### DATE

12/28/23

## LEGAL PROPERTY OWNER CONSENT

If the applicant is not the legal owner of the property, a consent from property owner must be provided. Properties with a single fee title owner may show consent by filling out the information below or by providing an affidavit.

**Affirmation of sufficient interest:** I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

### LEGAL DESCRIPTION OF SUBJECT PROPERTY

PARCEL 1. BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 30, PLAT " A " , SALT LAKE CITY SURVERY; THENCE SOUT

### NAME OF OWNER

BB NAC Apartments, LLC

### EMAIL

bblaser@bcgholdingsllc.com

### MAILING ADDRESS

386 W 500 S Suite 100 Salt Lake City, UT 84101

### SIGNATURE



### DATE

1/4/2024

1. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
2. If a joint venture or partnership is the fee owner, attach copy of agreement authorizing action on behalf of the joint venture or partnership.
3. If a Home Owner's Association is the applicant then the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

**DISCLAIMER:** BE ADVISED THAT KNOWINGLY MAKING A FALSE, WRITTEN STATEMENT TO A GOVERNMENT ENTITY IS A CRIME UNDER UTAH CODE CHAPTER 76-8, PART 5. SALT LAKE CITY WILL REFER FOR PROSECUTION ANY KNOWINGLY FALSE REPRESENTATIONS MADE PERTAINING TO THE APPLICANT'S INTEREST IN THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION.

# SUBMITTAL REQUIREMENTS

Please provide the following information with your application. Confirm that you have included each of the requirements listed below by adding a check mark for each item.

CHECK	STAFF	REQUIREMENTS (21A.54.060.A)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>A narrative that describes the general operations of the proposed use, including answers to the following questions:</b></p> <ul style="list-style-type: none"><li>• What are the anticipated hours of operation?</li><li>• What are the anticipated peak hours for the proposed use? Peak hours refer to the hours of the day with the highest number of customers, employees, deliveries, or activities.</li><li>• Is there any anticipated outdoor activity associated with the use?</li><li>• Is there enough space on the site to provide adequate movement, queueing, and storing of vehicles? The space should be based on the anticipated trip generation of similar uses in a similar environment either in Salt Lake City or in similar cities.</li><li>• How will the waste generated by the use be stored and handled on site? How will it be removed from the site?</li><li>• What is the anticipated amount of water consumption of the proposed use?</li><li>• What is the anticipated level of emissions generated by the proposed use?</li><li>• Are there trees with a trunk circumference greater than 6 inches on the property that will be removed?</li><li>• What is the anticipated amount of grading required for the proposed development? Does it include the moving or removing of any pollutant or contaminant in the soil from the site?</li><li>• Will the proposed use produce any dust, odor, smoke, noise, vibrations, or use any chemicals, toxins, heat, or radiation? If so, how will the impact be addressed? Has the applicant been in contact with the regulatory agency that regulates the specific impact?</li><li>• Are the locations of all utility needs identified on the site plan and located to avoid creating a hazardous situation? Have utility providers been made aware of the proposed use and is there any information about utility needs?</li></ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>An analysis of how the proposal might affect adjacent uses, including answers to the following questions:</b></p> <ul style="list-style-type: none"><li>• What are the land uses adjacent to the property (abutting and across-the-street properties)?</li><li>• Are exterior lights located and shielded to direct light away from adjacent uses and downwards (not directed to the sky)?</li><li>• Are there access conflicts caused by the location or proximity of walkways, sidewalks, driveways, public streets or public spaces? Are there access conflicts caused by the any proposed or existing structure on the property or adjacent to the property?</li><li>• How will the proposed use be separated from adjacent land uses? What screening or buffering features will be provided to reduce any impact identified in these questions?</li></ul>

# SUBMITTAL REQUIREMENTS

CHECK	STAFF	CONTINUED REQUIREMENTS ( <a href="#">21A.54.060.A</a> )
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>A Response to standards (<a href="#">21A.54.080</a>) found on <a href="#">page 2</a>.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Site Plan.</b> <ul style="list-style-type: none"><li>• Site plan (see <a href="#">Site Plan Requirements</a> flyer for further details).</li></ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Other Drawings.</b> <ul style="list-style-type: none"><li>• Floor plans drawn to scale identifying the use and size of the interior space(s).</li><li>• Elevations, sections, and details drawn to scale, if applicable.</li></ul>

INCOMPLETE INFORMATION WILL NOT BE ACCEPTED

INITIALS  


**DISCLAIMER:** I ACKNOWLEDGE THAT SALT LAKE CITY REQUIRES THE ITEMS ABOVE TO BE SUBMITTED BEFORE MY APPLICATION CAN BE PROCESSED. I UNDERSTAND THAT PLANNING WILL NOT ACCEPT MY APPLICATION UNLESS ALL OF THE FOLLOWING ITEMS ARE INCLUDED IN THE SUBMITTAL PACKAGE.

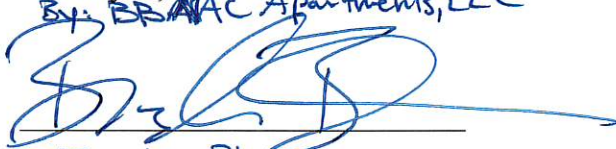
04 January 2024

Sunday School – Conditional Use Application

To Whom it May Concern:

This letter is to provide written authorization on behalf of BB NAC Apartments, LLC for Sunday School (a DBA of Sunday's Best SLC, LLC) to apply for and use the space located at 505 S Gale St. Suite 200 Salt Lake City, UT 84101 as a bar.

Thank you,

By: ~~BB NAC~~ Apartments, LLC  


By: Brandon Blaser  
Its: Manager of the Manager

**Conditional Use Application:** Sunday School (a DBA of Sunday's Best SLC, LLC)

**Conditional Use Desire:** Bar

**Address of Subject Property:** 550 S 300 W Suite 200 Salt Lake City, UT 84101

Upon development the address has shifted to 505 S Gale St. Suite 200 Salt Lake City, UT 84101

**Applicant:** Michael McHenry

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**Subject Property:** 550 S 300 W Suite 200 Salt Lake City, UT 84101

**Legal Description:**

PARCEL 1. BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 30, PLAT "A", SALT LAKE CITY SURVEY; THENCE SOUTH 89°59'18" WEST ALONG THE SOUTH LINE OF SAID BLOCK 30 A DISTANCE OF 331.28 FEET; THENCE NORTH 660.42 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 30; THENCE NORTH 89°58'14" EAST ALONG SAID NORTH LINE 331.37 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 30; THENCE SOUTH 00°00'30" WEST ALONG THE EAST OF SAID BLOCK 30 A DISTANCE OF 660.52 FEET TO THE POINT OF BEGINNING.

