



## Recognized Organization Input Notification

### Conditional Use – Red Rock Brewhouse (Brewery)

**TO:** Laura Arellano, Chair, Capitol Hill Neighborhood Council  
**FROM:** David J. Gellner, AICP, Principal Planner, Salt Lake City Planning Division  
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**DATE:** January 2, 2019  
**RE:** PLNPCM2018-01008 – Conditional Use for the Red Rock Brew House

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The Planning Division has received the following request and is notifying your organization to solicit comments on the proposal:

**Request Type:** Conditional Use for a Brewery  
**Location:** 426 W 400 N  
**Zone:** TSA-UC-T – Transit Station Area Urban Center Transition District

### Request Description:

#### PLNPCM2018-01008 – CU for the Red Rock Brew House

MJSA Architects representing 200 West Holding, LC the property owner, are requesting Conditional Use approval for the new Red Rock Brewing Company brewery to be located at 426 West 400 North in the TSA-UC-T – Transit Station Area Urban Center Transition zoning district. A brewery is a conditional use in the TSA-UC-T zone. The brewery will also include a tasting room and retail sales area, both of which are permitted uses in the zone. The Conditional Use request will be reviewed by the City's Administrative Hearing Officer. The design of the building is also subject to the TSA design criteria which will be evaluated by staff. I have attached information submitted by the applicant relating to the project to facilitate your review.

### Request for Input from Your Recognized Organization

As part of this process, the City is required to solicit comments from Recognized Organizations. The purpose of the Recognized Organization review is to inform the community of the project and solicit comments/concerns they have with the project. The Recognized Organization may also take a vote to determine whether there is support for the project, but this is not required.

Per City Code 2.60.050 - The recognized community organization chair(s) have **forty five (45) days** to provide comments, from the date the notice was sent. A public hearing will not be held, nor will a final decision be made about the project within the forty five (45) day notice period. This notice period ends on the following day:

**February 18, 2019**

Please contact me to let me know if you would like the applicant to attend and present their proposal at one of your meetings within this 45 day period. Please indicate the day and time of your meeting and staff will coordinate with the applicant to attend your meeting. Planning staff will also be available at the meeting to answer any questions related to decision standards or the decision making process.

## Comment Guidance

Public comments will be accepted up to the date of the public hearing with the Planning Commission. However, you should submit your organization's comments within 45 days of receiving this notice in order for those comments to be included in the staff report.

As a Recognized Organization, we ask that you address the following questions in your comments:

- What issues were raised at the meeting and whether any suggestions were made to address the issues?
- The number of persons that attended the meeting (not including those with the applicant or City Staff).
- Whether a vote was taken on the matter and if so, what the vote tally was.

## Approval Criteria for a Conditional Use:

For your reference, the following are criteria that the Hearing Officer will use to make the decision on this petition. The City's technical staff will review the project to ensure it complies with adopted policies and regulations. Input from your organization may be more general in nature but we recommend that you also consider the below approval criteria:

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

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.

**A. Approval Standards:** A conditional use shall be approved unless the planning commission, or in the case of administrative conditional uses, the planning director or designee, concludes that the following standards cannot be met:

1. The use complies with applicable provisions of this title;
2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;
3. The use is consistent with applicable 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.

**B. Detrimental Effects Determination:** In analyzing the anticipated detrimental effects of a proposed use, the planning commission, or in the case of administrative conditional uses, the planning director or designee, shall determine compliance with each of the following:

1. This title specifically authorizes the use where it is located;
2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps;
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;
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered;

5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows;
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic;
7. The site is designed to enable access and circulation for pedestrian and bicycles;
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street;
9. The location and design of off street parking complies with applicable standards of this code;
10. Utility capacity is sufficient to support the use at normal service levels;
11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts;
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;
13. The hours of operation and delivery of the use are compatible with surrounding uses;
14. Signs and lighting are compatible with, and do not negatively impact surrounding uses; and
15. The proposed use does not undermine preservation of historic resources and structures.

**C. Conditions Imposed:** The planning commission, or in the case of administrative conditional uses, the planning director or the director's designee, may impose on a conditional use any conditions necessary to address the foregoing factors which may include, but are not limited 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.

### **Comment Submission Address**

You may submit your written comments via e-mail to [david.gellner@slcgov.com](mailto:david.gellner@slcgov.com) or mail them to:

**ATTN David Gellner  
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Salt Lake City UT 84114-5480**

If you have any questions, please call me at (801) 535-6107 or contact me via e-mail.