
M E M O R A N D U M

DATE: November 12, 2009
TO: City Council Members
FROM: Russell Weeks
RE: A Proposed Ordinance to Amend the Text of the Table of Permitted and Conditional Uses in Salt Lake City Code Section 21A.32.140 to List Social Clubs as a Conditional Use in a Mixed Use Zoning District, pursuant to Petition No. PLNPCM2009-00045 submitted by Mr. Robert McCarthy
CC: Cindy Gust-Jenson, David Everitt, Frank Gray, Wilford Sommerkorn, Patricia Comarell, Mary De La Mare-Schaefer, Robert Farrington, Jennifer Bruno, Cheri Coffey, Janice Jardine

This memorandum pertains to a proposed ordinance to amend the *Table of Permitted and Conditional Uses* in *Salt Lake City Code* Section 21A.32.140 to list social clubs as a conditional use in mixed use districts. The proposed ordinance is pursuant to Petition No. PLNPCM2009-0045 submitted by Mr. Robert McCarthy. Mr. McCarthy owns a business, the Jam in the Marmalade, at 751 North 300 West. This memorandum focuses on the petition to change the text of the *Table of Permitted and Conditional Uses*, not on any other petition involving the business.

The City Council held a public hearing November 5 on Petition No. PLNPCM2009-0045. After the hearing, Council Member Eric Jergensen met with Council Member-elect Stan Penfold, representatives from the Administration and the petitioner to address issues raised at the hearing.

OPTIONS

After the public hearing:

- Adopt the proposed ordinance.
- Deny Petition No. PLNPCM2009-0045.
- Amend the proposed ordinance.

POTENTIAL MOTIONS

- I move that the City Council adopt the ordinance to amend the *Table of Permitted and Conditional Uses* in *Salt Lake City Code* Section 21A.32.140 to list social clubs as a conditional use in mixed use districts, pursuant to Petition No. PLNPCM2009-0045.
- I move that the City Council deny Petition No. PLNPCM2009-0045 and consider the next item on the agenda.
- I move that the City Council adopt the ordinance to amend the *Table of Permitted and Conditional Uses* in *Salt Lake City Code* Section 21A.32.140 to list social clubs as a conditional use in mixed use districts, pursuant to Petition No. PLNPCM2009-0045 with the following amendment: That the requirements listed for social clubs that are part of the

amendment to the *Table of Permitted and Conditional Uses* include a requirement under paragraph A-i (Small Roman Numeral I) that the security and operations plan would include a parking management plan that takes into consideration the impact of parking on surrounding neighborhoods.

KEY POINTS

- There are two districts in the City established as “mixed use.” The largest area is bordered on the west by 400 West Street and on the north by 800 North Street. The northeast corner of the intersection of 800 North and 400 West also is included in the district. On the east, the district takes up about one-fourth of the blocks between 800 North and 600 North streets east of 300 East Street. The southwest corner of the intersection of 600 North and 300 West streets also is included in the district. The second area takes up slightly more than half of the block bordered by 400 North, 300 West, 300 North and 400 West. Most of the district is in the middle of the block except for the block’s northwest corner. (Please see attached map and aerial photograph.)
- According to the Zoning Ordinance the purpose of a mixed use district is “to encourage the development of areas as a mix of compatible residential and commercial uses.” The purpose statement continues:

“The district is to provide for limited commercial use opportunities within existing mixed use areas while preserving the attractiveness of the area for residential use.” The district is intended to provide a higher level of control over nonresidential uses to ensure that the use and enjoyment of residential properties is not substantially diminished by nonresidential redevelopment. The intent of this district shall be achieved by designating certain nonresidential uses as conditional uses within the mixed use district and requiring future development and redevelopment to comply with established standards for compatibility and buffering ... The design guidelines are intended to facilitate walkable communities that are pedestrian and mass transit oriented while still ensuring adequate automobile access to the site.”

- The petitioner filed Petition No. PLNPCM2009-0045 as part of an effort to change his business from operating as a tavern – a use allowed as a condition use in a mixed use district – to a social club in which alcoholic beverages stronger than beer can be served. The latter use is not a permitted use or a conditional use in a mixed use district.
- The petition is similar to a petition considered by the City Council earlier this year. The petition sought to allow social clubs as a conditional use in areas designated as “residential mixed use” districts. The City Council adopted Ordinance No. 12 of 2009 on May 5, 2009 to allow social clubs as a conditional use in a residential mixed use district.
- Ordinance No. 12 of 2009 contains requirements the Salt Lake City Planning Commission must require of someone seeking to operate a social club in a residential mixed use district. The proposed ordinance based on Petition No. PLNPCM2009-0045 to allow social clubs as a conditional use in a mixed use district contains the same requirements.

ISSUES/ITEMS FOR CONSIDERATION

- Does the proposed ordinance to allow social clubs as a conditional use in a mixed use district meet the standard of compatibility established by the purpose statement for areas designated as mixed use districts?
- If the City Council adopts the proposed ordinance, the petitioner must obtain an affirmative vote by the Planning Commission to operate as a conditional use.
- The Planning Commission on August 12, 2009, adopted a motion 8-1 to forward a favorable recommendation to the City Council to adopt the proposed ordinance that would change the *Table of Permitted and Conditional Uses* in *Salt Lake City Code* Section 21A.32.140 to list social clubs as a conditional use in mixed use districts.

BACKGROUND/DISCUSSION

The petitioner, Mr. Robert McCarthy, owns a tavern at 751 North 300 West. Although the tavern is listed as a conditional use in the mixed use district of which it is a part, the tavern operated there before the City designated the district as mixed use and before the petitioner bought it.

According to the Planning Division, the mixed use zoning district where the petitioner's business is located "historically had commercial or manufacturing zoning, but single-family detached dwellings were built prior to the adoption of the City's first zoning ordinance in 1927."ⁱ The Planning Division considers a mixed use district to have a "more intensive" mix of uses than a residential mixed use district. A residential mixed use district "emphasizes high density residential land uses." A mixed use district "allows a variety of uses from low intensive uses such as single family detached dwellings, to higher intensive uses such as commercial services and warehousing."ⁱⁱ

The Planning Division also notes that most districts designated as residential mixed use generally are found between 200 East and 700 East streets from South Temple Street to 400 South Street. Again, the two areas designated as mixed use are located between 300 West and 400 West streets and 300 North and 800 North streets. Clearly 300 West Street is seen as an important gateway to downtown Salt Lake City, but a large area containing railroad tracks and designated as a manufacturing zone divides the 300 West neighborhoods from neighborhoods farther west. It might be noted that a mixed use district is designed to encourage "multi-family residential uses through density bonuses and height exceptions and allows for the transition of residential to non-residential with specific guidelines to ensure buffering and mitigation of impacts."ⁱⁱⁱ

During City Council public hearings of proposed amendments to the *Table of Permitted and Conditional Uses* for residential mixed use districts a variety of people spoke in opposition to and in support of the petition by the owner of Jam in the Marmalade to change the *Table* as it related to mixed use districts. One of the reasons for the switch in focus may have been the presence of a fairly significant number of single family dwellings near the current petitioner's business, and a perception that residential mixed use districts contain more multi-family and commercial structures.

The following requirements were contained in Ordinance No. 12 of 2009 to mitigate the presence of a social club in a residential mixed use district. The proposed ordinance to amend the text of the *Table of Permitted and Conditional Uses* for a mixed use district contains the same requirements. The requirements:

A conditional use permit for a class B or C private club or association shall be subject to the following qualifying provisions. For the purpose of these provisions a class B or C private club or association shall have the meaning set forth in Section 5.50 of the Salt Lake City Code, as amended.

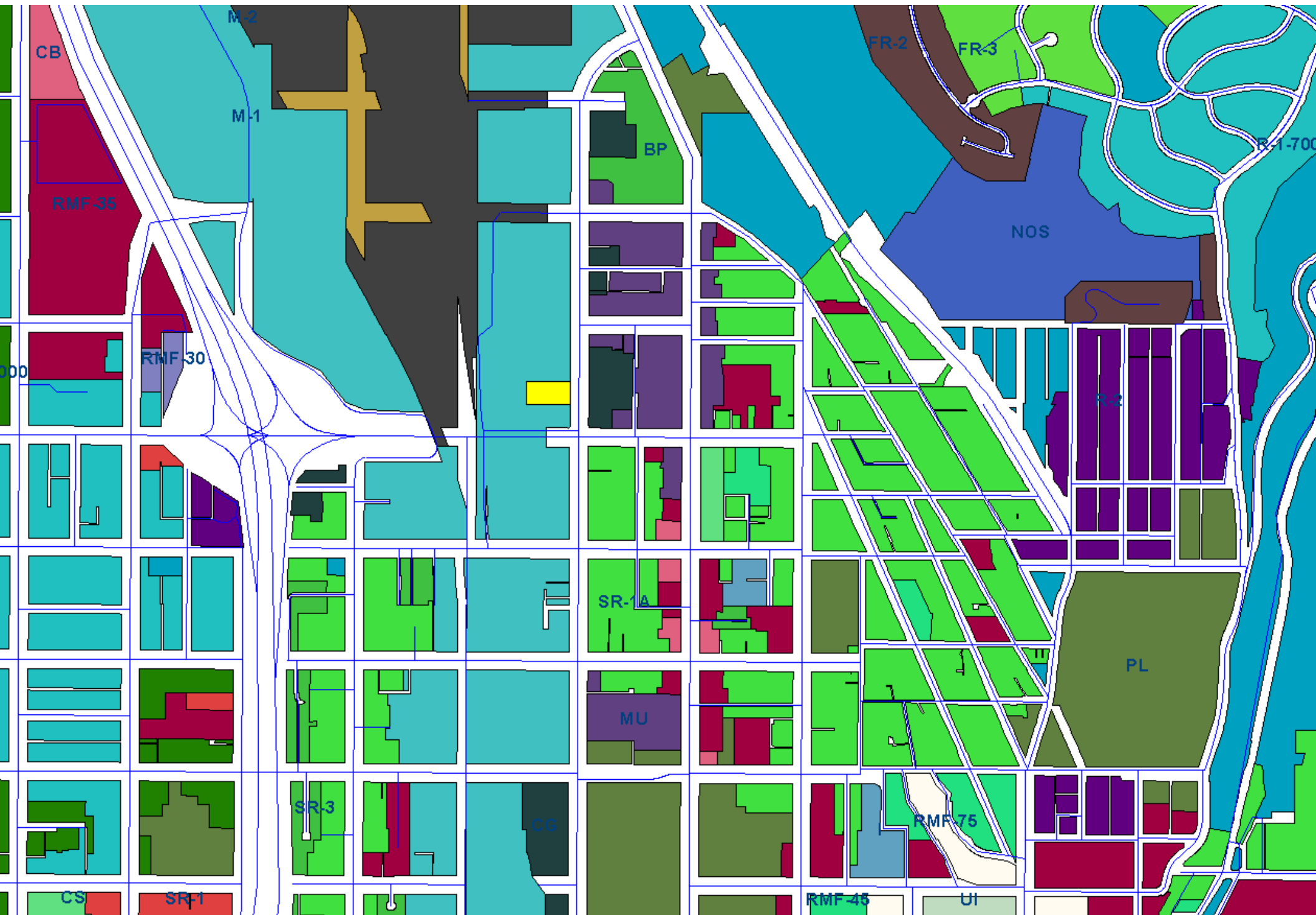
A. In approving a conditional use permit for a class B or C private club or association the Planning Commission shall:

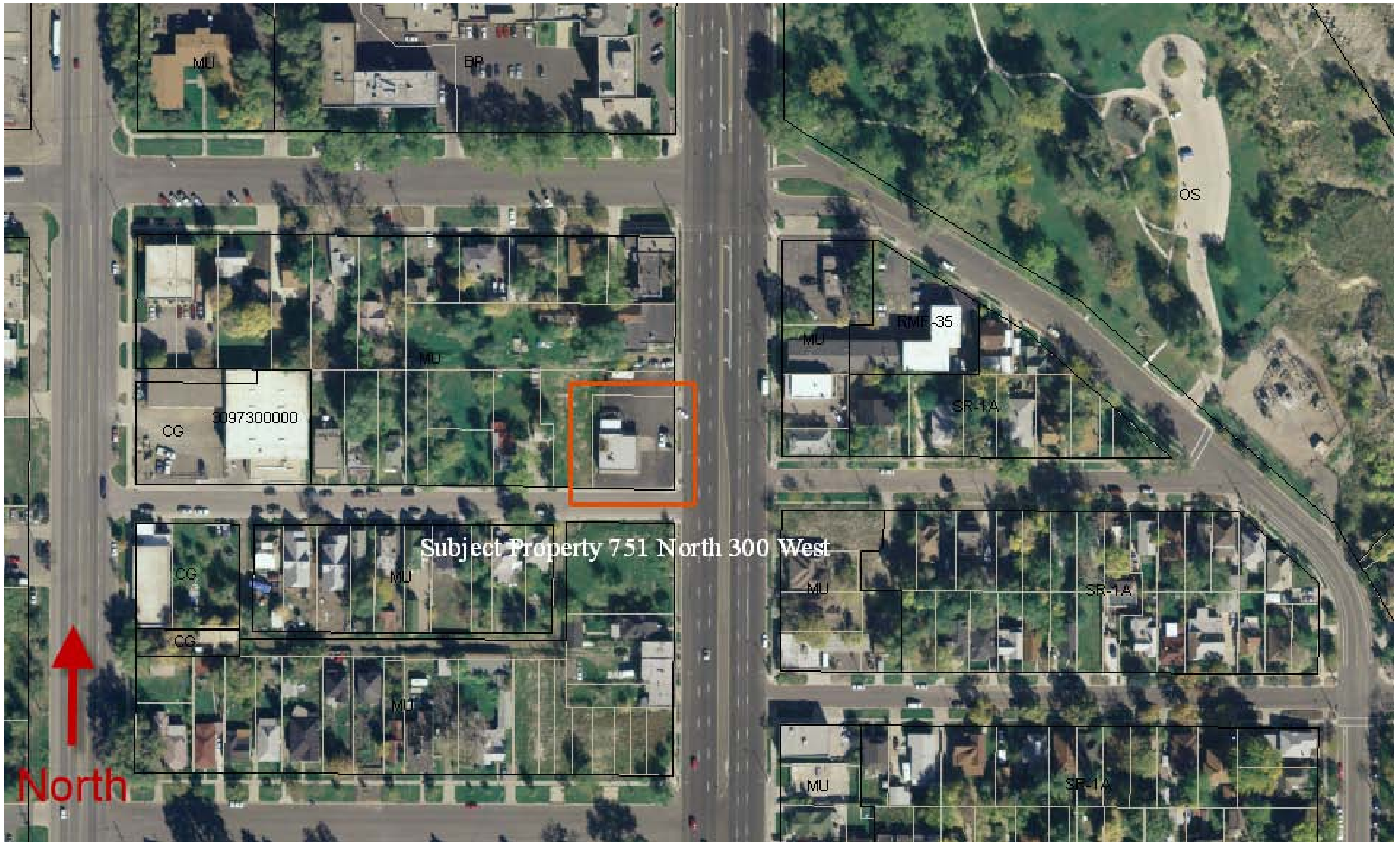
i. Require that a security and operations plan be prepared and filed with the City which shall include:

- a. A complaint-response community relations program, and;
 - b. Having a representative of the private club or association meet with neighbors-upon request to attempt to resolve any neighborhood complaints regarding the operations on the 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 residential use districts in Section 9.28.060 of this code;
 - d. Allowing live entertainment only within an enclosed building subject to the foregoing sound limit;
 - e. Prohibiting electronically amplified sound in any exterior portion of the premises;
 - f. Designating a location for smoking tobacco outdoors in conformance with state law;
 - g. Having trash strewn on the premises, including any smoking and parking lot areas, be collected and deposited in a trash receptacle by 6 a.m. the following day and;
 - h. Having portable trash receptacles on the premises emptied daily and automated receptacles emptied at least weekly. Automated receptacles shall be located only within a City-approved trash storage area.
- ii. Review the site plan and floor plan proposed for the premises, and as result of such review may require design features intended to reduce alcohol-related problems such as consumption by minors, driving under the influence, and public drunkenness;
- iii. Require buffering where a private club or association abuts a residential building or area, including 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 at all times, including the main building, any accessory building or structure, and all signs.

B. If necessary to meet the standards for approval of a conditional use permit 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 containing a private club or association in conformance with Chapter 21A.46.
- ii. 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;
- 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.





MU

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RME-35

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SR-1A

3097300000

CG

MU

Subject Property 751 North 300 West

CG

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SR-1A

CG

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MU

SR-1A

North

SALT LAKE CITY CORPORATION

FRANK B. GRAY
DIRECTOR

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
OFFICE OF THE DIRECTOR

RALPH BECKER
MAYOR

MARY DE LA MARE-SCHAEFER
DEPUTY DIRECTOR

ROBERT FARRINGTON, JR.
DEPUTY DIRECTOR



CITY COUNCIL TRANSMITTAL



Date Received: _____

David Everitt, Chief of Staff

Date Sent to City Council: 08/26/2009

TO: Salt Lake City Council
Carlton Christensen, Chair

DATE: August 24, 2009

FROM: Frank Gray, Community & Economic
Development Department Director

RE: Petition PLNPCM2009-00045: A request by Robert McCarthy to amend the Zoning Ordinance to allow Private Clubs as a Conditional Use in the Mixed Use (MU) zoning district

STAFF CONTACTS: Cheri Coffey, AICP, Planning Manager, at 801-535-6188 or cheri.coffey@slcgov.com

RECOMMENDATION: That the City Council hold a briefing and schedule a Public Hearing

DOCUMENT TYPE: Ordinance

BUDGET IMPACT: None

DISCUSSION:

Issue Origin: The applicant, Robert McCarthy, is the owner of the Jam at the Marmalade, a tavern located at 751 North 300 West in the Mixed Use (MU) zoning district. He desires to convert his establishment to a private club in order to provide more choices for his customers. In order to accomplish this, he submitted a petition to amend section 21A.32.140 "Table of Permitted and Conditional Uses for Special Purpose Districts" of the Zoning Ordinance to add private clubs as a conditional use in the MU zoning district.