Being Tax Parcel No. 15-01-45-10-130-000

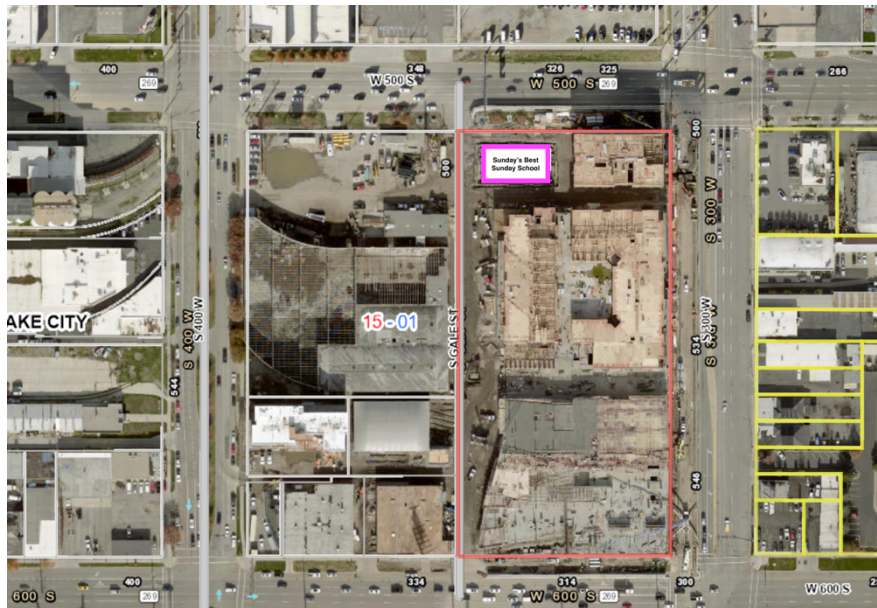
**A narrative that describes the general operations of the proposed use, including answers to the following questions:**

- *General Operations of the proposed use:*
  - Sunday School will be a 21 and over bar and lounge; and act as an extension of our restaurant downstairs Sunday's Best. We will serve drinks and have the option to purchase food.
- *What are the anticipated hours of operation?*
  - Monday-Friday 4-10pm; Saturday-Sunday 10:30am-10pm
- *What are the anticipated peak hours for the proposed use? Peak hours refer to the hours of the day with the highest number of customers, employees, deliveries, or activities.*
  - Peak hours will be 5-9pm on weekdays and 11-1pm and 6-10pm on the weekends.
- *Is there any anticipated outdoor activity associated with the use?*
  - Covered rooftop patios on the east and west
- *Is there enough space on the site to provide adequate movement, queueing, and storing of vehicles? The space should be based on the anticipated trip generation of similar uses in a similar environment either in Salt Lake City or in similar cities.*
  - There is a small amount of street parking and a large parking garage that is shared with the rest of the Post District development (Block 30).
- *How will the waste generated by the use be stored and handled on site? How will it be removed from the site?*
  - Back of house enclosed dumpsters. Scheduled weekly pickups (3 times)
- *What is the anticipated amount of water consumption of the proposed use?*
  - Low impact; will be running hand was stations, small dishwasher, and one single stall restroom.
- *What is the anticipated level of emissions generated by the proposed use?*
  - The proposed use will generate low emissions.
- *Are there trees with a trunk circumference greater than 6 inches on the property that will be removed?*
  - No
- *What is the anticipated amount of grading required for the proposed development? Does it include the moving or removing of any pollutant or contaminant in the soil from the site?*
  - No, it is already developed

- Will the proposed use produce any dust, odor, smoke, noise, vibrations, or use any chemicals, toxins, heat, or radiation? If so, how will the impact be addressed? Has the applicant been in contact with the regulatory agency that regulates the specific impact?
  - No
- Are the locations of all utility needs identified on the site plan and located to avoid creating a hazardous situation? Have utility providers been made aware of the proposed use and is there any information about utility needs?
  - Sunday's Best SLC, LLC is the tenant of the whole subject property. Sundays School will act as a DBA. Public Utilities have already been paid to Salt Lake City. Rocky Mountain Power has been set up and transferred to our name and Dominion is in the process of placing permanent meters; at which point we will transfer service to our name.

**An analysis of how the proposal might affect adjacent uses, including answers to the following questions:**

- What are the land uses adjacent to the property (abutting and across-the-street properties)?
  - To the North, 500 S public road, to the East Urban Hill and apartment complex; to the South, Coffee shop, parking garage and public walkways, and to the West Traeger Headquarters.

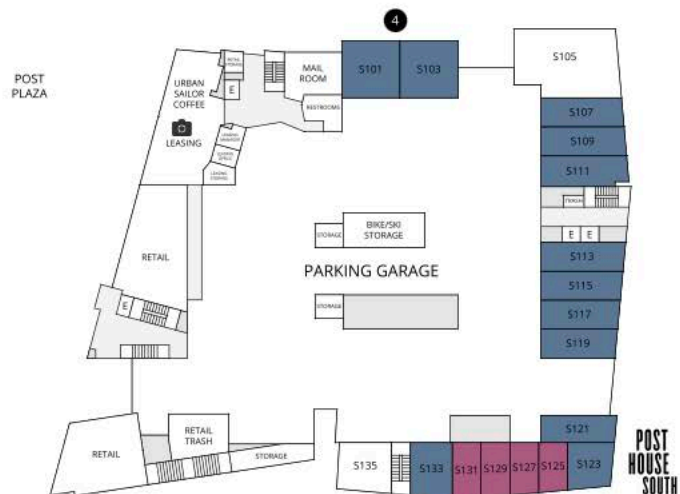
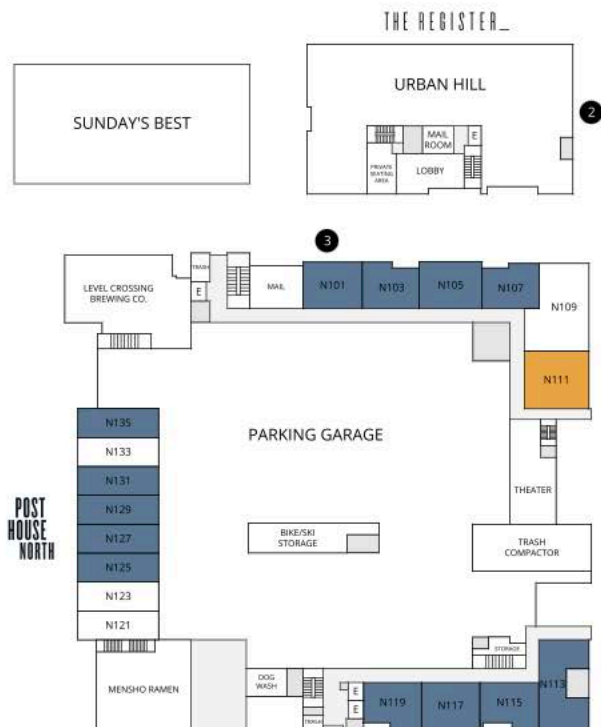
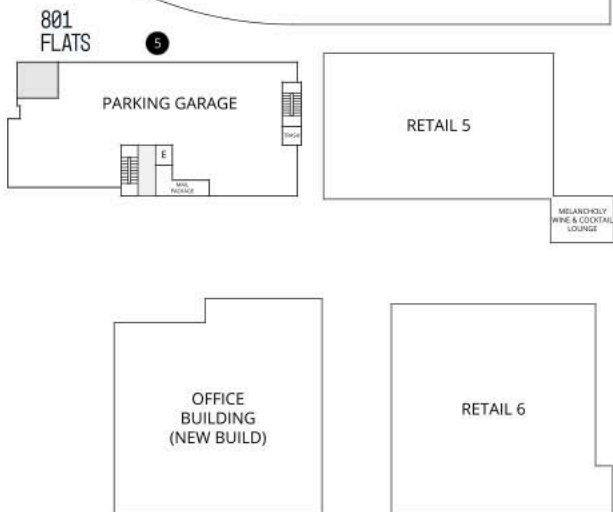
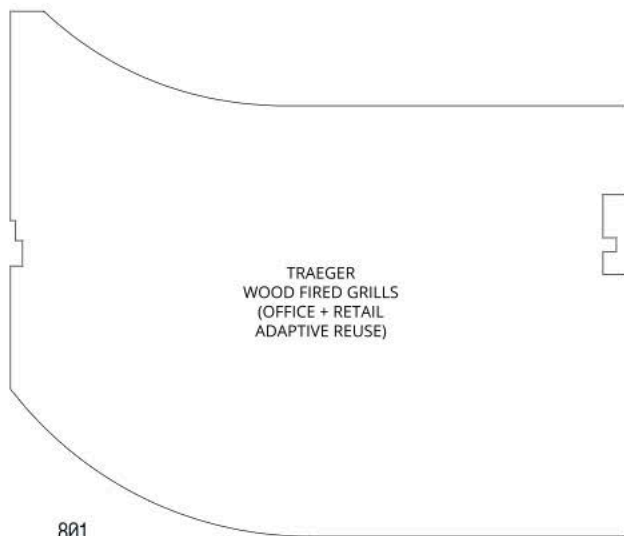


