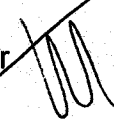


Memorandum

Planning Division
Community & Economic Development Department

To: Interested Citizens

From: Lex Traugher – Principal Planner
Salt Lake City Planning Division 

Date: January 14, 2010

Re: Alcohol Regulations –
Proposed Conditional Use Criteria

Attached are the proposed criteria to be applied as part of the conditional use process for new alcohol related establishments in Salt Lake City. The Salt Lake City Council has already adopted these proposed criteria as part of recent amendments to the City Zoning Ordinance related to the establishment of "Social Clubs" in the R-MU (Residential/Mixed Use District) Zone and the MU (Mixed Use District) Zones. The purpose of these criteria is to ensure compatibility and mitigate negative impacts to surrounding land uses. Planning Staff has incorporated these adopted criteria into this comprehensive amendment process regarding alcohol establishments following City Council lead.

1. In approving a conditional use permit for a tavern, social club, brewpub, dining club, or microbrewery, the Planning Commission shall:

i. 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:

- a. A complaint-response community relations program, and
- b. A provision for a representative of the tavern, social club, brewpub, or microbrewery to meet with neighbors upon request in order to attempt to resolve any neighborhood complaints regarding the operations on the business premises;
- c. Design and construction requirements to ensure that any sound level originating within the premises, measured within fifteen feet (15) feet from an exterior wall or door thereof, does not exceed the maximum permissible sound level set forth for the applicable zoning district in Chapter 9.28 of this code;
- d. A provision stating that live entertainment shall only be located within an enclosed building subject to the foregoing sound limit;
- e. Prohibiting electronically amplified sound in any exterior portion of the premises;
- f. Designation of a location for smoking tobacco outdoors in conformance with State law;
- g. A provision stating that any trash strewn on the premises be collected and deposited in a trash receptacle by 6 a.m. the following day, including any smoking and parking lot areas, and;
- h. 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;
- i. A parking management plan which shall include consideration of the impact of parking on surrounding neighborhoods.

ii. 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.

iii. Require buffering where a tavern, social club, brewpub, or microbrewery 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;

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

v. 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.

2. If necessary to meet the standards for approval of a conditional use set forth in Section

21A.54.080, the following conditions may be imposed:

- i. Limit the size and kind of signage located on the outside of any building in conformance with Chapter 21A.46;
- ii. Require parking area lighting to produce a minimum footcandle that provides safe lighting for pedestrians, but does not intrude on residents' enjoyment of their homes, and;
- iii. 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.

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