Analysis: As part of its analysis, the Planning Division Staff Report focused on various issues. The first issue relates to a comparison of a tavern and a private club. Taverns can only sell beer

with an alcohol content of 3.2% alcohol or less; private clubs can sell beer with more or less than 3.2% alcohol as well as wine and liquor. Neither is required to sell food with the sale of alcohol. The issues relating to negative impacts of any alcohol establishment that is not required to sell food with the sale of alcohol are similar whether a private club or a tavern. Private clubs are a similar land use to taverns and therefore, should also be allowed as a conditional use in the Mixed Use Zoning District if associated impacts can be mitigated. Taverns are currently allowed as a conditional use in the MU zoning district and private clubs are not.

The second issue relates to a comparison of the Residential Mixed Use (RMU) zoning district and the Mixed Use (MU) zoning district. The RMU zone is a less intensive zone; uses include higher density residential with restaurants, office, and retail types of uses. The MU zone allows for these types of uses as well as more intensive uses such as commercial service and warehousing. However, private clubs are allowed as a conditional use in the RMU zone, whereas they are not allowed in the MU zone. (Please see the Planning Commission Staff Report- Attachment 5B.)

There were no substantive issues raised by other departments.

Master Plan Considerations: Applicable Master Plan policy includes recommendations of the Futures Commission Report and the Capitol Hill Community Master Plan:

Salt Lake City Futures Commission Report (1998)

Recommendations of the *“Creating Tomorrow Together” the Final Report of the Salt Lake City Futures Commission* that relate to this request include:

- Nurture and encourage small businesses and entrepreneurship. Equalize tax incentives provided to businesses to assure the retention of locally owned and operated businesses.
- Provide neighborhood services including retail businesses, health care, recreation, social and community services and cultural amenities that can be reached by walking, cycling or using public transit.
- Create a balanced approach to businesses incentives and zoning ordinances that encourage small-scale commercial and business activities.
- Ensure people and neighborhoods are safe. Citizens have a sense of well being so they feel comfortable using parks, sidewalks and other open space;

Capitol Hill Master Plan (2001):

The Mixed Use Zoning District was developed during the preparation of the West Capitol Hill Neighborhood Plan in 1996 to address the complex development pattern found in the northwest portion of the neighborhood. Currently, the only area in the City that has Mixed Use zoning classification is in the West Capitol Hill Neighborhood, however, the zone may be appropriate in other areas of the City with similar development patterns and master plan policies.

Policies of the Capitol Hill Master Plan include:

West Capitol Hill Neighborhood Section

This area has always been an area of mixed uses including residential, commercial and industrial. Single family uses are interspersed with duplexes, triplexes and medium to high-density apartments as well as commercial and industrial uses. This development pattern has occurred because part of the area has never been zoned for residential uses. Land use conflicts have resulted from this development pattern where residential uses abut commercial and / or industrial uses without screening and buffering between the differing types of uses.

Historically the area west of 300 West developed with commercial and industrial uses along with single-family residential uses. Although there has been no extensive expansion of commercial and industrial use, when expansion has occurred, existing homes were not protected from incompatible neighboring developments.

A mixed use area permitting both low-density residential and non-residential development and encouraging medium to higher density residential development is foreseen for the area between 600-900 North and 300 to 400 West. The corridor of 300 West is foreseen as a prime location for higher density residential development due to the access to a major arterial and proximity to Warm Springs Park and the Central Business District. Development in the blocks between 600 and 800 North Streets and 300 to 400 West Streets may also include freestanding buildings of a separate retail and residential nature.

- Ensure the existence of low-density residential development as an important component of the residential land uses in the West Capitol Hill Neighborhood,
- Promote rehabilitation of existing housing stock;
- Ensure infill development is compatible with neighborhood characteristics;
- Incorporate adequate landscaping into all future development;
- Allow moderate increases in multi-family uses in appropriate locations and within the mixed use area;
- Encourage new medium / high density housing opportunities in certain appropriate locations within the West Capitol Hill Neighborhood;

Redevelopment Agency and Revitalization.

The Capitol Hill Master plan identifies the goal of revitalizing the Redevelopment Agency (RDA) target area by eliminating blight through housing and commercial reinvestment. The 300 West Street corridor is the focal point of efforts to encourage redevelopment.

Specific Actions Items in the plan include

- Provide incentives for existing businesses to provide a high level of visual quality and property maintenance to renovate and improve their properties.

Mixed Use Development:

The Capitol Hill Master Plan includes the following policy statements relating to mixed use development;

- Ensure commercial development that is compatible with residential development.
- Preserve the mixed use character that has historically developed within areas of the Capitol Hill Community.
- Discourage the development or expansion of intensive commercial and industrial uses in this area.
- Implement design guidelines in the mixed use zoning district to ensure mitigation of existing or potential land use conflicts and ensure compatibility.
- The mixed use zoning provides opportunities for additional commercial or commercial / residential land uses to develop.

There are various adopted policies that relate to supporting small businesses, a mix of land uses and ensuring safe residential neighborhoods in the City and specifically in the Mixed Use areas of West Capitol Hill. Adopted policies also include the necessity to ensure compatibility between differing types of uses. The proposed text amendment to allow private clubs as conditional uses in the Mixed Use zone, with a condition that they be limited to 2,500 square feet of gross floor area or less helps to implement the adopted policies of walkability, providing services in neighborhoods, promoting mixed use and supporting business opportunities. Requiring qualifying provisions as part of the conditional use regulations will help mitigate the potential adverse impacts that a Private Club may have on adjacent land uses, especially residential. This amendment will help ensure private clubs have the same regulations as other similar uses.

PUBLIC PROCESS:

The Planning Division held a public open house on March 19, 2009. Approximately seven people attended the open house. Many were opposed to the proposal. However, between the open house and the Planning Commission public hearing, the Planning Division received a lot of written public comment. Please see attachments C and D of the Planning Commission Staff Report (Attachment 5B) as well as Attachment 7 of the transmittal package which includes written public comment received at or after the Planning Commission public hearing.

The Planning Commission held a public hearing on August 12, 2009, and passed a motion to transmit a favorable recommendation to the City Council to allow private clubs as a conditional use in the Mixed Use zoning district with the condition that the private club be limited to 2,500 square feet or less and that qualifying provisions are adhered to as part of the conditional use. The Planning Commission passed the motion nine to one. Please see Attachment 5C, Planning Commission Minutes to review the reasoning behind the vote by the Planning Commission members.

RELEVANT ORDINANCES:

Amendments to the Zoning Ordinance and Maps are authorized under Section 21A.50 of the Salt Lake City Zoning Ordinance, as detailed in Section 21A.50.050: "A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative

discretion of the City Council and is not controlled by any one standard." It does, however, list five standards, which should be analyzed prior to rezoning property (Section 21A.50.050 A-E). The five standards are discussed in detail starting on pages 6 of the Planning Commission Staff Report (see Attachment 5B).

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1. Chronology

PROJECT CHRONOLOGY
Petition #PLNPCM2009-00045
Private Clubs as a Conditional Use in the MU Zone

January 14, 2009	Petition submitted to City.
March 11, 2009	Petition routed to City Departments for comment and recommendation.
March 19, 2009	Open House held.
July 28, 2009	Planning Commission hearing notice mailed
August 12, 2009	Planning Commission held public hearing and passed motion to transmit a favorable recommendation to the City Council to adopt the proposal with conditions.
August 12, 2009	Staff requested ordinance from City Attorney's office.
August 19, 2009	Staff received draft of proposed ordinance from City Attorney's Office.
August 26, 2009	Planning Commission scheduled to ratify minutes.

2. Ordinance

CLEAN

SALT LAKE CITY ORDINANCE

No. _____ of 2009

(An ordinance amending zoning provisions to allow private clubs in the Mixed Use (MU) zoning district as conditional uses)

An ordinance amending the text of Section 21A.32.140, *Salt Lake City Code* (Table of Permitted and Conditional Uses for Special Purpose Districts) to list private clubs as a conditional use in the MU zoning district.

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing on March 28, 2007 to consider the application of Robert McCarthy for an amendment to the text of the table of permitted and conditional uses in the City’s Special Purpose zoning districts as set forth in section 21A.32.140 of the Salt Lake City Code to allow private clubs as a conditional use in the Mixed Use (MU) zoning district; and

WHEREAS, at its August 12, 2009 hearing, the Planning Commission voted in favor of recommending the aforementioned text amendment to the Salt Lake City Council (“City Council”); and

WHEREAS, the City Council has determined that the following ordinance is in the City’s best interests,

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Amending the text of Section 21A.32.140 of the *Salt Lake City Code*. That the table, titled “Table of Permitted and Conditional Uses for Special Purpose Districts”, which is located at section 21A.32.140 of the *Salt Lake City Code*, shall be, and hereby is, amended, in part, to add to that table the category of “Private Club, 2,500 square feet or less in floor area” to be listed alphabetically under the category of “Recreation, cultural and entertainment” uses in that table, with a corresponding qualifying provision such that the inserted provisions shall appear and read as follows:

Use	Permitted And Conditional Uses																
	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
Private Club 2,500 square feet or less in floor area																	C ¹²

12. A conditional use permit for a class B or C private club or association shall be subject to the following qualifying provisions. For the purpose of these provisions a class B or C private club or association shall have the meaning set forth in Section 5.50 of the Salt Lake City Code, as amended.

A. In granting conditional use approval for a class B or C private club or association the Planning Commission shall:

- i. Require that a security and operations plan be prepared and filed with the City which shall include:
 - a. Providing a complaint-response community relations program, and;
 - b. Having a representative of the private club or association meet with neighbors upon request to attempt to resolve any neighborhood complaints regarding the operations on the premises;
 - c. Requiring design and construction methods to ensure that any sound level originating within the premises, measured within fifteen (15) feet from an exterior wall or door thereof, does not exceed the maximum permissible sound level set forth for residential use districts in Section 9.28.060 of the City Code;
 - d. Allowing live entertainment only within an enclosed building subject to the foregoing sound limit;
 - e. Prohibiting electronically amplified sound in any exterior portion of the premises;
 - f. Designating a location for smoking tobacco outdoors in conformance with state law;
 - g. Requiring any trash strewn on the premises, including any smoking and parking lot areas, be collected and deposited in a trash receptacle by 6 a.m. the following day and;
 - h. Having portable trash receptacles on the premises emptied daily and automated receptacles emptied at least weekly. Automated receptacles shall be located only within a City-approved trash storage area.
- ii. Review the site plan and floor plan proposed for the premises, and as result of such review may require design features intended to reduce alcohol-related problems such as consumption by minors, driving under the influence, and public drunkenness;
- iii. Require buffering where a private club or association abuts a residential building or area, including 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 at all times, including the main building, any accessory building or structure, and all signs.

B. 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 containing a private club or association in conformance with Chapter 21A.46.
- ii. 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;
- 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.

SECTION 2. Effective Date. This ordinance shall become effective immediately.

Passed by the City Council of Salt Lake City, Utah, this _____ day of _____,

2009.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER

(SEAL)

Bill No. _____ of 2009.

Published: _____.

<p>APPROVED AS TO FORM Salt Lake City Attorney's Office Date: <u>August 19, 2009</u> By: <u>Paul C. Nielson</u> Paul C. Nielson, Senior City Attorney</p>
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Legislative

SALT LAKE CITY ORDINANCE
No. _____ of 2009
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- ii . Review the site plan and floor plan proposed for the premises, and as result of such review may require design features intended to reduce alcohol-related problems such as consumption by minors, driving under the influence, and public drunkenness;
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SECTION 2. Effective Date. This ordinance shall become effective immediately.

Passed by the City Council of Salt Lake City, Utah, this _____ day of _____,
2009.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER

(SEAL)

Bill No. _____ of 2009.

Published: _____.

HB_ATTYY-#9599-v1-Ordinance_-_private_clubs_in_MU_zone.DOC

3. City Council Public Hearing Notice

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering Petition PLNPCM2009-00045, a request by Robert McCarthy for a zoning text amendment to allow private clubs as a conditional use in the Mixed Use (MU) zoning district. The Mixed Use zoning classification is currently only mapped in the West Capitol Hill Neighborhood in Council District Three.

As part of its study, the City Council is holding an advertised public hearing to receive comments regarding the petition. During this hearing, anyone desiring to address the City Council concerning this issue will be given an opportunity to speak. The hearing will be held:

DATE:

TIME: 7:00 p.m.

PLACE: Room 315
City & County Building
451 South State Street
Salt Lake City, Utah

If you have any questions relating to this proposal or would like to review the file, please call Cheri Coffey at 535-6188 between the hours of 7:30 a.m. and 5:30 p.m., Monday through Friday or via e-mail at cheri.coffey@slcgov.com

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this hearing. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the Planning Division at (801) 535-7757; TDD (801) 535-6021.