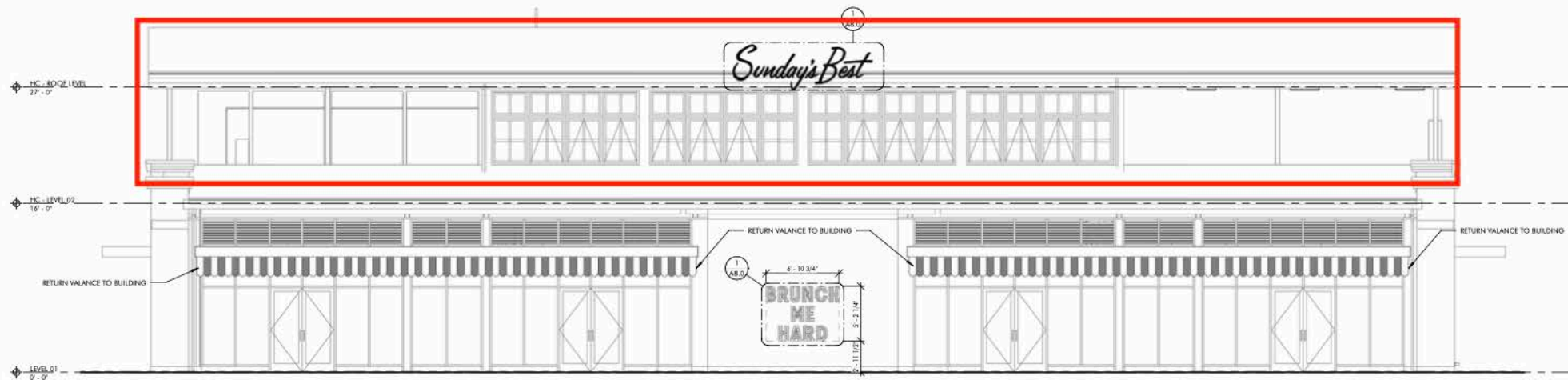
- Are exterior lights located and shielded to direct light away from adjacent uses and downwards (not directed to the sky)?
  - Yes, all exterior lights have already been installed by the builder in accordance to city code. The only remaining exterior “lights” are the monument signs for the building. One to be on the allotted grass pad to the north of the subject property and the others to be installed to the exterior of the building.
- Are there access conflicts caused by the location or proximity of walkways, sidewalks, driveways, public streets or public spaces? Are there access conflicts caused by the any proposed or existing structure on the property or adjacent to the property?
  - No
- How will the proposed use be separated from adjacent land uses? What screening or buffering features will be provided to reduce any impact identified in these questions?
  - Sunday School will be a bar on the second floor of the subjected property. It will have a different monument sign and it should not

affect adjacent land use at all. There are no churches, schools, or daycares nearby. Bar alcohol licensing application is almost ready for submittal; sans the business license to be issued after certificate of occupancy is approved and Local Consent to be submitted after the conditional use approval. Local consent for the Full Restaurant has already been issued.

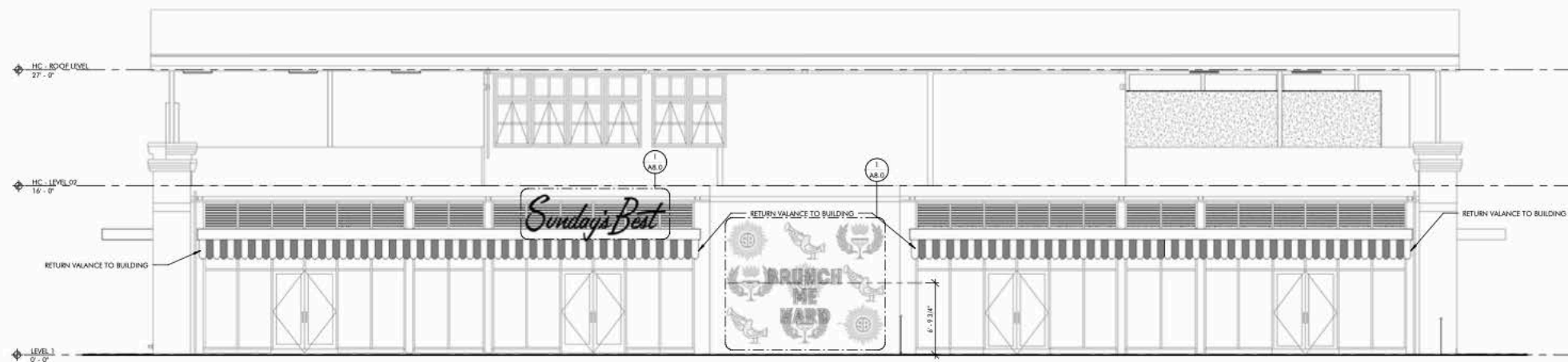
**21A.54.080: STANDARDS FOR CONDITIONAL USES:**

- 1. The use complies with applicable provisions of the code;**
  1. There is nothing that suggests this conditional use would not comply with applicable provisions of the code.
- 2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;**
  1. Zone is currently 199. There are multiple restaurants that already serve alcohol in the immediate surroundings of this location. This location is actually the second floor and sister restaurant on the restaurant downstairs: Sunday's Best. With approval, it will easily be compatible with surrounding uses.
- 3. The use is consistent with adopted city planning policies, documents, and master plans; and the anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions.**
  1. Yes; this use flows in conjunction with the surrounding uses and will improve business in the area. It also doesn't impose on any additional land. It is a second floor of an already build building that follows all city code regulations to operate the second floor as a bar; per approval of conditional use.





