

## RED ROCK BREWERY CONDITIONAL USE COMMENTARY:

### 1. Project Description:

- New offsite brewery for Red Rock Brewery, LC within the TSA-UC Zone. The parcel lies in the Transition Area within the zone. The building use is defined as a Brewery with an accessory use of a Retail Goods Establishment. In 2015, prior to purchasing the land, RRB verified with Salt Lake City Planning Department that a Brewery is a permitted use and received a letter of acknowledgement, Oct. 13, 2015. Since that time, with the adoption of the Land Use Table, 21A.33.035, for the TSA-UC-T Zone, made a Brewery a Conditional Use, therefore, we will be applying for a Conditional Use through SLC Planning Department.

### 2. Conditional Use Information

- If applicable, what is the anticipated operating/delivery hours associated with the proposed use: **Operating hours for the brewery would be from 7am-7pm. Operating hours for the accessory use would be from 11am-11pm.**
- What are the land uses adjacent to the property (abutting and across-the-street properties): **Adjacent: TSA-UTC-T Across the street: SR-1**
- How many employees are expected to work on-site during the highest shift: **12**
- If applicable, how many seats will be provided as part of the conditional use: **49**
- Have you discussed the project with nearby property owners? If so, what responses have you received? **Yes, Positive. Red Rock has been operating a brewery at 443 North 400 West for the last 8-years. The retail services of the brewery have drawn a very successful following from within the neighborhood. RRB has established itself as a good neighbor and a pedestrian friendly amenity to the nearby residents.**

### 3. Minimum Plan Requirements

- Please see attached packet

### 4. Site Plan

- Please see attached packet

### 5. Elevation Drawings

- Please see attached packet