4. Mailing Labels

244 WEST ENTERPRISES LLC
244 W 300 N #200
SALT LAKE CITY, UT 84103-1108

358 LAND LLC
375 W 400 N
SALT LAKE CITY, UT 84103-1224

4TH NORTH INVESTMENTS LLC
2733 E PARLEYS WY #300
SALT LAKE CITY, UT 84109-1647

5TH NORTH, LLC
358 S 700 E #B-108
SALT LAKE CITY, UT 84102-2113

800 NORTH, LLC
325 W 800 N
SALT LAKE CITY, UT 84103-1417

A H L UTAH
560 N 500 W
SALT LAKE CITY, UT 84116-3429

ABUNDANCE INVESTMENTS LLC
PO BOX 681336
PARK CITY, UT 84068

ADAMS, DON
344 N 300 W
SALT LAKE CITY, UT 84103-1214

ADHLAKHA, AMIT & SHRUTI; JT
315 W 700 N #2
SALT LAKE CITY, UT 84103-1324

AGRICOLA, CHRISTIAN
2228 S LAKE ST
SALT LAKE CITY, UT 84106-1814

AHL-UTAH
560 N 500 W
SALT LAKE CITY, UT 84116-3429

ALAVALAPATI, MURALI
325 W 700 N #1
SALT LAKE CITY, UT 84103-1324

ALBA, MATTHEW L
542 N PUGSLEY ST
SALT LAKE CITY, UT 84103-1333

ALDER, DEREK
650 N 300 W #136
SALT LAKE CITY, UT 84103-1308

ALEX CONLAN LLC
605 N 300 W
SALT LAKE CITY, UT 84103-1308

ALEXANDER, MILTON K & RENEE E; TRS
2888 W CURRY CIR
TAYLORSVILLE, UT 84118

ALLEMAN, ALMA F
377 N 200 W
SALT LAKE CITY, UT 84103-1203

ALLEMAN, NICOLETTE & ANDERSON,
ALECA A; JT
650 N 300 W #137
SALT LAKE CITY, UT 84103-1308

ALLEN, NEIL G
650 N 300 W #133
SALT LAKE CITY, UT 84103-1308

ALLEN, ORICE J & MAXINE; TRS
224 W ARDMORE PL
SALT LAKE CITY, UT 84103-1244

ALLESSI, MATTHEW
249 W REED AVE
SALT LAKE CITY, UT 84103

ALLMAN, QUINN S
16000 VENTURA BLVD 600
ENCINO, CA 91436

ANDERSON, MATTHEW S & SADIE C; JT
210 W FERN AVE
SALT LAKE CITY, UT 84103-1825

ANDERSON, RUDY F
674 N 300 W
SALT LAKE CITY, UT 84103-1308

ANDERSON, RUDY F
40 S VAN DORN ST #401
ALEXANDRIA, VA 22304-4217

ANESI, DEAN
365 W 800 N
SALT LAKE CITY, UT 84103-1418

APGOOD, DEELYNN & ANALEE; TRS
644 N 200 W
SALT LAKE CITY, UT 84103-1816

ARCHER, WARREN M & BONNIE J
231 W 400 N
SALT LAKE CITY, UT 84103-1222

ARMASO, EMMANUEL
511 N PUGSLEY ST
SALT LAKE CITY, UT 84103-1333

ARMENDARIZ, RITA O
372 W 700 N
SALT LAKE CITY, UT 84103-1324

ASHDOWN, PETER L
633 N 200 W
SALT LAKE CITY, UT 84103-1816

ASTURIZAGA, EMMA J
584 N PUGSLEY ST
SALT LAKE CITY, UT 84103-1333

AVILES, OLIVIA
468 N 400 W
SALT LAKE CITY, UT 84103-1229

AVOCET ENTERPRISES LLC
404 N 300 W #103
SALT LAKE CITY, UT 84103-1217

BAGLEY, GALEN C & LESLEY; JT
365 N 300 W
SALT LAKE CITY, UT 84103-1215

BAIRD, ROBERT
12642 STOUTWOOD
POWAY, CA 92064-

BAKER, WILLIAM R & LILIA
336 W 500 N
SALT LAKE CITY, UT 84103-1238

BANFORD, KAREN
545 N PUGSLEY ST
SALT LAKE CITY, UT 84103-1333

BARKER, BRUCE E
PO BOX 57754
MURRAY, UT 84157-0754

BARKER, BRUCE E & MADELEINE L; JT
320 W 400 N
SALT LAKE CITY, UT 84103-1224

BARKER, MADELEINE L
320 W 400 N
SALT LAKE CITY, UT 84103-1224

BARNHURST, MICHAEL E & CAROL A; JT
731 N WALL ST
SALT LAKE CITY, UT 84103-1837

BASIX FINANCIAL L P
PO BOX 2317
ST GEORGE, UT 84771

BAUM, DAVID L. & MARY M. (TC)
453 N 200 W
SALT LAKE CITY, UT 84103-1207

BEGLARIAN, ROBIN L & ANN MARIE (JT)
332 W 500 N
SALT LAKE CITY, UT 84103-1238

BENAVIDEZ, VERONICA
657 N PUGSLEY ST
SALT LAKE CITY, UT 84103-1329

BENITES, DANIEL R
306 N SAMPSON ST
ELLENSBURG, WA 98926-3448

BINGHAM, SHERRIE & YOUNGBERG, ROBIN
K; JT
4055 W 3830 S
WEST VALLEY, UT 84120-4068

BISH'S
367 W 900 N
SALT LAKE CITY, UT 84103-1423

BLAND, JEFFERY M & LINDA S; JT
716 W 3500 S
BOUNTIFUL, UT 84010-

BLISS, ANNA C
27 S UNIVERSITY ST
SALT LAKE CITY, UT 84102-1813

BLUE STAR 1 INC
610 N 300 W
SALT LAKE CITY, UT 84103-1308

BLUNK, THOMAS T
366 N 200 W
SALT LAKE CITY, UT 84103-1203

BOARD OF EDUCATION OF SALT LAKE CITY
440 E 100 S
SALT LAKE CITY, UT 84111-1802

BOLAND, HENRY G
556 N PUGSLEY ST
SALT LAKE CITY, UT 84103-1333

BOLINDER, DAVID
2045 E 6060 S
HOLLADAY, UT 84121-1450

BONIFASI LISTA, CARLOS
325 W 700 N #7
SALT LAKE CITY, UT 84103-1324

BONO, KAREN P & RODGERS, KENNA L; JT
339 W 400 N
SALT LAKE CITY, UT 84103-1224

BOSTEELS, THOMAS M & TCACIUC,
ISABELLA; JT
235 W REED AVE
SALT LAKE CITY, UT 84103

BOWEN, JAMES C
262 W 700 N
SALT LAKE CITY, UT 84103-1823

BOWES, JASEN A
3175 SW MALCOLM CT
PORTLAND, OR 97225-3551

BPW FINANCIAL CORP
404 E 4500 S #B22
MURRAY, UT 84107-2762

BRAGA, MAUREEN R & THOMAS J; JT
350 W 700 N
SALT LAKE CITY, UT 84103-1324

BREGGIO PROPERTY MANAGEMENT LLC
2934 E LOUISE AVE
SALT LAKE CITY, UT 84109-2103

BRINGHURST, MIKI
7672 S AVONDALE DR
COTTONWOOD HTS, UT 84121

BRISCOE, NORMA S & ROSCOE E; TRS
2681 E CASTO LN
HOLLADAY, UT 84117-6303

BRISCOE, NORMA S & ROSCOE E; TRS
2681 E CASTO LN
HOLLADAY, UT 84117-6303

BRISCOE, ROSCOE
244 W 400 N
SALT LAKE CITY, UT 84103-1222

BRODILL, ALEX
650 N 300 W #126
SALT LAKE CITY, UT 84103-1308

BROOKLYN CONDOMINIUMS OWNERS
ASSOCIATION
PO BOX 548
WEST JORDAN, UT 84084-0548

BROWER, DIRK & CHERYL LYNN; JT
735 N WALL ST
SALT LAKE CITY, UT 84103-1837

BROWN, ERICK W
2529 S HIGHLAND DR
SALT LAKE CITY, UT 84106-2712

BROWN, STEPHEN C, JR
230 W FERN AVE
SALT LAKE CITY, UT 84103-1825

BRUNER, JAMES A & MARYELLEN B; JT
527 N 200 W
SALT LAKE CITY, UT 84103-1301

BURNETT, STEVE R & JUDITH E; JT
319 W 800 N
SALT LAKE CITY, UT 84103-1417

BUSCH, MICHAEL; ET AL
723 N 300 W
SALT LAKE CITY, UT 84103-1402

BUSH, COBY D
574 N PUGSLEY ST
SALT LAKE CITY, UT 84103-1333

BYBEE, LYNN D & CARROL M; JT
523 N 200 W
SALT LAKE CITY, UT 84103-1301

BYTHEWAY, CHARLES H & CHERI L; JT
3978 S PHARAOH RD
MURRAY, UT 84123

BYTHEWAY, EARL M
259 W FERN AVE
SALT LAKE CITY, UT 84103-1825

BYTHEWAY, RUTH S; TR
158 W 500 N
SALT LAKE CITY, UT 84103-1762

CANFIELD, PAIGE
552 N PUGSLEY ST
SALT LAKE CITY, UT 84103-1333

CANNELL, MERRILL W; ET AL
236 W 400 N
SALT LAKE CITY, UT 84103-1222

CAPITAL HILL LANAIS TRUST
13553 POWAY RD #608
POWAY, CA 92064

CAPITOL HILL INVESTMENT PARTNERS LLC
4001 S 700 E #540
MURRAY, UT 84107-2104

CARD, CHRIS L
349 W 700 N
SALT LAKE CITY, UT 84103-1324

CARD, JAMES R & NORMA; TRS
1035 ARLINGTON WAY
BOUNTIFUL, UT 84010-2304

CARDON, STEVEN C
355 N 200 W
SALT LAKE CITY, UT 84103-1203

CARDON, STEVEN C
363 N 200 W
SALT LAKE CITY, UT 84103-1203

CARMAN, KATHERINE G; ET AL
637 N 300 W
SALT LAKE CITY, UT 84103-1308

CARMAN, RICHARD E & MARY J; JT
614 S EMERY ST
SALT LAKE CITY, UT 84104-2429

CARMAN, RICHARD E; ET AL
637 N 300 W
SALT LAKE CITY, UT 84103-1308

CARR, JACK S
763 N WALL ST
SALT LAKE CITY, UT 84103-1837

CARRILLO, BEN & ANGIE; JT
253 W 600 N
SALT LAKE CITY, UT 84103-1314

CARTER, JOSEPH W & JANE A; JT
4466 S ABINADI RD
SALT LAKE CITY, UT 84124

CHAINED, M R BEAU
620 N PUGSLEY ST
SALT LAKE CITY, UT 84103-1329

CHILD, JAMIE L
325 W 700 N #3
SALT LAKE CITY, UT 84103-1324

CHUNG, BENJAMIN B & CHRISTINE S (JT)
560 E SOUTHTEMPLE ST #401
SALT LAKE CITY, UT 84102-1005

CLARK, ADRIANA & RYAN L; JT
650 N 300 W #131
SALT LAKE CITY, UT 84103-1308

CLARK, SCOTT W & BONNIE JEAN; JT
31953 NARCISSUS LN
LAKE ELSINORE, CA 92532-2601

COMMUNITY HOUSING SERVICES -
CAPITOL VILLA LTD
1059 E 900 S #100
SALT LAKE CITY, UT 84105-1433

COMOLLO, ADRIANO F & JERRILYNN M; JT
217 W 600 N
SALT LAKE CITY, UT 84103-1314

CONGER, WARREN E & RUTH C; JT
2331 E BRISTLECONE CIR
COTTONWOOD HTS, UT 84121-4061

COOK, ROD
PO BOX 393
BOUNTIFUL, UT 84011

COOK, ROD
482 N 1300 E
HEBER, UT 84032

COONS, CAMILLE & WHEATLEY, JUSTIN; JT
650 N 300 W #145
SALT LAKE CITY, UT 84103-1308

CORP OF PRES OF CH JC OF LDS
50 E NORTHTEMPLE ST
SALT LAKE CITY, UT 84150-9704

COVEY, ALICE N
518 N PUGSLEY ST
SALT LAKE CITY, UT 84103-1333

COWDRICK, TIMOTHY L
571 N PUGSLEY ST
SALT LAKE CITY, UT 84103-1333

COX, NATHAN
256 W REED AVE
SALT LAKE CITY, UT 84103

D IZZY STUDIOS LLC
PO BOX 4142
SALT LAKE CITY, UT 84110-4142

D U COMPANY INC
PO BOX 65809
SALT LAKE CITY, UT 84165-0809

D U COMPANY INC
53 W ANGELO AVE
SOUTH SALT LAKE, UT 84115-3719

D U COMPANY INC & LOFTIS, BENJAMIN F
PO BOX 65809
SALT LAKE CITY, UT 84165-0809

DAKIS, EMANUEL
237 W FERN AVE
SALT LAKE CITY, UT 84103-1825

DAMERY, WILLIAM E & TERESA S; JT
679 N DESOTO ST
SALT LAKE CITY, UT 84103-2131

DAVIS, DUANE R & ERLINDA T; JT
364 W 500 N
SALT LAKE CITY, UT 84103-1240

DECARIA, MERI
1641 COUNTRY HILLS DR
OGDEN, UT 84403

DEFA, DOUGLAS C
650 N 300 W #201
SALT LAKE CITY, UT 84103-1308

DEROSA, HOLLIE & MICHAEL; TC
650 N 300 W #104
SALT LAKE CITY, UT 84103-1308

DEUTSCHE BANK NATIONAL TRUST
COMPANY; TR
400 COUNTRYWIDE WAY SV-3
SIMI VALLEY, CA 93065

DEVENPORT, JEFFREY W & SHAUNA R
358 W 600 N
SALT LAKE CITY, UT 84103-1320

DHINDSA, HARINDAR K
211 W 600 N
SALT LAKE CITY, UT 84103-1314

DILLMAN, DAVID; TR
755 E NORTHCREST DR
SALT LAKE CITY, UT 84103-3318

DIMAS, DAVID J
312 S SANTA MARIA ST
ORANGE, CA 92669-5646

DJ ENTERPRISES LLC
3667 WRANGLER WAY
PARK CITY, UT 84098

DOLPH, MATTHEW J
221 W FERN AVE
SALT LAKE CITY, UT 84103-1825

DRAPER, BRADY L & ANGELA M; JT
377 W 700 N
SALT LAKE CITY, UT 84103-1324

DUBOIS, CAREY MILLER
262 W 600 N
SALT LAKE CITY, UT 84103-1314

DUNN, CYNTHIA L & JOHNSON, JILL; JT
259 W 400 N
SALT LAKE CITY, UT 84103-1222

DW ASSET MANAGEMENT LLC
795 N 400 W
SALT LAKE CITY, UT 84103-1452

E T PROPERTIES LLC; ET AL
269 ELFIN COVE CIR
IVINS, UT 84738

EBR MANAGEMENT, LLC
825 N 300 W
SALT LAKE CITY, UT 84103-1414

ECGH #9 LLC
1910 E FORT UNION BLVD
COTTONWOOD HTS, UT 84121-3054

EGGERT, RANDALL H & BARRAL, FRANCE
B; JT
563 N PUGSLEY ST
OGDEN, UT 84103-1333

ELIESON, CHRISTIANA T
1325 CHARING CROSS LN
BALLWIN, MO 63021-7429

ELWOOD, DARREN T
709 N 200 W
SALT LAKE CITY, UT 84103-1819

ELWOOD, DARREN T
713 N 200 W
SALT LAKE CITY, UT 84103-1819

ENERBILT CORPORATION
353 W REED AVE
SALT LAKE CITY, UT 84103-1433

EQUITY PROPERTY MANAGEMENT LLC
716 W 3500 S
BOUNTIFUL, UT 84010

ERB, JEFFREY
691 W 300 N #1
PROVO, UT 84601-2655

ERKELENS, THOMAS A & KRISTINE A; JT
466 N 'D' ST
SALT LAKE CITY, UT 84103-2829

EVANS DEVELOPMENT GROUP LLC
136 S MAIN ST #318
SALT LAKE CITY, UT 84101-1602

EVANS, PEARL H
2635 STRINGHAM AVE #217C
SALT LAKE CITY, UT 84109-3903

EVANS, ROMA
365 W 600 N
SALT LAKE CITY, UT 84103-1320

EXCHANGE PROPERTIES INC
265 E 8880 S #4
SANDY, UT 84070-2308

FAVERO, KELLY C
318 W 700 N
SALT LAKE CITY, UT 84103-1324

FEDERAL NATIONAL MORTGAGE
ASSOCIATION
400 COUNTRYWIDE WAY SV-3
SIMI VALLEY, CA 93065

FEDERAL NATIONAL MORTGAGE
ASSOCIATION
3900 WISCONSIN AVE
WASHINGTON, DC 20016

FELSTED, RAYMOND K
1048 W EUCLID AVE
SALT LAKE CITY, UT 84104-1812

FELTON, TONI
229 W 300 N
SALT LAKE CITY, UT 84103-1108

FINE THINGS LLC
560 N 500 W
SALT LAKE CITY, UT 84116-3429

FINN, GREGORY A
322 W 700 N
SALT LAKE CITY, UT 84103-1324

FLAHERTY, MELANIE & TIMOTHY; JT
140 W MARIPOSA
SAN CLEMENTE, CA 92672

FOCANTI, LUIGI & STEPHANIE; JT
1310 E ORANGE GROVE BLVD
PASADENA, CA 91104-3058

FOREN, WILLIAM D
345 W REED AVE
SALT LAKE CITY, UT 84103-1433

FRANCO, GABRIEL
325 W 700 N #20
SALT LAKE CITY, UT 84103-1324

FRANSEN, BRANDAN P
650 N 300 W #150
SALT LAKE CITY, UT 84103-1308

FUCHS, WELLA J; TR
3778 S 4565 W
WEST VALLEY, UT 84120-3789

FURGIS, GEORGE C & ELLEN V
31 N 'M' ST #304
SALT LAKE CITY, UT 84103-3841

FURSE, CRAIG A & VICKI W; JT
427 N 300 W
SALT LAKE CITY, UT 84103-1217

GALLEGOS, IDA C
367 W 700 N
SALT LAKE CITY, UT 84103-1324

GARCIA, MARGARET & JUANITA; JT
260 W 700 N
SALT LAKE CITY, UT 84103-1822

GARZARELLI, GEORGE
461 N 200 W
SALT LAKE CITY, UT 84103-1207

GATHERUM, RICHARD G & BARTON, KEITH
A (TC)
1983 E FOREST CREEK LN
COTTONWOOD HTS, UT 84121

GILES, RUSSELL S & VIVIAN R; JT
6668 CABANA DEL SOL
EL PASO, TX 79911-3014

GILLESPIE, ROSE T
315 W 700 N #4
SALT LAKE CITY, UT 84103-1324

GOODSELL, EARL E
370 N 300 W
SALT LAKE CITY, UT 84103-1215

GOTAY, PABLO R
215 W 700 N
SALT LAKE CITY, UT 84103-1822

GR INVESTMENTS LC
645 N PUGSLEY ST
SALT LAKE CITY, UT 84103-1329

GRAY, JOANNE A
215 W 400 N
SALT LAKE CITY, UT 84103-1221

GREEN, MICHAEL A
244 W REED AVE
SALT LAKE CITY, UT 84103

GREENSCAPE LLC
353 W REED AVE
SALT LAKE CITY, UT 84103-1433

GREENSIDES, CHRISTOPHER J
520 N PUGSLEY ST
SALT LAKE CITY, UT 84103-1333

GROBSTEIN, AUDREY & BUSCH, MICHAEL &
JOHN (JT)
723 N 300 W
SALT LAKE CITY, UT 84103-1402

GRONDAHL, HALVARD G & LORINE K; JT
239 W 300 N
SALT LAKE CITY, UT 84103-1108

GUSTASON, CARL W & B DIANE; TRS
334 W 600 N
SALT LAKE CITY, UT 84103-1318

H BOYD AND ASSOCIATES, LLC
667 N CORTEZ ST
SALT LAKE CITY, UT 84103-2126

HALSTEAD, EMMA & BRIAN P; JT
524 N 400 W
SALT LAKE CITY, UT 84103-1310

HAMMOND LEASING LLC
11199 N 5730 W
HIGHLAND, UT 84403

HANSEN LANCE PARTNERSHIP
2120 E 3900 S #301
HOLLADAY, UT 84124-1725

HANSEN LANCE PARTNERSHIP
2920 E 3900 S #310
SALT LAKE CITY, UT 84124-2054

HANSEN, PAMELA J
335 W 800 N
SALT LAKE CITY, UT 84103-1417

HARTLEY, BONADEL W
375 N 300 W
SALT LAKE CITY, UT 84103-1215

HEATH, JOHN E
457 N 300 W
SALT LAKE CITY, UT 84103-1219

HEATH, MAX M & NATALIE B; TC
1630 E 2450 S #237
ST GEORGE, UT 84770

HEDEGAARD, VERN E & DEBORAH K; TRS
464 N PUGSLEY ST
SALT LAKE CITY, UT 84103

HENDERSON, CARINE U
315 W 700 N #6
SALT LAKE CITY, UT 84103-1324

HENDERSON, RANDALL
315 W 700 N #5