① EXTERIOR NORTH  
3/16" = 1'-0"



② EXTERIOR SOUTH  
3/16" = 1'-0"

# HALE COLLECTIVE

6122 N 7th Street, Suite A  
Phoenix, AZ 85014  
(602) 883-8498  
hale-collective.com

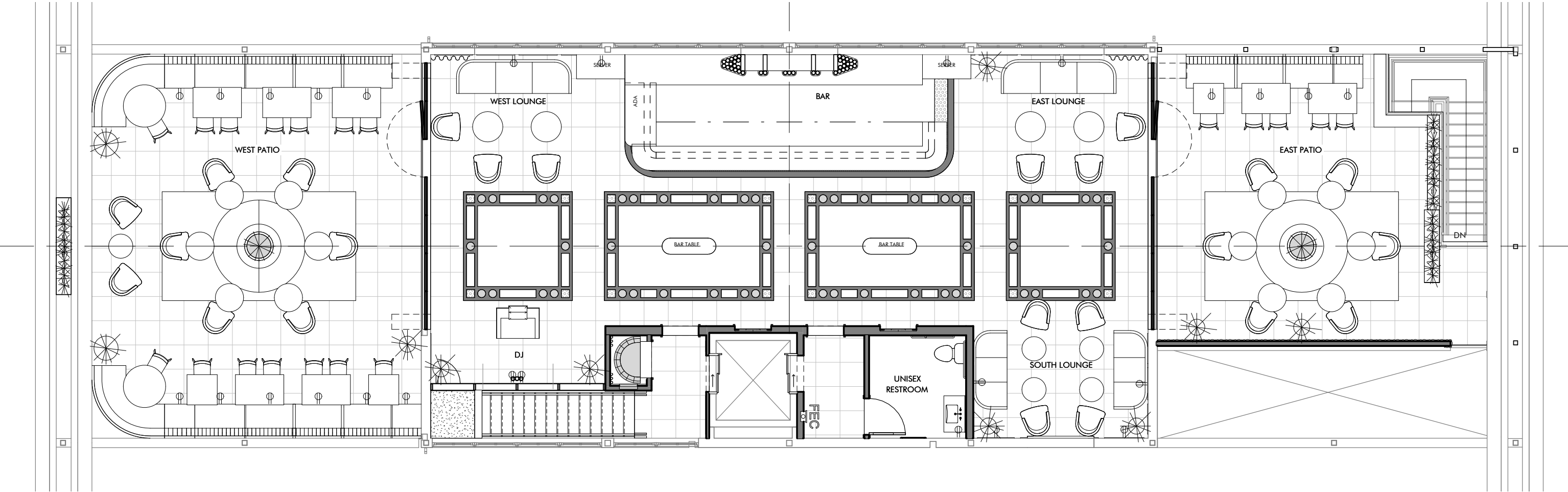
NOT FOR  
CONSTRUCTION

Sunday's Best - Post District  
505 S Gale Street, Salt Lake City, UT 84109

09.29.23 PERMIT DRAWINGS

EXTERIOR / STOREFRONT  
ELEVATIONS **A5.0**

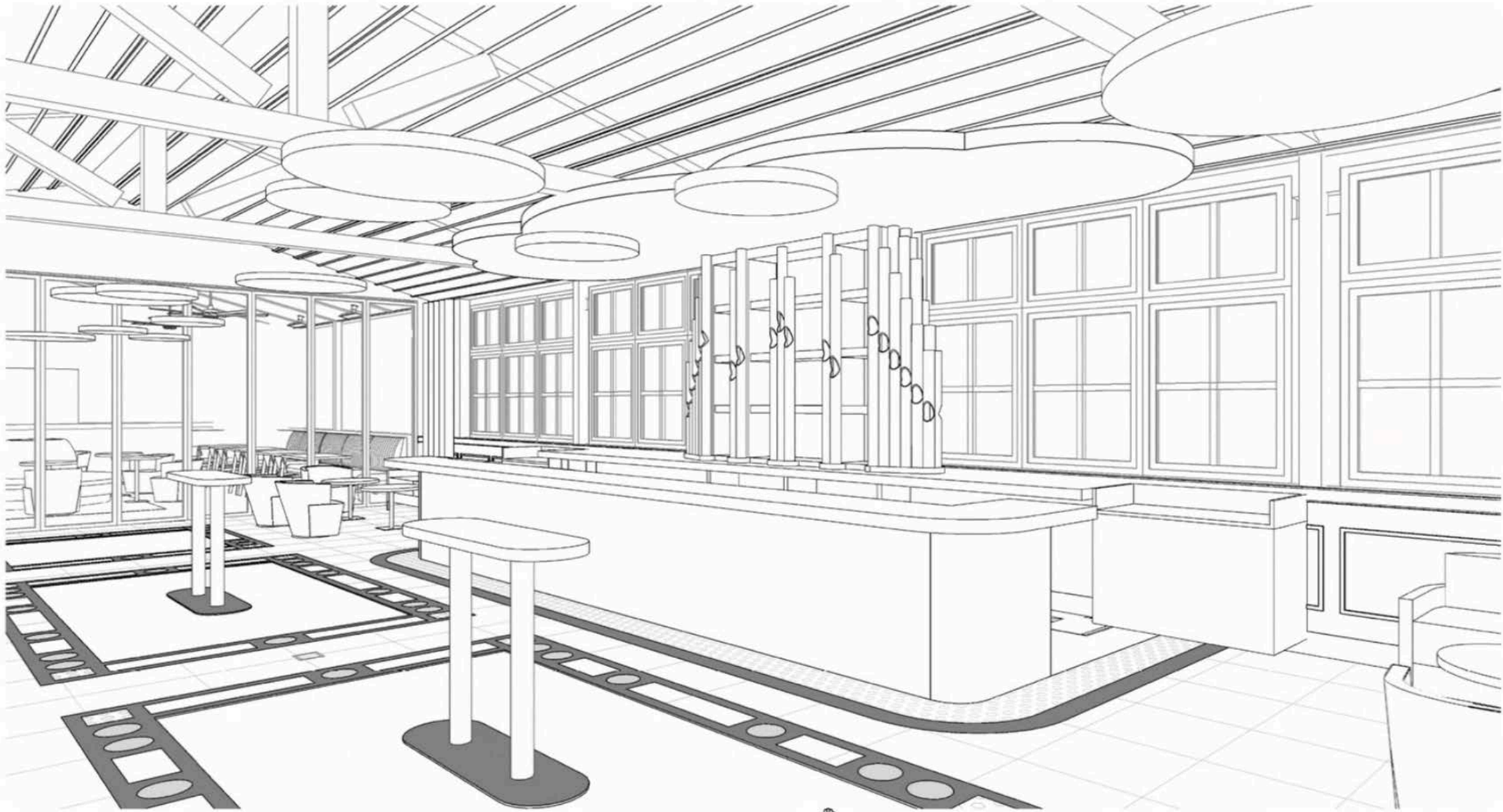
This drawing is an architectural rendering of a proposed project. It is not a construction document. It is not to be used for construction purposes. It is for informational purposes only.



SEAT COUNTS:

INTERIOR LOUNGE: 24  
WEST PATIO: 42  
EAST PATIO: 22  
STANDING AREA: 42

TOTAL: 128





# SUNDAY SCHOOL

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## SECURITY AND OPERATIONS PLAN

**Business Name:** Sunday School (a DBA of Sunday's Best SLC, LLC)

**Application:** Bar Establishment (Application: PLNPCM2024-00015)

**To Be Reviewed by:** Salt Lake City Police Department and the building official. To be filed with the City Recorder's office upon approval.