SALT LAKE CITY, UT 84103-1324

HENDERSON, RANDALL D
315 W 700 N #8
SALT LAKE CITY, UT 84103-1324

HENSHAW, DAVID R
3547 S 400 E
BOUNTIFUL, UT 84010-

HEYWOOD, ROXIE J
541 N 200 W
SALT LAKE CITY, UT 84103-1301

HILL, MATTHEW L
650 N 300 W #124
SALT LAKE CITY, UT 84103-1308

HILL, MIMI E
548 N PUGSLEY ST
SALT LAKE CITY, UT 84103-1333

HOBBY, WILLIAM C
329 W 500 N
SALT LAKE CITY, UT 84103-1238

HOLDER, BRYON J & JOYCE D; JT
275 W FERN AVE
SALT LAKE CITY, UT 84103-1825

HOMER PROPERTIES LC
718 N 300 W
SALT LAKE CITY, UT 84103-1402

HONE, STEVEN S
310 W 700 N
SALT LAKE CITY, UT 84103-1324

HONG, SEONG CHEOL
2093 E 9510 S
SANDY, UT 84092-6300

HOPKINS, RICHARD A
339 W REED AVE
SALT LAKE CITY, UT 84103-1433

HORIZON SNACK FOODS, INC
7066 LAS POSITAS RD #A
LIVERMORE, CA 94550

HORN, THOMAS B
367 W 900 N
SALT LAKE CITY, UT 84103-1423

HORN, THOMAS B DBA BARTON
INVESTMENT COMPANY
367 W 900 N
SALT LAKE CITY, UT 84103-1423

HOUSING AUTHORITY OF SLC
1776 S WESTTEMPLE ST
SALT LAKE CITY, UT 84115-1816

HRVATIN, DIANA M; ET AL
321 W 400 N
SALT LAKE CITY, UT 84103-1224

HUGHES, G ERNEST
1943 W 800 N
SALT LAKE CITY, UT 84116-1862

HUGHES, TREVOR C & DAISY M; TRS
PO BOX 6363
LOGAN, UT 84341

HULL, AARON W & CRYSTALYN T; JT
3365 N ASPEN WAY
WOODRUFF, UT 84086

HUNT, SARAH H
650 N 300 W #212
SALT LAKE CITY, UT 84103-1308

ICHASE PROPERTIES LTD
8734 S CENTER ST
SANDY, UT 84070-1524

ICON CONSULTING GROUP
425 N 300 W
SALT LAKE CITY, UT 84103-1217

IW INVESTMENTS LLC
PO BOX 22437
SALT LAKE CITY, UT 84122-0437

JENSEN, KRISTEN
251 W 700 N
SALT LAKE CITY, UT 84103-1822

JENSEN, MARK
755 N 400 W
SALT LAKE CITY, UT 84103-1416

JEPPESON, ALLEN & HASLAM, MICHAEL G;
TC
1346 N COLORADO ST
SALT LAKE CITY, UT 84116-1658

JOAB, ROSE E
PO BOX 744
SALT LAKE CITY, UT 84110-0744

JOHNSON, DAVID M & KUNZ, TYLER; TC
208 W 600 N
SALT LAKE CITY, UT 84103-1314

JOHNSON, ERIC & NICOLAISEN, BEVAN F;
TC
526 N PUGSLEY ST
SALT LAKE CITY, UT 84103-1333

JONES, ELIZABETH B & CHRISTOPHER; JT
333 N 200 W
SALT LAKE CITY, UT 84103-1203

JONES, LARA K
355 W 800 N
SALT LAKE CITY, UT 84103-1417

JONES, WHITNEY & KAREN; JT
540 N 400 W
SALT LAKE CITY, UT 84103-1310

JRB PROPERTIES LLC
1910 E FORT UNION BLVD
COTTONWOOD HTS, UT 84121-3054

JULIEN, NATHAN R
1890 S BROWNS PARK DR
BOUNTIFUL, UT 84010

JUNIPER HOLDINGS LLC
633 W 100 S
SALT LAKE CITY, UT 84104-1001

KAP
131 S MCCLELLAND ST #3
SALT LAKE CITY, UT 84102-1503

KARTCHNER, NILES R; TR
2622 S WESTTEMPLE ST
SOUTH SALT LAKE, UT 84115-3037

KEMMETHMUELLER, NEPHI & HELGA; JT
328 W 600 N
SALT LAKE CITY, UT 84103-1318

KEYES, JOHN S
225 W 300 N
SALT LAKE CITY, UT 84103-1108

KILBOURN, PATRICK S
4605 HARRISON BLVD #1
OGDEN, UT 84403

KING, ROBERT B & GODSEY-KING,
BARBARA; TRS
711 N 200 W
SALT LAKE CITY, UT 84103-1819

KIRK, BENJAMIN
356 W 400 N
SALT LAKE CITY, UT 84103-1224

KRANENDONK, DAVID & HAZEL S.
373 N 200 W
SALT LAKE CITY, UT 84103-1203

KREZOWSKI, KATHLEEN & JOSEPH; JT
540 N PUGSLEY ST
SALT LAKE CITY, UT 84103-1333

KURZ, BORIS
1203 S 900 E
SALT LAKE CITY, UT 84105-1326

KWIK INDUSTRIES, LLC
445 W 500 N
SALT LAKE CITY, UT 84103-1242

LAND, RODERIC
650 N 300 W #248
SALT LAKE CITY, UT 84103-1308

LARKIN, LINDSAY
650 N 300 W #246
SALT LAKE CITY, UT 84103-1308

LARSEN, CHARLES D & CHARLES R; TRS
186 E DORCHESTER DR
SALT LAKE CITY, UT 84103-2206

LATTER, JOHN R
571 N 200 W
SALT LAKE CITY, UT 84103-1302

LE DUC PROPERTIES LLC
402 W 300 N
SALT LAKE CITY, UT 84103-1116

LEDBETTER, NOAH M
315 W 700 N #7
SALT LAKE CITY, UT 84103-1324

LEE, JONATHAN C & GEORGIANA Y; JT
936 E LILLYWOOD LANE
NORTH SALT LAKE, UT 84054

LEVIN, DAVIE R & TERI L; TC
31881 VIA PUNTE RO
SAN JUAN CAPISTRANO, CA 92675

LEWIS JONES LLC
1702 CANYON CIRCLE
FARMINGTON, UT 84025

LEWIS, JOSEPH W & BEVERLY J; JT
151 W 1750 N
CENTERVILLE, UT 84014

LI, BEILI
315 W 700 N #10
SALT LAKE CITY, UT 84103-1324

LIEBICH, THOMAS & FREI, LINDSAY; JT
252 W FERN AVE
SALT LAKE CITY, UT 84103-1825

LIEBSCHUTZ, LESTER S & KARLEEN B; JT
360 W 700 N
SALT LAKE CITY, UT 84103-1324

LINDSAY, RHONDA W
204 W 600 N
SALT LAKE CITY, UT 84103-1314

LISKA, MICHAEL
6861 S VIRGINIA HILLS DR
COTTONWOOD HTS, UT 84121-3410

LONGORIA, ROBERT R
376 W 500 N
SALT LAKE CITY, UT 84103-1240

LOVE, DAN
314 W 700 N
SALT LAKE CITY, UT 84103-1324

LOVE, RONALD R & KIMBERLY J; TRS
333 W OURAY AVE
SALT LAKE CITY, UT 84103-1252

LUBECK, ARDEN
721 N NORTHVIEW CIR
SALT LAKE CITY, UT 84103

LUNBECK, JOHN
227 W 400 N
SALT LAKE CITY, UT 84103-1222

LUNDIN & MAY FOUNDRY & MACH CO
PO BOX 396
SALT LAKE CITY, UT 84110-0396

M S C INC
5675 S VALLEY VIEW
LAS VEGAS, NV 89118-

M S C INC
PO BOX 65644
SALT LAKE CITY, UT 84165-0644

MAESTAS, MICHAEL
PO BOX 734
SALT LAKE CITY, UT 84110-0734

MAJSTOROVIC, BRANISLAV & MILENA; JT
529 N PUGSLEY ST
SALT LAKE CITY, UT 84103-1333

MARMALADE H&J LLC
551 N 300 W
SALT LAKE CITY, UT 84103-1306

MARMALADE HILL APARTMENTS BRE LLC
9777 WILSHIRE BLVD #805
BEVERLY HILLS, CA 90212

MARMALADE K LLC
663 W 100 S
SALT LAKE CITY, UT 84104-1001

MARMALADE SQUARE CONDOMINIUM
HOMEOWNERS ASSOCIATION
PO BOX 510006
SALT LAKE CITY, UT 84151-0006

MARMALADE SQUARE CONDOMINIUMS,
LLC
PO BOX 510006
SALT LAKE CITY, UT 84151-0006

MARTIN, CORY E
51 E 400 S #210
SALT LAKE CITY, UT 84111-2711

MARTINEZ, JOHN M; TR ET AL
3859 W SUGAR BEET DR
WEST VALLEY, UT 84120

MATHEWS, ADRIANE R
25181 STAGELINE DR
LAGUNA HILLS, CA 92653-5883

MATSUI, DANIEL & ROSE; JT
217 W 300 N
SALT LAKE CITY, UT 84103-1108

MATTS, RUTH A; ETAL
467 N PUGSLEY ST
SALT LAKE CITY, UT 84103

MAY FOUNDRY & MACHINE CO
454 W 600 N
SALT LAKE CITY, UT 84103-1322

MBR CORP
251 E SOUTHSANDRUN RD
SALT LAKE CITY, UT 84103

MC KENDRICK, MICHAEL W & JOYCE C (JT)
328 W 700 N
SALT LAKE CITY, UT 84103-1324

MCCOLLIN, VICKI L
9466 S 1335 E
SANDY, UT 84092-2947

MCCORMICK, RONALD G
534 N PUGSLEY ST
SALT LAKE CITY, UT 84103-1333

MCCUDDY, SEAN M
650 N 300 W #238
SALT LAKE CITY, UT 84103-1308

MCCUNE, CRAIG & SHARON; JT
4502 S STRATTON DR
HOLLADAY, UT 84117

MCFARLAND, ANDY
PO BOX 393
BOUNTIFUL, UT 84011-0393

MCKENDRICK, MICHAEL W & JOYCE C (JT)
336 W 700 N
SALT LAKE CITY, UT 84103-1324

MCKEOWN, TERRY
452 N 300 W
SALT LAKE CITY, UT 84103-1219

MEANS, SEAN P & LESLIE R; JT
257 N 200 W
SALT LAKE CITY, UT 84103-4544

MEYERS HONEY COMPANY
642 N PUGSLEY ST
SALT LAKE CITY, UT 84103-1329

MICHELSEN, ALAN R
495 LYNHURST DR
NORTH SALT LAKE, UT 84054-6080

MIDDLETON, RICHARD N & ELISABETH A; JT
331 N MAIN ST
SALT LAKE CITY, UT 84103-1632

MILLARD, DENNIS J & JO ELLEN D; JT
329 N 200 W
SALT LAKE CITY, UT 84103-1203

MILLER, LORRAINE
520 N ARCTIC CT
SALT LAKE CITY, UT 84103-1304

MILLIGAN, MARK
213 W 600 N
SALT LAKE CITY, UT 84103-1314

MILLIGAN, MARK & MILLAGAN, JENNIFER
580 N WESTCAPITOL ST
SALT LAKE CITY, UT 84103-1709

MILLS, CATHERINE K & NORMAN D; TRS
2014 S 865 W
WOODS CROSS, UT 84087

MINER, THOMAS M & CAROL S; TC
855 N BECK ST
SALT LAKE CITY, UT 84103-1400

MITCHELL, LEE R; TR
232 W 300 N
SALT LAKE CITY, UT 84103-1108

MITCHELL, REX A
3425 S EASTWOOD DR
SALT LAKE CITY, UT 84109

MONEYMAKER, TERRY R
249 W BISHOP PL
SALT LAKE CITY, UT 84103

MONGER, VANESSA C
613 N 200 W
SALT LAKE CITY, UT 84103-1816

MONTGOMERY, MARCEL K; TR ET AL
367 W 400 N
SALT LAKE CITY, UT 84103-1224

MONTOYA, VICTORIA K & MURDOCK,
JONATHAN T; JT
1658 TYLER ST
BERKELEY, CA 94703

MOOSMAN, FRED E & VAUNA F; TRS
181 N 550 E
NORTH SALT LAKE, UT 84054-

MOOSMAN, STEVEN F
331 GARY WY
NORTH SALT LAKE, UT 84054-

MORAN, WILLIAM M, II. & MARY E; JT
1 BOXWOOD
KIRKWOOD, MI 63122

MORGAN, REX & LINDA; JT
1569 W SHENANDOAH CIR
TAYLORSVILLE, UT 84123

MOXY OTTILLIA LLC
909 S JEFFERSON ST
SALT LAKE CITY, UT 84101-2934

MULLANEY, MATTHEW
640 N PUGSLEY ST
SALT LAKE CITY, UT 84103-1329

MUNGUIA, ADRIAN & NORMA T; JT
534 N 400 W
SALT LAKE CITY, UT 84103-1310

MURPHY, PAUL C & JENNIFER E; JT
1498 MAPLE HILLS DR
BOUNTIFUL, UT 84010

NAFF, DAVIS
650 N 300 W #208
SALT LAKE CITY, UT 84103-1308

NAK, LYNETTE C; TR
292 S 500 W
RICHFIELD, UT 84701

NATIONAL FILTER MEDIA CORP
691 N 400 W
SALT LAKE CITY, UT 84103-1312

NELDON, LINDA E; TR
PO BOX 8000
MESQUITE, NV 89024-8000

NEWPORT CITIVIEW LLC
261 E BROADWAY ST #100
SALT LAKE CITY, UT 84111-2413

NIELSEN, KATHERINE L & J LESLIE; TRS
358 W 600 N
SALT LAKE CITY, UT 84103-1320

NIELSEN, NELDEN C & MARY Y (JT)
238 E 3100 S
BOUNTIFUL, UT 84010-5731

NIELSEN, RONALD Y & NANCY W; JT
357 W 400 N
SALT LAKE CITY, UT 84103-1224

NIELSON, LAYNE
307 W 400 N
SALT LAKE CITY, UT 84103-1224

NOD ASSOCIATES LC
PO BOX 510507
SALT LAKE CITY, UT 84151-0507

NORTHWEST PROPERTIES
1582 W RANCH RD
FARMINGTON, UT 84025

NOYES, WESTON & AMY B; JT
319 N ALMOND ST
SALT LAKE CITY, UT 84103-1638

NTS INVESTMENTS LLC
320 W 500 S #16
SALT LAKE CITY, UT 84101-1709

NUTTALL, MARC T & TRACY J; TC
325 W 700 N #9
SALT LAKE CITY, UT 84103-1324

OBRADOVIC, ILIJA & ANDJELKA; JT
539 N PUGSLEY ST
SALT LAKE CITY, UT 84103-1333

O'BRIEN, GRETA P
PO BOX 920031
SNOWBIRD, UT 84092-0031

OLIVARES, CHRISTOPHER R
1318 LUPIN LN NW
SALEM, OR 97304-2963

OLSEN, JEFF C & SPENCER A; TC
1977 S 800 E
BOUNTIFUL, UT 84010

OLSEN, RYAN & KILLPACK, JO ELLEN; TC
325 W 700 N #15
SALT LAKE CITY, UT 84103-1324

OLVERA, VALENTIN
575 N PUGSLEY ST
SALT LAKE CITY, UT 84103-1333

ORD, DAVE
325 W 700 N #11
SALT LAKE CITY, UT 84103-1324

OVERSON, BLAINE & ANNETTE; JT
428 W 200 N
SALT LAKE CITY, UT 84103-1110

OVIATT, MCCALL & MATT; JT
PO BOX 1201
BOUNTIFUL, UT 84011

PAPEZ, JAROSLAV
341 W REED AVE
SALT LAKE CITY, UT 84103-1433

PARSONS, ALAN T
131 S MCCLELLAND ST #3
SALT LAKE CITY, UT 84102-1503

PARTINGTON, JACK K & MILDRED; JT
480 N 300 W
SALT LAKE CITY, UT 84103-1219

PARTINGTON, MILDRED V.
480 N 300 W
SALT LAKE CITY, UT 84103-1219

PDP LLC
5359 S WILD FLOWER LN
MURRAY, UT 84123-4483

PEABODY, WADE
PO BOX 521474
SALT LAKE CITY, UT 84152-1474

PELL, ANTHONY A & ANITA E; JT
535 N PUGSLEY ST
SALT LAKE CITY, UT 84103-1333

PEROV, ANDRE & TRIXEE; JT
348 W 700 N
SALT LAKE CITY, UT 84103-1324

PETERSEN, MICHAEL P & LANSING,
SHELLEY M; TC
629 N 300 W
SALT LAKE CITY, UT 84103-1308

PETERSEN, SAM V & REBECCA A; JT
353 W REED AVE
SALT LAKE CITY, UT 84103-1433

PETERSON, BRENT F
2525 W 1050 N
HURRICANE, UT 84737

PETERSON, SCOTT C
403 N 300 W
SALT LAKE CITY, UT 84103-1217

PHILLIPS, JONATHAN A
650 N 300 W #226
SALT LAKE CITY, UT 84103-1308

PHIPPS, TANYA T
219 W 700 N
SALT LAKE CITY, UT 84103-1822

PICKETT, TIM
225 W 700 N
SALT LAKE CITY, UT 84103-1822

PLATT, JOSEPHINE J; TR
727 S 1100 E
SALT LAKE CITY, UT 84102-3707

POLACEK, MICHAEL & DICKEY, LYNNE E; JT
318 W 700 N
SALT LAKE CITY, UT 84103-1324

POLLOCK, JIMMIE
3241 S 1800 W
WEST VALLEY CITY, UT 84119-3206

POLLYANNA APARTMENTS LLC
4128 S OLD FARM WY
MURRAY, UT 84107-2441

POPE, KATHY E
PO BOX 511464
SALT LAKE CITY, UT 84151-1464

POWDER MOUNTAIN PROPERTIES LLC
967 N EASTCAPITOL BLVD
SALT LAKE CITY, UT 84103-2216

POWELL, HELEN M
5385 S RIDGECREST DR
TAYLORSVILLE, UT 84118-3132

POWELL, ROBERT V JR
1888 S 2500 E
SALT LAKE CITY, UT 84108-3271

POWELSON, ARTHUR T
515 N 200 W
SALT LAKE CITY, UT 84103-1301

PRATT, ANDREW L
469 N 200 W
SALT LAKE CITY, UT 84103-1207

PUCKETT, BRIAN C
4570 VAN NUYS BLVD #507
SHERMAN OAKS, CA 94103

PULLIAM, JEANNE B & JOEL; JT
335 W 400 N
SALT LAKE CITY, UT 84103-1224

RABB, JULIANNE & JASON E; JT
344 W 700 N
SALT LAKE CITY, UT 84103-1324

RACKHAM, GARY R
318 W 600 N
SALT LAKE CITY, UT 84103-1318

RAMIREZ, DAGOBERTO G
361 W REED AVE
SALT LAKE CITY, UT 84103-1433

RAMIREZ, JOSE L & JAIME; JT
341 W 400 N
SALT LAKE CITY, UT 84103-1224

RANDALL, R CHAD
238 W 600 N
SALT LAKE CITY, UT 84103-1314

RCW, LLC
251 SOUTH SANDRUN RD
SALT LAKE CITY, UT 84103

REAL ESTATE VENTURES
PO BOX 2721
PARK CITY, UT 84060

REDEVELOPMENT AGENCY OF SLC
PO BOX 145518
SALT LAKE CITY, UT 84114-5518

REMAL, LISA J
465 N 200 W
SALT LAKE CITY, UT 84103-1207

RENTERIA, JUAN
358 N 300 W
SALT LAKE CITY, UT 84103-1215

REX INDUSTRIES INC
630 N 400 W
SALT LAKE CITY, UT 84103-1312

REYNOLDS, CHRISTOPHER S & ERIN C; JT
768 N 300 W
SALT LAKE CITY, UT 84103-1406

RICHARDSON, OWEN H JR & AMY P; JT
325 N 200 W
SALT LAKE CITY, UT 84103-1203

RIDING, SARAH
315 W 700 N #3
SALT LAKE CITY, UT 84103-1324

RIO, TERI; TR
279 W STERLING DR
BOUNTIFUL, UT 84010-

RIVERS, RICHARD D
564 N PUGSLEY ST
SALT LAKE CITY, UT 84103-1333

ROBERTSON, DAVID A & DIANA G; JT
335 W REED AVE
SALT LAKE CITY, UT 84103-1433

ROBERTSON, WILFRED & CLEA; JT
225 W FERN AVE
SALT LAKE CITY, UT 84103-1825

ROGERS, VINCE R
856 N HILLTOP RD
SALT LAKE CITY, UT 84103-3313

ROMNEY, LISA R
2873 S 2475 E
SALT LAKE CITY, UT 84109-1828

ROTH, JEREMIAH & CULLIGAN, HEATHER L;
JT
214 W 600 N
SALT LAKE CITY, UT 84103-1314

ROYBAL, RITA L
251 W REED AVE
SALT LAKE CITY, UT 84103

RUESCH, BRENT W
250 W 600 N
SALT LAKE CITY, UT 84103-1314

RUTH, ADAM W & DAYYNIA J; TC
353 W REED AVE
SALT LAKE CITY, UT 84103-1433

RYN PROPERTIES I LC
1057 DEBORAH DR