### - **Community Relations**

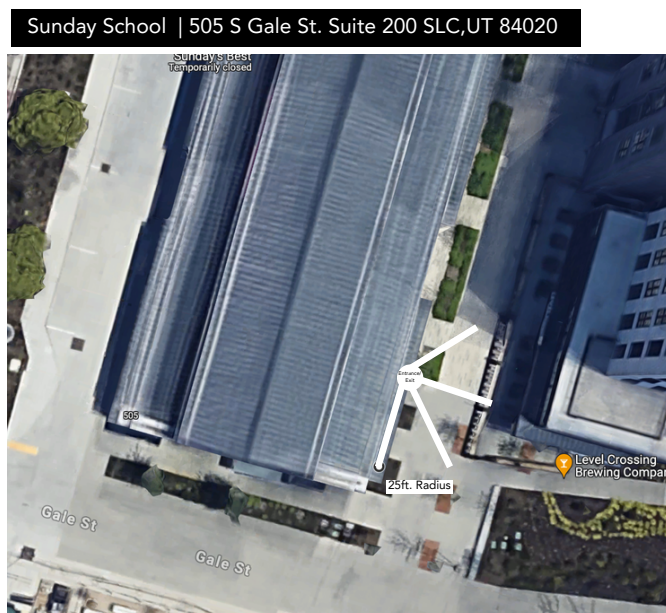
- **Complaints:** We highly value our community. The very maxim of our parent company is "For the neighborhood, by the neighborhood." We very much want to have good relationships with the neighboring businesses and residents. Any sort of feedback or complaint against our business is welcomed in person or via email at (opportunity@brunchmehard.com). All emails will receive a response within 24-48 hours after receipt. Feedback and complaints will be addressed at the manager level. Any issue that needs escalation will be passed on to the executive level and then to the owners if further intervention is needed.
  - Should there be any complaints regarding the operations on the business premises to resolve, Sundays School is happy to meet with any neighbors or businesses to resolve said complaints. To schedule a meeting, a call can be made directly to Sunday School (phone number TBD) or via email at opportunity@brunchmehard.com. Emails will be responded to within 24-48 hours after receipt.
  - As the leading brunch Brand in Utah we value our community feedback and support in order to create the ultimate guest experience.
- **Buffering:** Sunday School is a bar establishment that will operate on the second floor of a free standing building. Based on design and intent, there is concrete buffering and landscape all around the building that are such that cannot be used as hiding spaces. The inside also has buffering that is distinguished and separates the two businesses.

### - **Sound**

- All design and construction plans 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 Salt Lake City.
- Live Entertainment shall only be located within the premise of the permit location (500 S 300 W Suite 200 SLC, UT 84101) Sunday School will plan on applying for a temporary noise permit on any event that we anticipate may exceed the noise ordinance.
- Any exterior like sound will be on our outdoor patios and will remain in congruence to city code. Any exterior electronically amplified sound will be prohibited.

- **Exterior Cleanliness**

- **Landscaping:** There is landscaping for the LLC sister company downstairs (Sunday's Best SLC, LLC) Their landscaping was approved by the city and by design of the developer. It will be maintained regularly. Any landscaping for Sunday School will be in planter boxes or potted. All plants will be of the type that cannot be used as a hiding place.
- **Graffiti Policy:** Any occurrence of graffiti that occurs on the building structure area of suite 200, or the signage relating, must be removed within forty-eight (48) hours--weather permitting.
- **Trash:** Any trash strewn on the premises will be collected and deposited in a trash receptable by six o'clock (6:00) A.M. the following day. All smoking and parking lot areas are monitored and cleaned by the Post District. All trash receptables on the premises will be emptied daily and the shared indoor dumpster (in the approved trash storage area) with Sunday's Best downstairs will be emptied three times a week (more if deemed necessary).
- **Parking:** There are multiple options for parking. A large, shared parking garage is located on premise along with a few public parking spots and metered parking on the outskirts of the property. Outside of said parking, we are walking distance within many residences, and we will always encourage ride share for those that intend to drink.
- **Smoking:** Smoking is prohibited indoors. All smoking must be followed pursuant to state law which is 25 feet away from building entrances, exits, air intakes or windows. There is not designated smoking location; just as long as it exceeds the 25-foot radius. This elevated mixed-use neighborhood is very close in proximity and all smoking will most likely occur on the outskirts of the development.



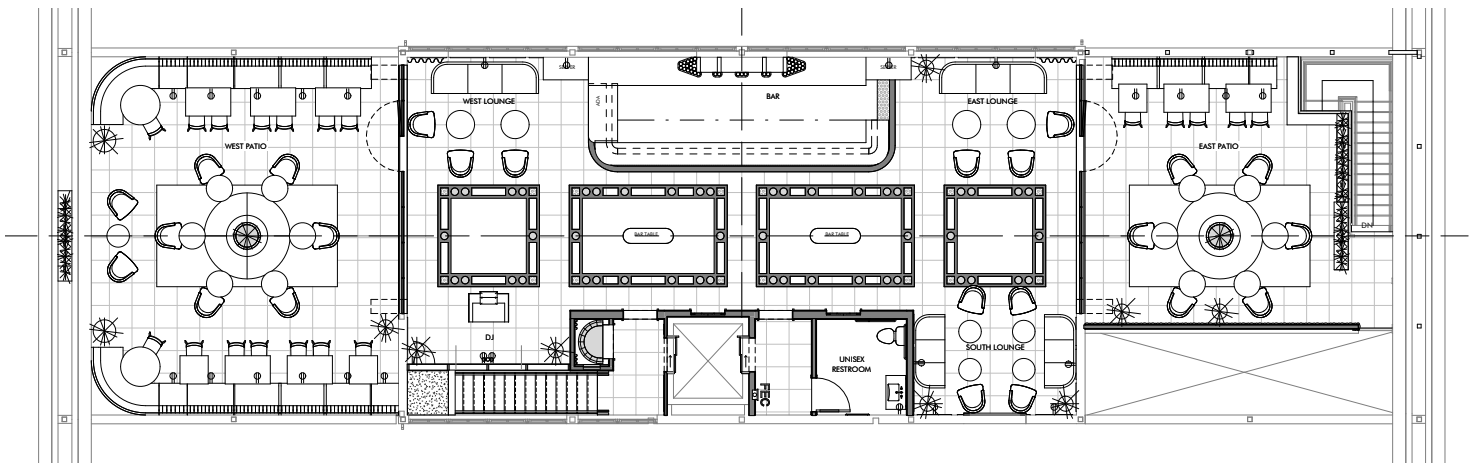
25 Foot Smoking Radius from entrance/exit.

- No dedicated smoking spot, it just must exceed the radius.

- Should the following issues arise with the approval of a conditional use outlined in section 21A.54.080, we have taken the liberty of addressing some of the terms of the code
  - Limit the size and kind of signage located on the outside of any building in conformance with chapter 21A.46 of this title;
    - All signage must first be approved by our landlord and then the city. At this current moment, all submitted signage is approved. The only signage from Sunday School will be a title sign on the outside of the building along with a possible monument sign on the street. We have no intention of placing any other signage that would lessen the appearance and aesthetic of our brand.
  - 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.
    - This entire development was designed with the intention of creating foot traffic and increase the walkability of downtown Salt Lake City. There is enough ambient lighting from the buildings and the development to offer a clear walking path to the well lit parking garage or alternate surrounding parking.
  - Consider the proposed location of an outdoor smoking area in the security and operations plan and the potential effect on neighboring residences, businesses, and buildings and designating a new area if the potential effects of the area in the security and operations plan appear to adversely affect neighboring residences, businesses, and buildings.
    - We do not encourage smoking in or around our property. Should the city require a designated outdoor smoking area, we will collaborate with the building owners to make sure a space is allotted that does not infringe on neighboring residences or businesses.