BOUNTIFUL, UT 84010-2328

SALT LAKE CITY
PO BOX 145455
SALT LAKE CITY, UT 84114-5455

SALT LAKE CITY BOARD OF EDUCATION
440 E 100 S
SALT LAKE CITY, UT 84111-1802

SALT LAKE CITY CORP
PO BOX 145455
SALT LAKE CITY, UT 84114-5455

SALT LAKE COUNTY
2001 S STATE ST #N4500
SALT LAKE CITY, UT 84115-2314

SANDBERG, CHRISTIAN T
325 W 700 N #19
SALT LAKE CITY, UT 84103-1324

SANDOVAL, TOM D
331 W REED AVE
SALT LAKE CITY, UT 84103-1433

SANDSTROM, NORD E
241 W 400 N
SALT LAKE CITY, UT 84103-1222

SANT, STEPHANIE L & GAMMELL, ROBERT
J; TC
650 N 300 W #224
SALT LAKE CITY, UT 84103-1308

SARLO, BLAKE K
650 N 300 W #102
SALT LAKE CITY, UT 84103-1308

SASQUATCH INVESTMENT COMPANY
377 W 800 N
SALT LAKE CITY, UT 84103-1418

SCHNELLER, MARK G; ET AL
451 N PUGSLEY ST
SALT LAKE CITY, UT 84103

SCHOLLE, BRIAN C
PO BOX 8113
MIDVALE, UT 84047-8113

SCHROETER, BENJAMIN R & BROWN,
DUSTIN K; JT
650 N 300 W #232
SALT LAKE CITY, UT 84103-1308

SCHULZ, ALAN E & RUTH L; TRS
347 N 200 W
SALT LAKE CITY, UT 84103-1203

SCORESBY, TRAVIS J & RACHEL; TC
446 N PUGSLEY ST
SALT LAKE CITY, UT 84103

SCOW, LON
PO BOX 526182
SALT LAKE CITY, UT 84152-6182

SEAHORSE HOLDINGS LLC
11351 S 1300 E
SANDY, UT 84094-6916

SEILER, JENNIFER L; ET AL
245 W ARDMORE PL
SALT LAKE CITY, UT 84103-1244

SELIN, HENRY D & PHYLLIS; TC
2329 S LAKE ST
SALT LAKE CITY, UT 84106-1816

SELIN, PHYLLIS R & HENRY D; JT
2329 S LAKE ST
SALT LAKE CITY, UT 84106-1816

SEVEN SEAS HOLDINGS LLC
PO BOX 25785
SALT LAKE CITY, UT 84125-0785

SHAARAY PROPERTIES LLC
PO BOX 711
DALLAD, TX 75221-0711

SHAPIRO, GEORGE; TR
604 S 500 E
SALT LAKE CITY, UT 84102-3321

SHAVER, MONSON W III
257 W 700 N
SALT LAKE CITY, UT 84103-1822

SHEPARD, ELIZABETH
242 W REED AVE
SALT LAKE CITY, UT 84103

SHERLOCK, STEPHEN A
309 N 200 W
SALT LAKE CITY, UT 84103-1203

SHERWOOD, MARK E
PO BOX 3341
TEMPE, AZ 85280-3341

SIGNATURE BOOKS, INC
564 W 400 N
SALT LAKE CITY, UT 84116-3411

SIMMOND, JEREMY & HAYES, MARIA; JT
226 W 300 N
SALT LAKE CITY, UT 84103-1108

SIMMONS, STEVEN E
363 W 700 N
SALT LAKE CITY, UT 84103-1324

SIMONIAN, MARO
2808 E 3220 S
SALT LAKE CITY, UT 84109-2817

SIMONSON, TATUM S & JAMES T & MARIE
E; TC
325 W 700 N #24
SALT LAKE CITY, UT 84103-1324

SKOLLINGSBERG, JUNE
4362 S DENO DR
WEST VALLEY, UT 84120-5147

SLHNET INVESTMENTS LC
48 W MARKET ST #200
SALT LAKE CITY, UT 84101-2104

SLHNET INVESTMENTS LC
48 W MARKET ST #250
SALT LAKE CITY, UT 84101-2104

SMITH, MELISSA A
650 N 300 W #106
SALT LAKE CITY, UT 84103-1308

SMITH, MICHELLE C
650 N 300 W #139
SALT LAKE CITY, UT 84103-1308

SOLO HOLDINGS, LLC
455 N 400 W
SALT LAKE CITY, UT 84103-1229

SORENSEN, BETTY JO
449 N 200 W
SALT LAKE CITY, UT 84103-1207

SOTIRIOU INVESTMENT GROUP
242 E 300 S
SALT LAKE CITY, UT 84111

SPEIRS, MARIA L
230 W 400 N
SALT LAKE CITY, UT 84103-1222

STEELE, SAMUEL T
617 N 200 W
SALT LAKE CITY, UT 84103-1816

STEEP AND DEEP CONSULTING LLC
2782 S LAKEVIEW DR
SALT LAKE CITY, UT 84109

STEVEN, F & SZALWINSKI, INGRID; TRS
325 W 700 N #21
SALT LAKE CITY, UT 84103-1324

STEWART, JAMES A
1006 S OAK HILLS WY
SALT LAKE CITY, UT 84108-2024

STONECREST PROPERTIES LLC
14928 S CASTLE VALLEY DR
BLUFFDALE, UT 84065-5189

STRATE, JOEL & AYALA, JAMIE; JT
650 N 300 W #132
SALT LAKE CITY, UT 84103-1308

SUMMERS, ANDRIA L & GARIN C; JT
603 E BRYAN AVE
SALT LAKE CITY, UT 84105-2105

SUMNER, GREG & WISE, SABINA; JT
507 N 200 W
SALT LAKE CITY, UT 84103-1301

SUVAK, MIRKO & BOSILJKA; JT
521 N PUGSLEY ST
SALT LAKE CITY, UT 84103-1333

SWENSEN, JOHN & AMY; JT
PO BOX 393
BOUNTIFUL, UT 84011

SWENSEN, JOHN & AMY; JT
7668 S CHAPEL ST
MIDVALE, UT 84047

SZALWINSKI, F STEVEN & INGRID; TRS
325 W 700 N #17
SALT LAKE CITY, UT 84103-1324

SZALWINSKI, F STEVEN & INGRID; TRS
325 W 700 N #5
SALT LAKE CITY, UT 84103-1324

TAN, RAY NINO
358 W 500 N
SALT LAKE CITY, UT 84103-1240

TESORO WEST COAST COMPANY
13111 NORTHWEST FWY #125
HOUSTON, TX 77040-

THE AMERICAN OIL CO.
13111 NORTHWEST FWY #125
HOUSTON, TX 77040-6321

THE HIGHLANDS AT SOUTH POINTE LLC
10757 S RIVER FRONT PKWY
SOUTH JORDAN, UT 84095-3519

THEISS, MRS. LAWRENCE W
13111 NORTHWEST FWY #125
HOUSTON, TX 77040-6321

THOMAS, DON M
447 N 200 W
SALT LAKE CITY, UT 84103-1207

THOMPSON, MARLINDA
273 N 200 W
SALT LAKE CITY, UT 84103-4544

THOMPSON, NEIL D
255 N 200 W
SALT LAKE CITY, UT 84103-4544

THROMBODYNE, INC
825 N 300 W
SALT LAKE CITY, UT 84103-1414

TOLMAN, RALPH R
9466 S 1335 E
SANDY, UT 84092-2947

TOMKAT PROPERTIES LLC
9266 PAR COURT
PARK CITY, UT 84098

TOMKAT PROPERTIES LLC
325 W 700 N #18
SALT LAKE CITY, UT 84103-1324

TOONE, TIM & CYNTHIA; JT
PO BOX 383
TOOELE, UT 84074

TRAEDEN, STACY S
208 W FERN AVE
SALT LAKE CITY, UT 84103-1825

TU, IRENE CHUNG-YING, ET AL
11572 S LAKE RUN RD
SOUTH JORDAN, UT 84095-8784

UHLIR, JAN
925 S PUEBLO ST
SALT LAKE CITY, UT 84104-3213

URMANN, DANIEL
126 E BRAEWICK RD
SALT LAKE CITY, UT 84103

UTAH HOLD'EM LC
PO BOX 510507
SALT LAKE CITY, UT 84151-0507

UTAH OPERA COMPANY
123 W SOUTHTEMPLE ST
SALT LAKE CITY, UT 84101-1402

VALDEZ, CELIA R; TR
558 N 400 W
SALT LAKE CITY, UT 84103-1310

VAN VRANKEN, GARY
1831 E LONDON PLANE RD
HOLLADAY, UT 84124-3532

VAUGHAN, ROBERT M & SMITH, ABBEY R;
JT
575 N 200 W
SALT LAKE CITY, UT 84103-1302

VINA INVESTMENT PARTNERSHIP
351 W 400 S
SALT LAKE CITY, UT 84101-1707

VISION ENTERPRISES, LLC
4408 W 6095 S
SALT LAKE CITY, UT 84118-5289

VON SIVERS, PETER & JUDITH (JT)
223 W 400 N
SALT LAKE CITY, UT 84103-1222

WAGNER, PETER A & AMANDA J; JT
312 W 700 N
SALT LAKE CITY, UT 84103-1324

WALKER, ALAN; TR
226 W 700 N
SALT LAKE CITY, UT 84103-1822

WALTERS, MILTON
239 W ARDMORE PL
SALT LAKE CITY, UT 84103-1244

WARCHOL, GLEN A
233 W REED AVE
SALT LAKE CITY, UT 84103

WARD, RAYMOND
1902 N 775 W
WEST BOUNTIFUL, UT 84087

WARNER, RICHARD III.
318 W 700 N
SALT LAKE CITY, UT 84103-1324

WASSON, MARC A & EGGERTSEN,
KATHERINE J; JT
650 N 300 W #250
SALT LAKE CITY, UT 84103-1308

WATSON, MARY F.
244 W REED AVE
SALT LAKE CITY, UT 84103

WEBSTER, JOHN J L & BIANCO, MARY A; JT
705 N 200 W
SALT LAKE CITY, UT 84103-1819

WEBSTER, JOHN J LOLL
705 N 200 W
SALT LAKE CITY, UT 84103-1819

WEIXLER, HEINZ & ROSE M, TRS
3601 S KEMPNER RD
SALT LAKE CITY, UT 84109-3643

WERNER, NANCY
236 W 500 N
SALT LAKE CITY, UT 84103-1231

WHITE, TAYLOR J
325 W 700 N #4
SALT LAKE CITY, UT 84103-1324

WHITEMAN, STEVE & MYERS, TERESA; JT
450 N PUGSLEY ST
SALT LAKE CITY, UT 84103

WHITESIDES, JAN M
650 N 300 W #239
SALT LAKE CITY, UT 84103-1308

WIKBERG REAL ESTATE LLC
5633 EMIGRATION CANYON RD
SALT LAKE CITY, UT 84108

WILKINSON, DAVID L
363 W 400 N
SALT LAKE CITY, UT 84103-1224

WILSON, CHERYL J
562 N PUGSLEY ST
SALT LAKE CITY, UT 84103-1333

WILSON, LOUIS
215 W REED AVE
SALT LAKE CITY, UT 84103

WIRTZ, GARY D & MARY V; JT
PO BOX 58427
SALT LAKE CITY, UT 84158-0427

WISDOM INVESTMENTS LLC
2175 S ONEIDA ST
SALT LAKE CITY, UT 84109-1121

WOODBURY, BRICE T & FREEMAN, ANGELA
J; JT
468 N PUGSLEY ST
SALT LAKE CITY, UT 84103

WORLD ENTERPRISES
PO BOX 65644
SALT LAKE CITY, UT 84165-0644

WORTHEN, JAMES M & COLLEEN P; TRS
3002 W 3835 S
WEST VALLEY, UT 84119-4538

WYMAN, RONALD
375 W 400 N
SALT LAKE CITY, UT 84103-1224

XELA CONTRACTORS LLC
13736 MOUNT OLYMPUS PEAK
RIVERTON, UT 84096

YARBROUGH, PETER M
315 W 700 N #11
SALT LAKE CITY, UT 84103-1324

ZABKA, MILAN
616 N WALL ST
SALT LAKE CITY, UT 84103-1830

ZAMORA, ROBERT & MELANIE; JT
214 W 500 N
SALT LAKE CITY, UT 84103-1231

ZIBALAND LLC
PO BOX 58623
SALT LAKE CITY, UT 84158-0623

ZIMMERMAN, THOMAS N & PATTI A; TC
959 E SILVER SAGE DR
SANDY, UT 84094-5915

ZUZO, DZEMAL & DZENETA; TC
443 N 300 W
SALT LAKE CITY, UT 84103-1219

KATIA PACE
2546 LAMBOURNE AVE.
SALT LAKE CITY, UT 84109

KATIA PACE
SLC PLANNING DIVISION
PO BOX 145480
SALT LAKE CITY, UT 84114-5480

VICKY ORME
FAIRPARK COMMUNITY COUNCIL
159 NORTH 1320 WEST
SALT LAKE CITY, UT 84116

POLLY HART
CAPITOL HILL COMMUNITY COUNCIL
355 NORTH QUINCE STREET
SALT LAKE CITY, UT 84103

MADD
SALT LAKE COUNTY
PO BOX 18769
KEARNS, UT 84118

JAYNE BROWN
817 E. SEVENTEENTH AVE.
SALT LAKE CITY, UT 84103-3713

ROBERT MCCARTHY
438 EAST BRYAN AVENUE
SALT LAKE CITY, UT 84115

ABBY WEST
329 W REED AVENUE
SALT LAKE CITY, UT 84103

ESTHER HUNTER
337 SOUTH 1100 EAST
SALT LAKE CITY, UT 84114

Cheri Coffey
625 E Wilson Ave
SLC UT 84105

5. Planning Commission

5.A. Postmark of Planning Commission Notice

PUBLIC HEARING NOTICE



Salt Lake City Planning Division
451 South State Street, Room 406
PO Box 145480
Salt Lake City UT 84114

1. Fill out registration card and indicate if you wish to speak and which agenda item you will address.
2. After the staff and petitioner presentations, hearings will be opened for public comment. Community Councils will present their comments at the beginning of the hearing
3. In order to be considerate of everyone attending the meeting, public comments are limited to two (2) minutes per person, per item. A spokesperson who has already been asked by a group to summarize their concerns will be allowed five (5) minutes to speak. Written comments are welcome and will be provided to the Planning Commission in advance of the meeting if they are submitted to the Planning Division prior to noon the day before the meeting.
Written comments should be sent to:

Salt Lake City Planning Commission
451 South State Street, Room 406
Salt Lake City UT 84111
4. Speakers will be called by the Chair.
5. Please state your name and your affiliation to the petition or whom you represent at the beginning of your comments.
6. Speakers should address their comments to the Chair. Planning Commission members may have questions for the speaker. Speakers may not debate with other meeting attendees.
7. Speakers should focus their comments on the agenda item. Extraneous and repetitive comments should be avoided.
8. After those registered have spoken, the Chair will invite other comments. Prior speakers may be allowed to supplement their previous comments at this time.
9. After the hearing is closed, the discussion will be limited among Planning Commissioners and Staff. Under unique circumstances, the Planning Commission may choose to reopen the hearing to obtain additional information.
10. The Salt Lake City Corporation complies will all ADA guidelines. People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this meeting. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the Planning Office at 535-7757; TDD 535-6220.

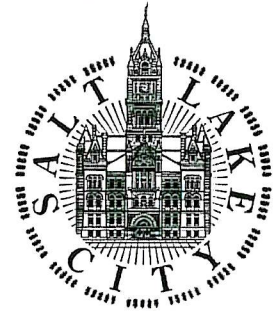
8410332743 C017

request by Robert

5.B. Planning Commission Staff Report

PLANNING COMMISSION STAFF REPORT

Private Clubs in the Mixed Use Zone Zoning Text Amendment PLNPCM2009-00045 August 12, 2009



Planning Division
Department of Community and
Economic Development

Applicant: Robert McCarthy

Staff: Cheri Coffey, 535-6188,
cheri.coffey@slcgov.com

Tax ID: NA

Current Zone:
MU Mixed Use Zoning District

Master Plan Designation:
Various

Council District:
City-wide

Lot Size: NA

Current Use: NA

**Applicable Land Use
Regulations:**

- 21A.32.140 – Table of Uses
for Special Purpose Districts
- Section 21A.50.050- Standards
for General Amendments

Notification

- Notice mailed on 7/29/09
- Sign posted on 8/2/09
- Agenda posted on the Planning
Division and Utah Public
Meeting Notice websites
8/7/09

Attachments:

- A. Proposed Ordinance
Language
- B. Maps
- C. Citizen Input in Support
- D. Citizen Input in
Opposition
- E. Department Comments

Request

The applicant, Robert McCarthy, is requesting an amendment to the Zoning Ordinance to allow Private Clubs as a Conditional Use in the Mixed Use (MU) zoning district.

Staff Recommendation

Based on the analysis and findings listed in the staff report, it is the Planning Staff's opinion that the request generally meets the factors for consideration and therefore, recommends that the Planning Commission transmit a favorable recommendation to the City Council to adopt the proposed text amendment allowing Private Clubs as a Conditional Use in the Mixed Use Zoning District with the following conditions:

1. The maximum size of the Private Club be limited to 2,500 square feet or less in floor area
2. The Qualifying Provisions found in Attachment A are adopted as part of the text amendment to ensure compatibility and mitigation of negative impacts.

Alternative Motions

The Planning Commission may choose to use any of the alternative motions listed below or a modification of them.

Support

Based on public input and the findings listed in the staff report, I move to transmit a favorable recommendation to the City Council to adopt the proposed text amendment with the following conditions:

1. The maximum size of the Private Club be limited to 2,500 square feet or less
2. The Qualifying Provisions found in Attached A are included in the text amendment to ensure compatibility and mitigation of negative impacts.