- 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 reducing alcohol-related problems such as consumption by minors, driving under the influence, and public drunkenness;

**SUNDAYS BEST POST SLC / SPACE PLAN - SECOND FLOOR (SUNDAY SCHOOL)**



**SEAT COUNTS:**

INTERIOR LOUNGE: 24  
WEST PATIO: 42  
EAST PATIO: 22  
STANDING AREA: 42

**TOTAL: 128**

**HALE COLLECTIVE**

SUNDAYS BEST POST BUILDING SLC SCHEMATIC DESIGN PACKAGE  
08 / 23 / 2023

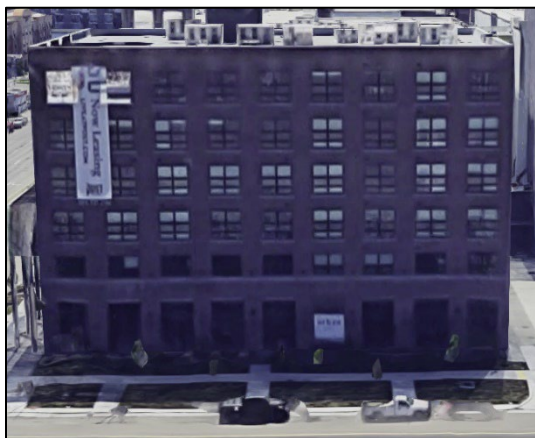
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## ATTACHMENT C: Property & Vicinity Photos



*Subject Property*



*Apartments to the East*



*Apartments and Retail to the Rear*



*Traeger Grills Headquarters*



*Front of Building*



*Second Floor of Building*



*Rear of the Building*

# ATTACHMENT D: Zoning Standards

## 21A.30.030: D-2 (DOWNTOWN SUPPORT DISTRICT):

**Purpose Statement:** The purpose of the D-2 Downtown Support Commercial District is to provide an area that fosters the development of a sustainable urban neighborhood that accommodates commercial, office, residential and other uses that relate to and support the Central Business District. Development within the D-2 Downtown Support Commercial District is intended to be less intensive than that of the Central Business District, with high lot coverage and buildings placed close to the sidewalk. This district is appropriate in areas supported by applicable master plans. Design standards are intended to promote pedestrian oriented development with a strong emphasis on a safe and attractive streetscape.

Standard	Analysis	Finding
<b>Use</b>	In the D-2 Zone, a bar establishment that is located indoors is considered a conditional use.	<b>Complies, if approved</b>
<b>Setbacks</b>	The existing building's exterior will remain unchanged, meaning that the setbacks will also remain the same. The building permit was approved under BLD2023-08276: Sunday's Best.	<b>Complies</b>
<b>Minium Lot Size/ Area/Width</b>	There are no proposed changes to the lot size, area, or width.	<b>Complies</b>
<b>Height</b>	There are no changes to the building's exterior or height.	<b>Complies</b>
<b>Refuse Control</b>	Trash: Any trash strewn on the premises will be collected and deposited in a trash receptable by six o'clock (6:00) A.M. the following day. All smoking and parking lot areas are monitored and cleaned by the Post District. All trash receptables on the premises will be emptied daily and the shared indoor dumpster (in the approved trash storage area) with Sunday's Best downstairs will be emptied three times a week (more if deemed necessary).	<b>Complies</b>
<b>Lighting</b>	There is enough ambient lighting from the buildings and the development to offer a clear walking path to the well-lit parking garage or alternate surrounding parking.	<b>Complies</b>
<b>Off Street Parking &amp; Loading (21A.44.030.H)</b>		<b>Complies</b>
<b>Signage (21A.46.110)</b>	The signs will be permitted separately and conform with the sign standards set forth in 21A.46	<b>Complies</b>

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

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

B. License Required: 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.

### ***Finding: Complies***

***Analysis:*** *The applicant will obtain a business license through the Utah State Division of Licensing and with the City. The applicant's narrative states, "Bar alcohol licensing application is almost ready for submittal sans the business license to be issued after the certificate of occupancy is approved and Local Consent to be submitted after the conditional use approval. Local consent for the Full Restaurant has already been issued."*

C. Taverns, Bar Establishments, And Brewpubs; Authorized As Permitted Uses: Taverns, bar establishments, and brewpubs shall be permitted pursuant to subsection B of this section in zoning districts noted in the tables of permitted and conditional uses.

### ***Finding: Complies***

***Analysis.*** *The applicant is going through the appropriate process and seeking approval from the Planning Commission as a bar is a conditional use in the D-2 zone.*

D. Taverns, Bar Establishments, And Brewpubs; Authorized As Conditional Uses: 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 tables of permitted and conditional uses provided the following standards are achieved:

### ***Finding: Complies***

***Analysis:*** *The proposal meets the standards for Conditional Uses outlined in Chapter 21a.54. See Attachment E.*

1. In approving a conditional use permit for a tavern, bar establishment, or brewpub, the Planning Commission shall:

a. Require that a security and operations plan be prepared by the applicant and approved by the Salt Lake City Police Department and the building official, and filed with the City Recorder's Office, which shall include:

- (1) A complaint-response community relations program; and
- (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;
- (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;
- (4) A provision stating that live entertainment shall only be located within an enclosed building subject to the foregoing sound limit;
- (5) Prohibiting electronically amplified sound in any exterior portion of the premises;
- (6) Designation of a location for smoking tobacco outdoors in conformance with State law;

(7) A provision stating that any trash strewn on the premises be collected and deposited in a trash receptacle by six o'clock (6:00) A.M. the following day, including any smoking and parking lot areas; and

(8) A provision stating that portable trash receptacles on the premises be emptied daily, and automated receptacles be emptied at least weekly. Automated receptacles shall be located only within a City approved trash storage area; and

(9) A parking management plan which shall include consideration of the impact of parking on surrounding neighborhoods;

**Finding: Complies**

**Analysis:** The applicant submitted a Security and Operations Plan, which was reviewed and approved by the Salt Lake City Police Department. The applicant must record the Security and Operations Plan, and that has been listed as a condition of approval. The details of the security and operations plan can be found in Attachment B, which includes details about handling complaints, sound, graffiti, trash, parking, and smoking. The comments from the Police Department can be found in Attachment G.

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;

**Finding: Complies**

**Analysis:** The applicant submitted a Security and Operations Plan that was reviewed and approved by the Salt Lake City Police Department. The applicant must record the Security and Operations Plan, which has been listed as a condition of approval. The details of the security and operations plan can be found in Attachment B. The comments from the Police Department can be found in Attachment G.

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;

**Finding: Complies**

**Analysis:** The entire parcel is zoned D-2; no buffering is required. The adjacent properties to this parcel are not residentially zoned.

d. Require that landscaping be located, and be of a type, that cannot be used as a hiding place; and

**Finding: Complies**

**Analysis:** Sunday School will operate on the second floor of a free-standing building. Based on design and intent, there is concrete buffering and landscape all around the building that cannot be used as hiding spaces. The inside also has buffering that is distinguished and separates the two businesses.

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.

**Finding: Complies**

**Analysis:** The applicant details in their narrative that Any occurrence of graffiti that occurs on the building structure area of suite 200, or the signage relating, must be removed within forty-eight (48) hours--weather permitting.

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:

**Finding:** *Complies*

**Analysis:** *No further conditions are proposed further than indicated in the recommendation.*

- a. Limit the size and kind of signage located on the outside of any building in conformance with [chapter 21A.46](#) of this title;

**Finding:** *Complies*

**Analysis:** *The signs will be permitted separately and conform with the sign standards set forth in 21A.46*

- 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

**Finding:** *Complies*

**Analysis:** *The site was designed with pedestrians in mind, providing safe and well-lit areas. Additionally, it is located away from any detached homes.*

c. Consider the proposed location of an outdoor smoking area in the security and operations plan and the potential effect on neighboring residences, businesses, and buildings and designating a new area if the potential effects of the area in the security and operations plan appear to adversely affect neighboring residences, businesses, and buildings.

**Finding:** *Complies*

**Analysis:** *The applicant addressed smoking and impact to neighboring businesses within the security and operations plan. No adverse impact is expected.*

E. Minimum Area: In the CN and RB Zoning Districts, an alcohol related establishment shall only be allowed if such zoning district in which the alcohol related establishment is proposed is at least one-half (1/2) acre in contiguous area.

F. Concentration Prohibited: In the CN and RB Zoning Districts, not more than one alcohol related establishment as noted in the table of permitted and conditional uses shall be located within six hundred feet (600') of another alcohol related establishment as measured linearly without regard to intervening structures from the nearest point on the property line of one establishment to the nearest point on the property line of the second establishment. In CB Zoning Districts, not more than one bar establishment, brewpub, or tavern shall be located within three hundred fifty feet (350') of another alcohol related establishment as measured linearly without regard to intervening structures from the nearest point of the property line of one establishment to the nearest point on the property line of the second establishment. (Ord. 23-18, 2018)

**Finding:** *Complies*

**Analysis:** *No further conditions are proposed beyond those indicated in the recommendation. The applicant has addressed any concerns with smoking outside of the establishment by allowing no smoking. The location is not located in the CN or RB Zoning Districts.*

# ATTACHMENT E: Conditional Use Standards

## 21A.54 Conditional Use Standards

An application for conditional use is required by city code 21A.54 and Utah Code 10-9a-507 to be approved if the proposal complies with the adopted standards of review and if any reasonably anticipated detrimental impact can be mitigated. Under Utah Code 10-9a-507, the standards must be objective and mitigating any reasonably anticipated detrimental impact is required to be interpreted to mean reduce, not eliminate, the impact.

The Finding for each standard is the recommendation of the Planning Division based on the facts associated with the proposal, the discussion that follows, and the input received during the engagement process. Input received after the staff report is published has not been considered in this report.

21A.54.080.A: Approval Standards
<b>Standard 1: The use complies with applicable provisions of this title;</b>
<b>Finding: Complies</b>
<b>Discussion:</b> The subject property is located in the D-2 Downtown Support District. A Bar establishment (indoor) is Conditional Use and is Subject to conformance with the provisions in section 21A.36.300, "Alcohol-Related Establishments." The proposed use will be on the second floor of the existing building.
<b>Condition(s):</b> None
<b>Standard 2: The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;</b>
<b>Finding: Complies</b>
<b>Discussion:</b> The proposed use is consistent with the adjacent properties. The Post District is a mixed-use development with retail, dining, entertainment, office, business, and residential uses.
<b>Condition(s):</b> None
<b>Standard 3: The use is consistent with applicable adopted city planning policies, documents, and master plans; and</b>
<b>Finding: Complies</b>
<b>Discussion:</b> See the discussion in <a href="#">Key Consideration 1</a> . The proposed use is consistent with the Downtown Plan, Granary, and Plan Salt Lake. The proposal for a bar aligns with the city's goals and policies for growth and development. It promotes social interaction and aligns with the Downtown Master Plan's vision for a vibrant, accessible, and diverse city reflecting the area's culture and adding to the Post District.

<b>Condition(s):</b> None
<b>Standard 4: The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions</b>
<b>Finding: Complies</b>
<b>Discussion:</b> Staff does not anticipate any detrimental effects caused by the proposed use. See Detrimental Effects Determination below.
<b>Condition(s):</b> None
<b>21A.54.080.B: Detrimental Effects Determination</b>
<b>1. This title specifically authorizes the use where it is located;</b>
<b>Finding: No Detrimental Impact</b>
<b>Discussion:</b> The subject property is located in the D-2 Downtown Support District. A Bar establishment (indoor) is Conditional Use and is Subject to conformance with the provisions in section 21A.36.300, "Alcohol-Related Establishments." The proposal meets the zoning requirements according to analysis in <a href="#">Attachment D</a> .
<b>Condition(s):</b> None
<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>
<b>Finding: No Detrimental Impact</b>
<b>Discussion:</b> See <a href="#">Key Consideration 1</a> The proposed conditional use for a bar aligns with the Downtown Master Plan's vision of creating a vibrant, accessible, and diverse city reflecting the area's culture and adding to the Post District. It also supports the goals and initiatives related to Neighborhoods, Growth, Arts and Culture, and Economy from Plan Salt Lake.
<b>Condition(s):</b> None
<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>
<b>Finding: No Detrimental Impact</b>
<b>Discussion:</b> The use is well suited to the area's character. This area comprises mixed-use buildings with restaurants, retail, offices, and similar uses.
<b>Condition(s):</b> None

**4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered;**

**Finding: No Detrimental Impact**

**Discussion:** The proposed second-floor bar will not require any changes to the building's exterior. The design and architecture of the existing structure align with the mass scale and character of the Post District.

**Condition(s):** None

**5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows;**

**Finding: No Detrimental Impact**

**Discussion:** The site can be accessed from 500 South, Gale Street, 300 West, 400 West, and 600 South. Staff does not perceive any impact on the traffic flow and that the site is easily accessible and there are no major traffic concerns.

**Condition(s):** None

**6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;**

**Finding: No Detrimental Impact**

**Discussion:** The internal circulation system of the Post District Development was designed to allow for mixed-use development accessible for motorized, nonmotorized, and pedestrian traffic; Staff does not anticipate an impact on the circulation system from this use.

**Condition(s):** None

**7. The site is designed to enable access and circulation for pedestrian and bicycles;**

**Finding: No Detrimental Impact**

**Discussion:** The location is adjacent to similar uses and part of a larger mixed-use development designed with access and curbing for pedestrians and bicycles.