Denial

I move to transmit a negative recommendation to the City Council relating to the adoption of the proposed text amendment based on public input and the following findings:

1. The proposed text amendment is not consistent with the purposes, goals, objective and policies of the adopted general plan of Salt Lake City because _____;
2. The proposed amendment is not harmonious with the overall character of existing development because _____;
3. The proposed amendment will adversely affect adjacent properties by _____;
4. The proposed amendment is not consistent with the provisions of any applicable overlay zoning district because _____; and / or
5. The text amendment will negatively impact the adequacy of public facilities and services by _____.

Table the Decision

I move to table the decision relating to the proposed text amendment until _____ (date certain). *(If the Planning Commission votes to table the decision, the Commission should provide specific direction to the applicant or staff regarding what additional information needs to be provided in order for the Commission to make its decision.)*

Background

Project Description

The applicant is the owner of the Jam at the Marmalade a Tavern located at 751 North 300 West in the Mixed Use (MU) zoning district. The applicant desires to convert his establishment to a Private Club in order to provide more choices for his customers. In order to accomplish this, the applicant is proposing to amend section 21A.32.140 "Table of Permitted and Conditional Uses for Special Purpose Districts" of the Zoning Ordinance to add private clubs as a conditional use in the MU zoning district. If the text amendment is

approved by the City Council, conditional use approval by the Planning Commission would still be required to determine if the specific location is appropriate for a private club.

Taverns vs. Private Clubs

In Salt Lake City, a Tavern is an establishment licensed by the State of Utah to sell beer that has an alcohol content of 3.2% or less, without having to sell food (Section 6.08 of the City Code). A Private Club, on the other hand, is an establishment licensed by the State of Utah to sell beer with an alcohol content below or above 3.2% as well as wine and liquor, without having to sell food. (Section 6.08 of the City Code). Currently, Section 21A.32.140; Table of Permitted and Conditional Uses for Special Purpose Districts of the Zoning Ordinance allows Taverns/ lounges/brewpubs of 2,500 square feet or less in floor area as a conditional use in the Mixed Use (MU) zoning district, but it does not allow Private Clubs of any size in this zone.

Mixed Use Zoning:

The Purpose of the MU zoning district, Section 21A.32.130, includes the following:

- Encourage the development of areas as a mix of compatible residential and commercial uses.
- Provide for limited commercial use opportunities within existing mixed use areas while preserving the attractiveness of the area for residential use.
- Provide a higher level of control over nonresidential uses to ensure that the use and enjoyment of residential properties is not substantially diminished by nonresidential redevelopment.
- The intent of the district is achieved by designating certain nonresidential uses as conditional uses within the mixed use district and requiring future development and redevelopment to comply with established standards for compatibility and buffering.
- The design guidelines in the zone are intended to facilitate walkable communities that are pedestrian and mass transit oriented while still ensuring adequate automobile access to the site.

While the zoning district allows for a variety and intensity of uses, it encourages multi-family residential uses through density bonuses and height exceptions and allows for the transition of residential to non-residential uses with specific guidelines to ensure buffering and mitigation of impacts.

State Law

On July 1, 2009 new State Laws were enacted that changed regulations relating to Private Clubs. Private Clubs, are now referred to as Social Clubs in State law and membership to Private Clubs is no longer required. As a response, Salt Lake City is working on a separate petition known as the "Alcohol Regulation Amendments Project" (PLNPCM2009-00495) to amend existing City laws to be consistent with the state, and to clarify the requirements and make the process of obtaining a license more efficient. Because the City has not yet adopted amendments to the alcohol regulations, the term Private Club is used in this staff report.

Comments

Public Comments

Because this request is a text amendment which could have citywide implications, the Planning Division held an Open House on April 18, 2009. Approximately, seven people attended the Open House. During the open house, those in attendance were generally opposed to the proposed text amendment. In addition, numerous comments were received that were hand delivered, and submitted by mail, and e-mail (see Attachment C). The

opposition can be generalized into concerns about intensifying a land use that they consider a nuisance next to residential land uses.

In summary, the comments received in opposition of the request revolve around the following issues:

- Noise
- Parking
- Lewd behavior
- Driving under the influence of alcohol
- Smoke (from tobacco)

In general, the comments received in support of the request revolve around the following issues:

- Location
- Walkability
- Support for the establishment

City Department Comments

Staff routed this request to various applicable City Departments / Divisions. The actual comments are attached to this staff report in Attachment C. The departments / divisions that did comment generally had no objection to the proposed amendments.

Analysis and Findings

As part of the analysis, staff reviewed various adopted policies of the City, reviewed the public comments and department comments and analyzed various alternatives relating to the request.

Comparison of RMU and MU zoning districts

In the spring of 2009, the City Council adopted amendments to the Residential Mixed Use (RMU) zoning district to allow Private Clubs as a conditional use in the zone. The Residential Mixed Use (RMU) zoning district is a mixed use zone which emphasizes high density residential land uses. It is mainly found in the East Downtown neighborhood between approximately 200 East and 700 East from South Temple to 400 South. The Mixed Use (MU) zoning district is a more intensive mixed use zone which allows a variety of uses from low intensive uses such as single family detached dwellings, to higher intensive uses such as commercial services and warehousing. The zoning district encourages multi-family residential development through additional height and density. The Mixed Use Zoning District is currently zoned in the West Capitol Hill Neighborhood (mainly between 300 and 400 West from approximately 600 North to 800 North). This area historically had commercial or manufacturing zoning but single-family detached dwellings were built prior to the adoption of the City's first zoning ordinance in 1927. In addition, the area is an RDA Target area and since the area was adopted in 1996, has been transitioning to an area where the redevelopment of multi-family residential development is becoming more common.

In general, the Mixed Use zoning district is a more intensive zoning district than the Residential Mixed Use zoning district. The City Council recently adopted an amendment to the RMU zoning district to allow Private Clubs as a Conditional Use in the RMU zone with qualifying provisions to mitigate impacts. Staff is of the opinion that similar qualifying provisions, as well as potential conditions of approval that can be imposed on conditional uses, are adequate to ensure potential negative impacts are mitigated.

Mitigating Impacts through Qualifying Provisions

In the spring of 2009, the City Council adopted amendments to the Residential Mixed Use (RMU) zoning district to allow Private Clubs as a conditional use in the zone. The City Council after careful deliberation adopted a set of qualifying provisions to help ensure potential impacts of a private club can be mitigated. Those qualifying provisions are as follows:

1. In granting conditional use approval for a class B or C private club or association the Planning Commission shall:
 - a. Require that a security and operations plan be prepared and filed with the City which shall include:
 - i. Providing a complaint-response community relations program, and;
 - ii. Having a representative of the private club or association meet with neighbors upon request to attempt to resolve any neighborhood complaints regarding the operations on the premises;
 - iii. Requiring design and construction methods 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 residential use districts in Section 9.28.060 of the City Code;
 - iv. Allowing live entertainment only within an enclosed building subject to the foregoing sound limit;
 - v. Prohibiting electronically amplified sound in any exterior portion of the premises;
 - vi. Designating a location for smoking tobacco outdoors in conformance with state law;
 - vii. Requiring any trash strewn on the premises, including any smoking and parking lot areas, be collected and deposited in a trash receptacle by 6 a.m. the following day and;
 - viii. Having portable trash receptacles on the premises emptied daily and automated receptacles emptied at least weekly. Automated receptacles shall be located only within a City-approved trash storage area.
 - b. Review the site plan and floor plan proposed for the premises, and as result of such review may require design features intended to reduce alcohol-related problems such as consumption by minors, driving under the influence, and public drunkenness;
 - c. Require buffering where a private club or association abuts a residential building or area, including landscaping or walls along any property line or within any required yard area on the lot where the premises are located;
 - d. Require that landscaping be located, and be of a type, that cannot be used as a hiding place, and;
 - e. Require that the exterior of the premises be maintained free of graffiti at all times, including the main building, any accessory building or structure, and all signs.
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:
 - a. Limit the size and kind of signage located on the outside of any building containing a private club or association in conformance with Chapter 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;

- 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.

Adoption of these same types of qualifying provisions could help mitigate potential adverse impacts a Private Club in the Mixed Use zoning district may have on adjacent properties.

Land Use and Alcohol Establishments

The State regulates alcohol based on the alcohol content. Alcohol which has an alcohol content of 3.2% or less are regulated differently than that which has an alcohol content greater than 3.2%. The City currently allows Taverns, which do not have to see food with the sale of alcohol, as a Conditional Use in the Mixed Use Zoning District. Staff is of the opinion that the issues relating to negative impacts of any alcohol establishment that is not required to sell food with the sale of alcohol are similar whether a private club or a tavern. In staff's opinion, the type of alcohol provided at an establishment is not a land use issue. Staff is of the opinion that Private Clubs are a similar land use to Taverns and therefore, should also be allowed as a Conditional Use in the Mixed Use Zoning District if associated impacts can be mitigated.

Findings

Section 21A.50.050. A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. However, in making its decision concerning a proposed amendment, the city council should consider the following factors:

- a. **Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City;**

Salt Lake City Strategic Plan (1993)

Objectives of the *City Vision and Strategic Plan Final Report* that relate to this request include

- The City will include a wide variety of affordable housing opportunities in attractive, friendly neighborhoods that provide a safe environment for families.
- Develop business friendly licensing and regulatory practices.

Salt Lake City Futures Commission Report (1998)

Recommendations of the "*Creating Tomorrow Together*" the *Final Report of the Salt Lake City Futures Commission* that relate to this request include:

- Nurture and encourage small businesses and entrepreneurship. Equalize tax incentives provided to businesses to assure the retention of locally owned and operated businesses.
- Provide neighborhood services including retail businesses, health care, recreation, social and community services and cultural amenities that can be reached by walking, cycling or using public transit.
- Create a balanced approach to businesses incentives and zoning ordinances that encourage small-scale commercial and business activities.

- Ensure people and neighborhoods are safe. Citizens have a sense of well being so they feel comfortable using parks, sidewalks and other open space;

Capitol Hill Master Plan (2001):

The Mixed Use Zoning District was developed during the preparation of the West Capitol Hill Neighborhood Plan in 1996 to address the complex development pattern found in the northwest portion of the neighborhood. Currently, the only area in the City that has Mixed Use zoning classification is in the West Capitol Hill Neighborhood, however, the zone may be appropriate in other areas of the City with similar development patterns and master plan policies.

Policies of the Capitol Hill Master Plan include:

West Capitol Hill Neighborhood Section

This area has always been an area of mixed uses including residential, commercial and industrial. Single family uses are interspersed with duplexes, triplexes and medium to high-density apartments as well as commercial and industrial uses. This development pattern has occurred because part of the area has never been zoned for residential uses. Land use conflicts have resulted from this development pattern where residential uses abut commercial and / or industrial uses without screening and buffering between the differing types of uses.

Historically the area west of 300 West developed with commercial and industrial uses along with single-family residential uses. Although there has been no extensive expansion of commercial and industrial use, when expansion has occurred, existing homes were not protected from incompatible neighboring developments.

A mixed use area permitting both low-density residential and non-residential development and encouraging medium to higher density residential development is foreseen for the area between 600-900 North and 300 to 400 West. The corridor of 300 West is foreseen as a prime location for higher density residential development due to the access to a major arterial and proximity to Warm Springs Park and the Central Business District. Development in the blocks between 600 and 800 North Streets and 300 to 400 West Streets may also include freestanding buildings of a separate retail and residential nature.

- Ensure the existence of low-density residential development as an important component of the residential land uses in the West Capitol Hill Neighborhood,
- Promote rehabilitation of existing housing stock;
- Ensure infill development is compatible with neighborhood characteristics;
- Incorporate adequate landscaping into all future development;
- Allow moderate increases in multi-family uses in appropriate locations and within the mixed use area;
- Encourage new medium / high density housing opportunities in certain appropriate locations within the West Capitol Hill Neighborhood;

Redevelopment Agency and Revitalization.

The Capitol Hill Master plan identifies the goal of revitalizing the Redevelopment Agency (RDA) target area by eliminating blight through housing and commercial reinvestment. The 300 West Street corridor is the focal point of efforts to encourage redevelopment.

Specific Actions Items in the plan include

- Provide incentives for existing businesses to provide a high level of visual quality and property maintenance to renovate and improve their properties.

Mixed Use Development:

The Capitol Hill Master Plan includes the following policy statements relating to mixed use development;

- Ensure commercial development that is compatible with residential development.
- Preserve the mixed use character that has historically developed within areas of the Capitol Hill Community.
- Discourage the development or expansion of intensive commercial and industrial uses in this area.
- Implement design guidelines in the mixed use zoning district to ensure mitigation of existing or potential land use conflicts and ensure compatibility.
- The mixed use zoning provides opportunities for additional commercial or commercial / residential land uses to develop.

Finding: There are various adopted policies that relate to supporting small businesses, a mix of land uses and ensuring safe residential neighborhoods in the City and specifically in the Mixed Use areas of West Capitol Hill. Adopted policies also include the necessity to ensure compatibility between differing types of uses. The proposed text amendment to allow private clubs as conditional uses in the Mixed Use zone, with a condition that they be limited to 2,500 square feet of gross floor area or less helps to implement the adopted policies of walkability, providing services in neighborhoods, promoting Mixed Use and supporting business opportunities. Requiring qualifying provisions as part of the conditional use regulations will help mitigate the potential adverse impacts that a Private Club may have on adjacent land uses, especially residential. This amendment will help ensure private clubs have the same regulations as other similar uses.

b. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property;

Finding: The proposal is for a zoning text amendment and therefore, is not site specific. However, taverns, and lounges, which are allowed as conditional uses in the Mixed Use zoning district, are similar land uses as private clubs. Because the Mixed Use zoning district allows for a variety of land uses of varying intensities, including taverns, it is staff's opinion that a private club, limited to the size of no more than 2,500 square feet as a conditional use and subject to qualifying provisions is harmonious with the overall character of the zoning district and development allowed in the zone. Any specific request for a conditional use for a private club in the Mixed Use zoning district will be analyzed as to whether it is compatible with surrounding land uses.

c. The extent to which the proposed amendment will adversely affect adjacent properties;

Finding: The proposal is for a zoning text amendment and therefore is not site specific. The Mixed Use zoning ordinance allows for a variety of land uses while encouraging medium to high density residential and mixed use development. The zoning also requires regulations be met that will ensure mitigation of impacts from dissimilar land uses. It is staff's opinion that adopting qualifying provisions as found in Attachment A will help mitigate adverse impacts on adjacent properties. Analysis of adverse impacts to a specific site would be conducted through a future conditional use process for a specific application. If adopted, private

clubs would be allowed as a conditional use, and as such the Planning Commission can enact conditions that will ensure that negative impacts are mitigated.

d. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards; and

Finding: Due to the fact that this is a zoning text amendment, the request is not site specific and therefore, it is not known specifically what overlay zoning districts may apply. Private Clubs will be subject to the provisions of any applicable overlay zoning district. Any specific development proposal would have to comply with the applicable overlay zoning district.

e. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and wastewater and refuse collection.

Finding: This petition is not site specific, but any new establishment must meet City regulation relating to adequacy of services and utilities. City Departments reviewed the proposed zoning text amendment and those that responded had no issues. If improvements are required to ensure adequacy of public facilities and services are needed, they will be identified by the applicable City Departments / Divisions at the time of a specific conditional use request.

Attachment A
Proposed Text Amendment and Qualifying Provisions

PROPOSED TEXT AMENDMENT

AMENDMENTS TO TABLE OF PERMITTED AND CONDITIONAL USES IN THE SPECIAL PURPOSE DISTRICTS.

21A.32.140: TABLE OF PERMITTED AND CONDITIONAL USES FOR SPECIAL PURPOSE DISTRICTS:

Legend:	C =	Conditional use	P =	Permitted use
---------	-----	-----------------	-----	---------------

Use	Permitted And Conditional Uses																
	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
Tavern/lounge/brewpub; 2,500 square feet or less in floor area																	C
Private Club; 2,500 square feet or less in floor area																	C*

* A conditional use permit for a class B or C private club or association shall be subject to the following qualifying provisions. For the purpose of these provisions a class B or C private club or association shall have the meaning set forth in Section 5.50 of the Salt Lake City Code, as amended.