**Condition(s):** None

**8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street;**

**Finding: No Detrimental Impact**

<p><b>Discussion:</b> The building is located at 500 South and Gale Street, with the primary entrance for the restaurant and bar on 500 South. There are multiple access points throughout the development for pedestrians, bicyclists, and motorists. The staff does not anticipate that the bar or restaurant will adversely affect the service level of the adjacent streets.</p>
<p><b>Condition(s):</b> None</p>
<p><b>9. The location and design of off-street parking complies with applicable standards of this code;</b></p>
<p><b>Finding: No Detrimental Impact</b></p>
<p><b>Discussion:</b> The required parking is met in the existing parking garage.</p>
<p><b>Condition(s):</b> None</p>
<p><b>10. Utility capacity is sufficient to support the use at normal service levels;</b></p>
<p><b>Finding: No Detrimental Impact</b></p>
<p><b>Discussion:</b> Public Utilities had no issues with the proposed use. Bars are classified as food and beverage services and meet the related requirements; however, this will be reviewed at the Building Permit stage as part of the Tenant Improvement. (See <a href="#">Department Comments</a>)</p>
<p><b>Condition(s):</b> None</p>
<p><b>11.The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts;</b></p>
<p><b>Finding: No Detrimental Impact</b></p>
<p><b>Discussion:</b> The use is located on the second story of the building, which will be primarily accessed from 500 South. Staff does not anticipate that the location will not be screened, buffered, or separated from the adjacent uses.</p>
<p><b>Condition(s):</b> None</p>
<p><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></p>
<p><b>Finding: No Detrimental Impact</b></p>

<p><b>Discussion:</b> The use will not impact the air and water, and it is not adjacent to a river or stream. The applicant will ensure that no smoking signage is installed properly per their security and operations plan.</p>
<p><b>Condition(s):</b> None</p>
<p><b>13. The hours of operation and delivery of the use are compatible with surrounding uses;</b></p>
<p><b>Finding: No Detrimental Impact</b></p>
<p><b>Discussion:</b> The bar's operating hours (Monday through Friday, 4-10 pm; Saturday through Sunday, 10:30 am-10 pm), delivery, and pickup are compatible with existing uses.</p>
<p><b>Condition(s):</b> None</p>
<p><b>14. Signs and lighting are compatible with, and do not negatively impact surrounding uses;</b></p>
<p><b>Finding: No Detrimental Impact</b></p>
<p><b>Discussion:</b> The exterior lights have been installed according to city code. No new lights are proposed. The monument signs for the building will be installed on a separate permit and by a licensed contractor. One is to be on the allotted grass pad to the north of the subject property, and the other is to be installed on the exterior of the building.</p>
<p><b>Condition(s):</b> None</p>
<p><b>15. The proposed use does not undermine preservation of historic resources and structures.</b></p>
<p><b>Finding: No Detrimental Impact</b></p>
<p><b>Discussion:</b> No changes are proposed for the building's exterior. The second floor's interior will be renovated.</p>
<p><b>Condition(s):</b> None</p>

According to Zoning Code Section 21A.54.080.C, the Planning Commission may impose conditions related to the standards and detrimental impacts listed above if a condition is necessary for compliance with the standards of approval or any applicable zoning regulation and to reduce any reasonably anticipated detrimental impact. Conditions may be related to:

1. Conditions on the scope of the use; its character, location, hours and methods of operation, architecture, signage, construction, landscaping, access, loading and parking, sanitation, drainage, and utilities, fencing and screening, and setbacks; and

2. Conditions needed to mitigate any natural hazards; assure public safety; address environmental impacts; and mitigate dust, fumes, smoke, odor, noise, vibrations; chemicals, toxins, pathogens, gases, heat, light, and radiation.

After a public hearing is held, planning staff can help the commission identify and determine if information provided warrants further discussion on any potential non-compliance or detrimental impact that may require a condition of approval.

# ATTACHMENT F: Public Process & 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 since the applications were submitted:

- Monday, January 29, 2024 – The Granary District Community Council was sent the 45-day required notice for recognized community organizations. The council did not provide comments as of the date of this report.
- Tuesday, February 6, 2024- Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- February 6, 2024- March 22, 2024– The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

- TBD
  - Public hearing notice sign posted on the property
- TBD
  - Public hearing notice mailed
  - Public notice posted on City and State websites and Planning Division list serve

## Public Input:

At this time of this staff report, no comments have been received from the public or the community council regarding this proposed conditional use of a bar at the above-mentioned location.

# ATTACHMENT G: Department Review Comments

This proposal was reviewed by the following departments. Any requirement identified by the City Department is required to be complied with.

**Fire:** Douglas Bateman, [douglas.bateman@slcgov.com](mailto:douglas.bateman@slcgov.com)

No issues with the conditional use; however, the applicant will need to submit construction documents for code compliance review and approvals.

**Police:** Andrew Cluff, [andrew.cluff@slcgov.com](mailto:andrew.cluff@slcgov.com)

I reviewed the security plan and the design. I have concerns about smoking without a designated area. If it isn't clearly marked people will smoke right outside the 1st floor door. Maybe signage on the 1st floor of the building would be beneficial to indicate no smoking within 25 feet of the entrance, but I don't believe this would fall on Sunday School. I don't see any issues with the plan or design.

*The applicant responded to this comment that they will make sure the proper "No Smoking" signage is provided by Sunday's Best downstairs. No other comments are outstanding. The conditions require a copy of the approved Security and Operations Plan to be recorded with the Salt Lake City Recorder's office as required for alcohol-related uses.*

**Building:** Tim Burke [tim.burke@slcgov.com](mailto:tim.burke@slcgov.com)

We have no Building Code review comments for the proposed Conditional Use as presented at this time. Any proposed construction/remodeling will need to be submitted for formal review for Building, Mechanical, Electrical and Plumbing Permits as applicable. Comments/corrections may arise when any proposed construction project is submitted and reviewed for compliance with the applicable Codes. All proposed construction within the corporate limits of Salt Lake City shall be per the State of Utah adopted construction codes and shall include any applicable state or local amendments to those codes.

RE: Title 15A State Construction and Fire Codes Act.

Existing structures on adjacent parcels or neighboring structures or spaces within the same parcel shall not be made less complying to the construction codes than they were prior to this proposed construction."

**Public Utilities:** Kristeen Beitel [kristeen.beitel@slcgov.com](mailto:kristeen.beitel@slcgov.com)

Public Utilities has no issues with the proposed conditional use.

Please note that bars classify as "food and beverage service" and must meet the following requirements:

All food and beverage processing, preparation, and service requires grease removal prior to discharge to the public sewer system. Treatment must be provided such that the discharge limit of 500 mg/L of FOG (fats, oils, and grease) is achieved. Please provide a treatment device and plan for treatment and sampling that meets this discharge limit and all applicable standards set forth in the Utah plumbing code and SLCDPU Standards. Treatment device shall be located so as

to be readily accessible for cleaning and inspection. The treatment device must be sized by a licensed design professional. For an exterior, below grade device, a 4-foot diameter sampling manhole, per APWA 411, must be located downstream of the interceptor and upstream of any other connections. For alternative treatment methods, a sampling point must be provided immediately downstream of the device and upstream of any other connections. Please include the treatment device, sampling location, and all associated piping on the plans. Please also verify that plumbing plans show two separate waste streams - one for grease and one for sewer.

If there is already a grease waste line and associated treatment device for this building, then the applicant must provide proof of this device and sampling location, size of the device, calculations to prove that the device is adequately sized for all contributing loads, and plumbing plans showing that all applicable drainage fixtures are routed to the treatment device.

No additional comments for permitting private utility services have been provided, as it is assumed this work will be permitted as an interior TI only. If any site utilities need permitted, please contact Public Utilities Development Services (801-483-6727, [pudevserve@slcgov.com](mailto:pudevserve@slcgov.com)) for additional comments.