A. In granting conditional use approval for a class B or C private club or association the Planning Commission shall:

- i. Require that a security and operations plan be prepared and filed with the City which shall include:
 - a. Providing a complaint-response community relations program, and;
 - b. Having a representative of the private club or association meet with neighbors upon request to attempt to resolve any neighborhood complaints regarding the operations on the premises;
 - c. Requiring design and construction methods 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 residential use districts in Section 9.28.060 of the City Code;
 - d. Allowing live entertainment only within an enclosed building subject to the foregoing sound limit;
 - e. Prohibiting electronically amplified sound in any exterior portion of the premises;
 - f. Designating a location for smoking tobacco outdoors in conformance with state law;
 - g. Requiring any trash strewn on the premises, including any smoking and parking lot areas, be collected and deposited in a trash receptacle by 6 a.m. the following day and;
 - h. Having portable trash receptacles on the premises emptied daily and automated receptacles emptied at least weekly. Automated receptacles shall be located only within a City-approved trash storage area.
- ii. Review the site plan and floor plan proposed for the premises, and as result of such review may require design features intended to reduce alcohol-related problems such as consumption by minors, driving under the influence, and public drunkenness;

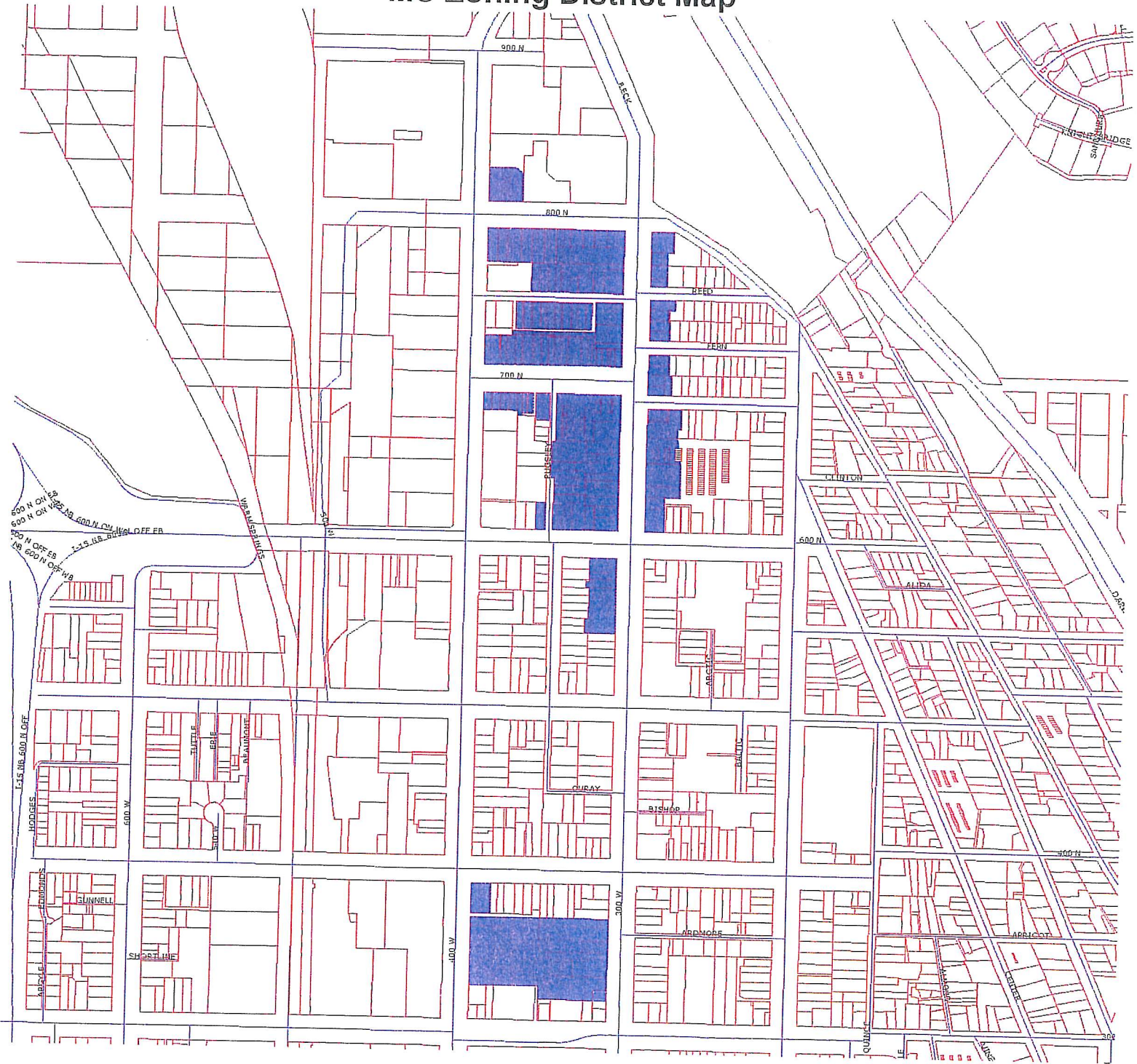
- iii. Require buffering where a private club or association abuts a residential building or area, including landscaping or walls along any property line or within any required yard area on the lot where the premises are located;
- iv. Require that landscaping be located, and be of a type, that cannot be used as a hiding place, and;
- v. Require that the exterior of the premises be maintained free of graffiti at all times, including the main building, any accessory building or structure, and all signs.

B. 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:

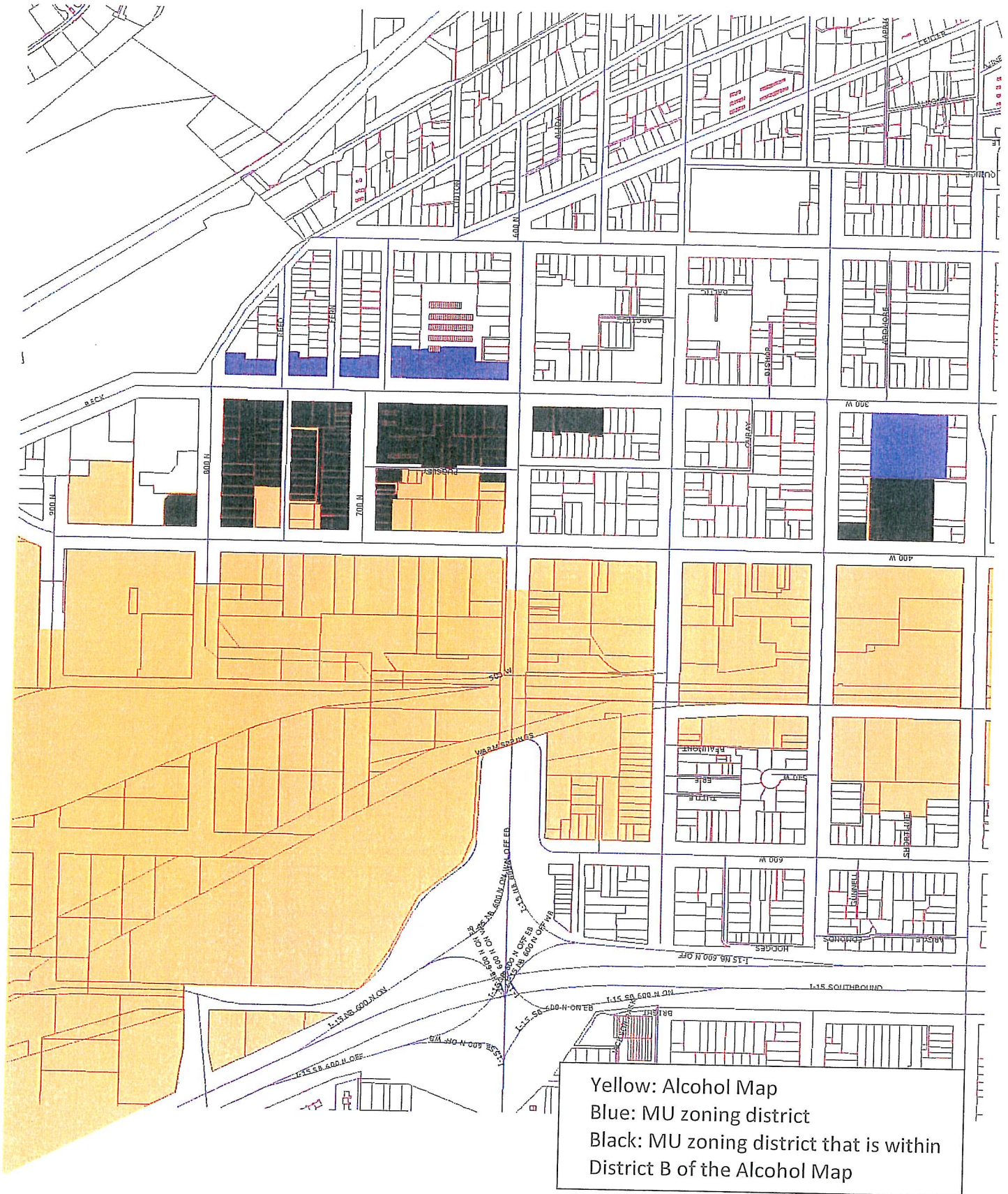
- i. Limit the size and kind of signage located on the outside of any building containing a private club or association in conformance with Chapter 21A.46.
- ii. Require parking area lighting to produce a minimum foot-candle that provides safe lighting for pedestrians but does not intrude on residents'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

**Attachment B
Maps**

MU Zoning District Map



Map of MU Zoning District within Alcohol Map



Yellow: Alcohol Map
 Blue: MU zoning district
 Black: MU zoning district that is within District B of the Alcohol Map

**Attachment C
Citizen Input in Support**

Pace, Katia

From: John Anderson [john@westpointcity.org]
Sent: Tuesday, July 28, 2009 3:14 PM
To: Pace, Katia
Subject: Private Clubs in MU Zone

Categories: Other

Ms. Pace:

Could you please forward this message of support for an amendment to the SLC code relative to private clubs in the MU Zone.

I currently reside in the Liberty Park neighborhood though I'm a city planner as well. I think a mixed use zone should be just that, mixed. I do not think that private clubs with certain restraints would be a nuisance or detraction for a neighborhood. I find myself walking to frequent my own neighborhood pubs at Trolley Square and elsewhere.

There are certain groups that enjoy using scare tactics to destroy a project. I hope that the City Council will see through these veiled attempts at creating a doomsday scenario that just isn't accurate.

Thanks for your time. Enjoy the rest of your day.

John Anderson
City Planner
3200 West 300 North
West Point, UT 84015
801-614-5356
Fax 801-525-9150
www.westpointcity.org

**OPEN HOUSE
PUBLIC COMMENT FORM**

March 19, 2009



Planning Division
Department of Community and
Economic Development

PLNPCM2009-00045 - Requested Text Amendment to include Private Clubs in the MU zoning district as a conditional use

Name: Roberty McElarthy

Address: 438 East Bryan Ave

SLC, UT 84115 Zip Code

Phone: (801) 598-2236 E-mail StoneGround@Comcast.net

Comments: mixed-use walkable areas are common
places throughout the United States as well as here
in Salt Lake City. When people move into a mixed-use
area they expect the amenities that they will want
and need for a walkable, sustainable community.
A community where services are localized
not centralized. A private club would be
a positive amenity to a mixed-use zone.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at katia.pace@slcgov.com or via mail at the following address: Katia Pace, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by April 10, 2009.

OPEN HOUSE
PUBLIC COMMENT FORM

March 19, 2009



Planning Division
Department of Community and
Economic Development

PLNPCM2009-00045 - Requested Text Amendment to include Private Clubs in the MU zoning district as a conditional use

Name: Vanessa Thorgesen

Address: 613 N. 700 W.

SLC Zip Code 84103

Phone: 801-842-9988 E-mail vanessa@kersingandrews.com

Comments: as a neighbor of merdado district I would like to see more entertainment ie clubs, wine bars, restaurants, and more ~~bars~~ ~~clubs~~ We need to evolve as every other city has in America. B

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at katia.pace@slcgov.com or via mail at the following address: Katia Pace, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by April 10, 2009.

OPEN HOUSE
PUBLIC COMMENT FORM

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Planning Division
Department of Community and
Economic Development

PLNPCM2009-00045 - Requested Text Amendment to include Private
Clubs in the MU zoning district as a conditional use

Name: Marc Silva

Address: 453 8th Avenue

Salt Lake City Zip Code UT 84114

Phone: 801-910-4210 E-mail msilvaabi@yahoo.com

Comments: We need more laws with in the
manusled district

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at katia.pace@slcgov.com or via mail at the following address: Katia Pace, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by April 10, 2009.

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Planning Division
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Economic Development

PLNPCM2009-00045 - Requested Text Amendment to include Private Clubs in the MU zoning district as a conditional use

Name: Eric M. Davis

Address: 203 3rd Ave

Salt Lake City Zip Code 84105

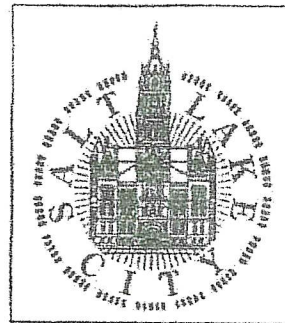
Phone: 801-414-9695 E-mail ericefle@gmail.com

Comments: We or I personally would like to have the option of having a full service bar & lounge within walking distance of my residence, that caters to my personal interests.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at katia.pace@slcgov.com or via mail at the following address: Katia Pace, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by April 10, 2009.

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Planning Division
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Economic Development

PLNPCM2009-00045 - Requested Text Amendment to include Private Clubs in the MU zoning district as a conditional use

Name: Nick O'Donnell

Address: 576 8th Ave

SLC, UT

Zip Code 84103

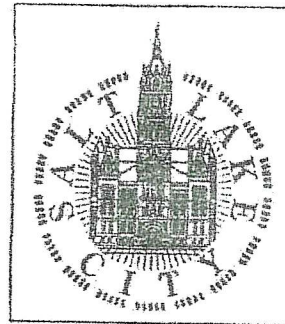
Phone: 206 910-1979 cell E-mail nickodonnell@gmail.com

Comments: We really need more neighborhood bars in places like the Marmalade for neighborhood vitality.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at katia.pace@slcgov.com or via mail at the following address: Katia Pace, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by April 10, 2009.

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PLNPCM2009-00045 - Requested Text Amendment to include Private Clubs in the MU zoning district as a conditional use

Name:

Abraham Manning

Address:

630 W Wall st #2 SLC, UT
84103

Zip Code

Phone:

(801) 688-4898

E-mail

abraham.manning@gmail.com

Comments:

I live in the local neighborhood and would appreciate & value different entertainment options within walking distance. Establishments that would catch my interest are coffee shops, private clubs and an overall walkable community. Feel free to contact me regarding my feedback for the neighborhood. Thanks,

Abraham Manning

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Clubs in the MU zoning district as a conditional use

Name: Eddie Fung
Address: 3949 South 300 East
Salt Lake City, UT
Zip Code 84107
Phone: 801-558-4579 E-mail _____

Comments: In these difficult economic times,
having a variety of businesses and
vendors will improve this area's
appeal and stability. When making your
decision, be sure to think long-term
and envision a vibrant and diverse
community.

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PLNPCM2009-00045 - Requested Text Amendment to include Private Clubs in the MU zoning district as a conditional use

Name: Javier Villalba

Address: 847 S 200 E.

Zip Code 84111

Phone: _____ E-mail _____

Comments: We would like to have a
bar around the Mermelade
area; we want a bar close to
a walking distance.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at katia.pace@slcgov.com or via mail at the following address: Katia Pace, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by April 10, 2009.

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Name:

KYLE KERR

Address:

615 N 200 W

Zip Code

Phone:

801-556-6215

E-mail

kyle.kerr@com.mae

Comments:

I would love to be able
to walk down to have a
quick drink if i choose to.
restaurants, coffee cafe's ect.
me

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PLNPCM2009-00045 - Requested Text Amendment to include Private Clubs in the MU zoning district as a conditional use

Name: Benjamin O. Olson

Address: 370 W. 800 N. #8

SU, UT

Zip Code 84103

Phone: 917 399 8649

E-mail benorton@hotmail.com

Comments: I would absolutely support the expansion and development of the normalade neighborhood. I find the new businesses a great asset to my neighborhood and will continue to support them. I feel the city is right and obligated to support this new and upcoming community.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at katia.pace@slcgov.com or via mail at the following address: Katia Pace, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by April 10, 2009.

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Clubs in the MU zoning district as a conditional use

Name: JOSUE ARCEO

Address: 275 N. MAIN ST
SLL, UT

Zip Code 84103

Phone: 801-918-7824 E-mail j.arceo@comcast.net

Comments: Mamalahde district needs more entertainment
options such as restaurants, bars, etc.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at katia.pace@slcgov.com or via mail at the following address: Katia Pace, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by April 10, 2009.

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Name: Jacob Case

Address: 380 W 200 S #505

SLC, UT Zip Code 84104

Phone: _____ E-mail _____

Comments: Neighborhood bus bars are fine.

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Clubs in the MU zoning district as a conditional use

Name: Randy Basman

Address: 723 So Green
SLC UT

Zip Code 84102

Phone: 801 355 9172 E-mail _____

Comments: I Live at 9th + 9th
no bus there ~~with~~ wish
I had a mix use bus
in the neighb burboard

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Name:

Steve J. Pinn

Address:

285 W Broadway

SLC

Zip Code

84101

Phone:

801 323-6873

E-mail

spinn@32lmgf.com

Comments:

WOULD LOVE TO HAVE MORE

CLUBS IN M.U. ZONING. I'D MUCH

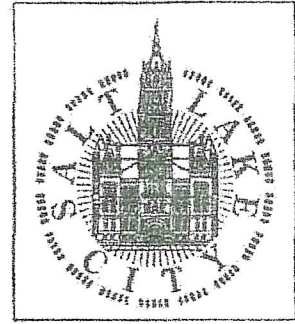
RATHER WALK THAN DRIVE IF I'VE

BEGUN DRINKING

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PLNPCM2009-00045 - Requested Text Amendment to include Private Clubs in the MU zoning district as a conditional use

Name: Lindsay Zizumba

Address: 3827 S. 2700 E.
SLC, UT 84109

Zip Code 84109

Phone: 801-671-1010 E-mail supalinds@hotmail.com

Comments: We need more bars in the Marmalade District. places that we can walk to, to help create more of a community.

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Clubs in the MU zoning district as a conditional use

Name: STEVE CAPPALUCCI

Address: 453 8TH AVE

SLC, UT 84103

Zip Code _____

Phone: 8015024068

E-mail SALUT2006@KADDO.COM

Comments: WE WOULD PREFER MORE BARS

AND RESTAURANTS IN THIS AREA

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Name: Chris Blom

Address: 2461 West Hardrock Drive
Taylorsville ut, 84119

Zip Code

Phone: 801-759-8342 E-mail chrisblom2@yahoo.com

Comments: Its about time sic had a club
that is so well taken care of. This club
is beautiful and everyone is treated with
such respect. This club is a great place
to come to relax. I'm glad that club day
is around

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Name: TEO DALEY

Address: 3285 S. 5116 W.

WVC UT

Zip Code 84120

Phone: 801-652-6974 E-mail BTDALEY@Yahoo.com

Comments: I would like to see

more entertainment options in
the MU Marmalade area
thanks!

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PLNPCM2009-00045 - Requested Text Amendment to include Private Clubs in the MU zoning district as a conditional use

Name: Marci Pendleton

Address: 890 s West Temple #3
Salt Lake City UT

Zip Code 84101

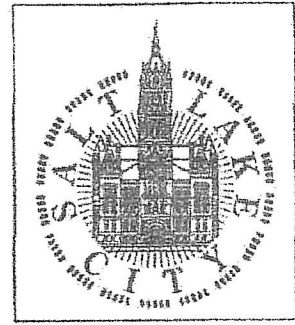
Phone: 801 347 6907 E-mail MarciP76@hotmail.com

Comments: _____

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Clubs in the MU zoning district as a conditional use

Name: Jennifer Hutton

Address: 12520 S. 3240 W.

Riverton

Zip Code 84065

Phone: (801) 550-8249 E-mail _____

Comments: Mixed use brings diversity which
creates a more well rounded environment.

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Clubs in the MU zoning district as a conditional use

Name: BRAD D. IORIO

Address: 1062 Princeton Ave.
SLC, UT 84105

Phone: cell 323-459-8998 Zip Code _____
E-mail bdiorio@mail.com

Comments: Marmalade is becoming an arts &
boutique district for businesses,
supporting SALT Lake Acting Company's
programs & the new cabaret show
Cost Party SLC, along with Patch
Pride offices programs and non-profit
art campaigns.

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**PLNPCM2009-00045 - Requested Text Amendment to include Private
Clubs in the MU zoning district as a conditional use**

Name: William Goww

Address: 8410 S. West Temple #1
S.L.C.

Zip Code 84101

Phone: 801-577-8143 E-mail _____

Comments: More ESTABLISHMENTS OPEN AFTER
9 PM.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at katia.pace@slcgov.com or via mail at the following address: Katia Pace, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by April 10, 2009.

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Name: JOSHUA KUNZ

Address: 4323 S. SUNNYRIVER RD.
APT #1038, TAYLORSVILLE
Zip Code 84123

Phone: 801-824-0146 E-mail joshkree1977@yahoo.com

Comments: PLEASE AMEND THE PRIVATE CLUBS
ZONING LAW IN THE MU DISTRICT AS A
CONDITIONAL USE.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at katia.pace@slcgov.com or via mail at the following address: Katia Pace, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by April 10, 2009.

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Clubs in the MU zoning district as a conditional use

Name: BRIAN MORRIS

Address: 751 N. 300 W.
SLC UTAH

Zip Code 84103

Phone: 801-891-1162 E-mail BTMORCROFT@AOL.COM

Comments: I would like to see
more entertainment options in
the MU zone and the Marmalade
Dist.

Thanks

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Name: Tony Autocchia

Address: 2125 Tierra Rose Dr.
West Jordan UT.

Zip Code 84084

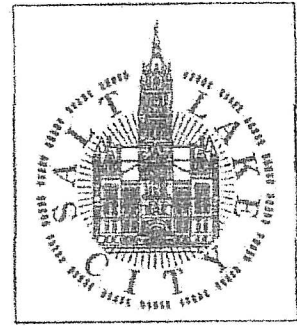
Phone: (801) 718-2030 E-mail Anthony Autocchia@gmail

Comments: The district is looking remarkably
better, but it would be nice if there
was more offered, i.e: Restaurants, coffee shops,
and also more walkable ^{areas} for the people
in the new developments.

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Name: William Schwarz

Address: 3949 South 300 East

SLC Zip Code 84107

Phone: 801-209-5067 E-mail w@rewirelife.com

Comments: We visit friends in Marmalade,
love walking to night clubs like
Tam, have drinks, infuse the
economy, and walk home.

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Name:

Kip F. DAVIS

Address:

155 Redinence Hall
Ogden, UT

Zip Code

84408

Phone:

801-920-1150

E-mail

KDAVIS0@yahoo.com

Comments:

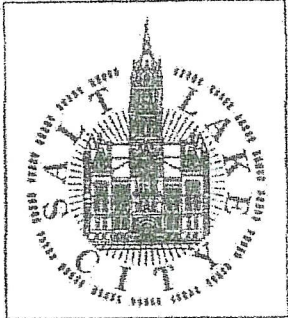
Jam is a classy place that fully
adheres to the laws of Salt Lake County.
They deserve a liquor license and
I am sure will respect and honor
all aspects of such a responsibility.

Kip F. Davis

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PLNPCM2009-00045 - Requested Text Amendment to include Private Clubs in the MU zoning district as a conditional use

Name: RANDY WATCHORN

Address: P.O. BOX 26831
SLC, UT

Zip Code 84126

Phone: 364-7448 E-mail _____

Comments: This area is safer than the Bar called trap. We have been vandalized, car broken in at the trap location. We will not go back to the trap. This area seems very safe and no possible threat. Thank you = get a pool table. Love you

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at katia.pace@slcgov.com or via mail at the following address: Katia Pace, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by April 10, 2009.

Randy Watchorn

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Clubs in the MU zoning district as a conditional use

Name: JOE ALIRES

Address: 4322 TWILIGHT DR.

KEARNS UT

Zip Code 84118

Phone: 364-7448 E-mail _____

Comments: THIS AREA IS CHANGING IN A

POSITIVE WAY IT WOULD BE NICE TO

MAKE IT ZONED MIXED USE.

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Name: GLEN WAREHOL / MARY MALBOUF

Address: 233 REED AVE
SLC UT

Zip Code 84103

Phone: 801-414-6408 E-mail: ~~MARY@SALTLAKEMAGAZINE.COM~~
MARY@SALTLAKEMAGAZINE.COM

Comments: I live w/I 100 YRDS of JAM.
IT ADDS to the quality OF my
NEIGHBORHOOD. They have been
sensitive and supportive neighbors
AND have improved the
neighborhood. making it more
SECURE.

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Glen Warehol

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Name: LARRY BARCOCK

Address: _____

Zip Code _____

Phone: 801.201.7491

E-mail BARCOCKLARRY@HOTMAIL.COM

Comments: MIXED USE NEIGHBORHOODS HAVE

(TIME & AGAIN) PROVEN TO BE RICH IN

DIVERSITY AS WELL AS CONTRIBUTING

SIGNIFICANTLY TO ECONOMIC DEVELOPMENT

AND PROVIDE A SAFE PLACE TO LIVE

AND RECREATE. NOT TO MENTION BECOME

A DESTINATION POINT FOR BIG OUT-OF-TOWN \$\$\$!!

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at katia.pace@slcgov.com or via mail at the following address: Katia Pace, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by April 10, 2009.

OPEN HOUSE
PUBLIC COMMENT FORM

March 19, 2009



Planning Division
Department of Community and
Economic Development

PLNPCM2009-00045 - Requested Text Amendment to include Private Clubs in the MU zoning district as a conditional use

Name: JOSE SANTA ANA

Address: 5305 400 E #2101

SLC, UT

Zip Code 84111

Phone: _____ E-mail _____

Comments: HAVING MORE BARS/LUNGES/COFFERS AND
RESTAURANTS MAKE THE AREA MORE LIVELY
& FUN. SHOWS THE ENERGY AND VIVACITY
OF THE CITY. MAKES SLC MORE WORLD-CLASS
AS A CITY.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at katia.pace@slcgov.com or via mail at the following address: Katia Pace, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by April 10, 2009.

**OPEN HOUSE
PUBLIC COMMENT FORM**

March 19, 2009



Planning Division
Department of Community and
Economic Development

**PLNPCM2009-00045 - Requested Text Amendment to include Private
Clubs in the MU zoning district as a conditional use**

Name: JAY ROBINSON

Address: 5305 400E #201

SLC, UT

Zip Code 84111

Phone: _____ E-mail _____

Comments: _____

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at katia.pace@slcgov.com or via mail at the following address: Katia Pace, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by April 10, 2009.

Pace, Katia

From: Dave Robertson [dave178@gmail.com]
Sent: Monday, April 06, 2009 5:24 PM
To: Pace, Katia
Subject: PLNPCM2009-00045

Categories: Other

MY COMMENTS REGARDING PRIVATE CLUBS IN MU ZONING DISTRICT.

As regards to the Jam Tavern, I have no objection to a zoning change IF: (1). Reed Ave between third and 4th West be made a one way street from 4th to 3rd (People leaving the Jam would have to exit onto 3rd West only). (2). The speed limit on Reed Ave between 3rd and 4th West be reduced from 25 mph to 15 mph. Reed Ave between 3rd and 4th West is a very narrow street. With cars parked on both sides of the street there is only width on the street for one lane of traffic. You CANNOT pass a car.

Please have someone from the city come look at Reed Ave and that person will see what I am referring too. I live on this street, and two way traffic is a problem for anyone who lives here, myself included. This is compounded when the Jam has a busy night and cars line both sides of the street.

Thank you.

David and Diana Robertson
335 Reed Ave
Salt Lake City, UT 84103
801-532-4572

Petition in SUPPORT of Jam in the Marmalade becoming a private club

Action petitioned for

We, the undersigned, are in support of Jam in the Marmalade, located at 751 North 300 West, becoming a Private Club and obtaining a liquor license. Without a liquor license we fear this business will revert to being a Tavern/Beer Bar creating a less desirable business and clientele in our up and coming neighborhood. A Private Club in our neighborhood would be a pleasant upgrade and help with the much needed re-development of the Marmalade district and our neighborhood.

Printed Name	Signature	Address	Comment	Date
✓ Rourke Gemick		534 N. Pogsley St.	NOPE BUSINESS BRINGS MORE VALUE	1 APR 08
✓ Mike Earls		601 N. 300 W #134		1 APR 08
✓ Karina Jackson		607 N. 300 W #141		4-1-08
✓ Alexander Cervantes		650 N 300 CO. 211		4-1-08
✓ Melissa Smith		650 N 300 W #106		4-1-2008
✓ Sally Hare		650 N 300 W #73		4-1-08
✓ Gene Frances		650 N. 300 W 24		4-1-08
✓ Diane Adams		650 W 300 W #208		4/1/08
✓ Jane Wasson		650 W 300 W #150		4/1/08
✓ Kate Wasson		" "		4/1/08
✓ Thomas Maloney		" "		4/1/08
✓ Matthew Wilson		150 N. 300 W. #167		4/1/08

Petition in support of Jam in the Marmalade becoming a private club

Action petitioned for

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Printed Name	Signature	Address	Comment	Date
Jenny Vance		718 N. 300 W.	Wilkes-Barre - Urban	4/8/08
Reg Stalls		718 N. 300 W	Wilkes-Barre - Urban	4/8/08
Natalie Brittain		719 N 300 W St, UT	Wilkes-Barre Urban	4/8/08
MARK BARENDE		361 N 300 W SEC, UT	UTAH PRIDE CENTER	4/8/08
Mason Pratt		361 N 300 W, SLG, UT	Marmalade CAFE	4/8/08
Carle Jackson		255 N. 400 W. SEC UT	Digitally Dog Report	4/8/08
HARRETT SIMON		610 N 300 W SEC. UT	CHRYSLER 643 STATION	4/9/08
Suzanne Dowdy		751 N 300 W SEC	DAD	4/9/08
GLEN MARSH		213 Reed Ave		4/10/08

Petition in support of Jam in the Marmalade becoming a private club

Action petitioned for

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Printed Name	Signature	Address	Comment	Date
Mike Jensen		720 N. Wall St Apt 2		4-7-08
Jane Johnson		730 N. Wall St.		4-7-08
Philip Morell		2455 1300 W	Approve the Club!	4-8-08
Chris Jensen		2455 S. 1300 W.		4-8-08
Amy Nyga		319 Almond St		4/8/08
Nerita Noyes		518 North 200 West	We Support this idea!	4/8/08
Maureen		426 Wall St.	Improvements Welcome	4/8/08
Fason Mathis		426 wall St.	Let the good times roll.	4/8/08
John Johnson		430 N. Wall St.	!!	4/8/08
Vernie Gendi		424 Wall St.		4/8/08
Steve Larson		391 N. Wall St.	Let's make the opening	4/8/08
John Johnson		391 Wall St.	Let's make the opening	4/8/08

4/8/08

3.25.08

Petition in SUPPORT of Jam in the Marmalade becoming a private club

Action petitioned for

We, the undersigned, are in support of Jam in the Marmalade, located at 751 North 300 West, becoming a Private Club and obtaining a liquor license. Without a liquor license we fear this business will revert to being a Tavern/Beer Bar creating a less desirable business and clientele in our up and coming neighborhood. A Private Club in our neighborhood would be a pleasant upgrade and help with the much needed re-development of the Marmalade district and our neighborhood.

Printed Name	Signature	Address	Comment	Date
✓ Tony Terry	<i>[Signature]</i>	7 E Dorchester Dr.	Approve	4-7-08
✓ Paul Reed	<i>[Signature]</i>	SE Hillside #101	Approve	4/7/08
✓ Steve Larson	<i>[Signature]</i>	8 E Hillside #102	Approve	4/7/08
✓ Lane Smith	<i>[Signature]</i>	342 N Center - #1114	Approve	4/9/08
✓ John Hidalgo	<i>[Signature]</i>	343 N Center - ST. #1454/1505	Approve	4/9/08
✓ Matthew Alessi	<i>[Signature]</i>	349 Reed Ave Ste. 14103	Approved -	4/9/08
✓ Matthew Alessi	<i>[Signature]</i>	240 Reed - 103 Hillside	Approved	04/09/08
✓ Matthew Alessi	<i>[Signature]</i>	251 W. REED AVE SLCT	APPROVE	04/09/08
✓ Matthew Alessi	<i>[Signature]</i>	124 W 500 N Ste. 8103	Approve	4/10/08
✓ Matthew Alessi	<i>[Signature]</i>	124 W 500 N Ste. 8103	Approve	4/10/08
✓ Matthew Alessi	<i>[Signature]</i>	251 W REED AVE SLCT	APPROVE	4-10-08

Petition in SUPPORT of Jam in the Marmalade becoming a private club

We, the undersigned, are in support of Jam in the Marmalade, located at 751 North 300 West, becoming a Private Club and obtaining a liquor license. Without a liquor license we fear this business will revert to being a Tavern/Beer Bar creating a less desirable business and clientele in our up and coming neighborhood. A Private Club in our neighborhood would be a pleasant upgrade and help with the much needed re-development of the Marmalade district and our neighborhood.

Printed Name	Signature	Address	Comment	Date
✓ Lina Lopez	<i>[Signature]</i>	310 W 700 N	APPROVE	4/1/08
✓ Srao Stone	<i>[Signature]</i>	310 W 700 N	Approve	4/1/08
✓ Parkbauer	<i>[Signature]</i>	312 W 700 N	Approve	4/3/08
✓ Veronica Pongor	<i>[Signature]</i>	613 N. 200 W	Approve	4/5/08
✓ Renee Reed	<i>[Signature]</i>	613 N 200 W	Approve	4/8/08
✓ TAMI L Johnson	<i>[Signature]</i>	208 W. 600 NORTH	APPROVE	4/5/08
✓ TYLER KUNZ	<i>[Signature]</i>	208 W. 600 NORTH	APPROVE	4/5/08
✓ Paul Campbell	<i>[Signature]</i>	372 CENTER ST	APPROVE	4/6/08
✓ JOSH WILLIAMS	<i>[Signature]</i>	372 CENTER ST.	APPROVE!	4-6-08
✓ LUCY ENRIQUETA	<i>[Signature]</i>	502 N. Center St	Approve	4.7.08
✓ KERRY JENSEN	<i>[Signature]</i>	502 N. Center St	Approve wholeheartedly	4/7/08
✓ KIP BORTAGNATE	<i>[Signature]</i>	7 E. Dorchester Dr.	Approve	4/7/08

Petition in support of Jam in the Marmalade becoming a private club

Action petitioned for: We, the undersigned, are in support of Jam in the Marmalade, located at 751 North 300 West, becoming a Private Club and obtaining a liquor license. Without a liquor license we fear this business will revert to being a Tavern/Beer Bar creating a less desirable business and clientele in our up and coming neighborhood. A Private Club in our neighborhood would be a pleasant upgrade and help with the much needed re-development of the Marmalade district and our neighborhood.

Printed Name	Signature	Address	Comment	Date
Michael A. Brewer		244 Reed Ave		4-9-08
Shirley SIM		244 Reed Avenue		4/9/08
Shirley Alford		244 Reed Ave		4/10/08
Jps Lunnopac		244 Reed Ave		4/10/08
Michael Weaver		244 Reed Ave	Plasden's Good Yes!	10/1-08
John Jivarec		247 W Reed Ave	We need this for the community	4/10/08
Edward Paul Patton & Joan M. Klein		245 Reed	We would appreciate any upscale establishments	4/10/08
John B. Stewart		249 W Reed Ave		4/10/08
Rachel Dwyer		229 W Reed Ave	100% YES YES!	4/10/08
LOUIS WILSON		215 Reed Ave		4/10/08
IAN TITZEND		247 Reed Ave	Commercial businesses wanted for the area	4/10/08
Elizabeth Skudnik		249 Reed Ave	There is no chance of business for children when the bar is	4/10/08

Petition in SUPPORT of Jam in the Marmalade becoming a private club

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Printed Name	Signature	Address	Comment	Date
✓ Andrea Schweene Mt		656 N 300 W Apt 247 SLT UT 84105		4-1-08
✓ Lindsay Clarkin		650 N. 300 W. #240 SLT, UT 84105		4/1/08
✓ VANESSA HATH		1050 N. 300 W #213		4-1-08
✓ Chesey Reager		650 N. 300 W. #211		4-1-08
✓ Mervin Law		1050 N 300 W #208		4-1-08
✓ Mel Whitman		650 N 300 W #208		4-1-08
✓ Rosanna Harrison		320 W. 700 N.		4-1-08
✓ Lynne Dickey		318 W. 700 N.	Good idea!	4/1/08
✓ Kelling Howard		316 W. 700 W.	YAY!!	4/1/08
✓ Paul Lewis		314 W 700 W.	Great work	4/1/08
✓ Meri Hatfield		122 N. Street #9		4/01/08
✓ Amanda Mahler		312 W. 700 W		4/1/08

Petition in SUPPORT of Jam in the Marmalade becoming a private club

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Printed Name	Signature	Address	Comment	Date
✓ ARNOLD MORE	<i>Arnold More</i>	601 HAZEN RD SW	1 APPROVES 100%	4-02-08
✓ FRANK YAN	<i>Frank Yan</i>	385 N. WALL		4-05-08
✓ JEFF HANDEY	<i>Jeff Handey</i>	390 WALL	In Favor of	4-8-08
✓ JOE PICKERMAN	<i>Joe Pickerman</i>	271 WALL ST	In FAVOR	4-8-08
✓ JEN SHRELL	<i>Jen Shrell</i>	371 WALL ST	Great!	4-8-08
✓ ERIC WILKINSON	<i>Eric Wilkison</i>	303 WALL ST	In Favor	4-8-08
✓ KASIM NAJAT	<i>Kasim Najat</i>	248 W FERN AVE		4/10/08
✓ JAMIE NICHOLSON	<i>Jamie Nicholson</i>	315 Fern Ave	In Favor	4/10/08
✓ BILL MCCOLLUM	<i>Bill McCollum</i>	244 Fern Ave	Sounds good	4/10/08
✓ DANIEL DECHY	<i>Daniel Dechy</i>	260 W Fern Ave	Rock on!	4/10/08
✓ CARA DELROSSI	<i>Cara Delrossi</i>	260 N Fern Ave	Good ONE!!	4/10/08
✓ MICHAEL MAREN	<i>Michael Maren</i>	844 REED AVE	looking forward to an awesome place finally	4/10/08

Petition in SUPPORT of Jam in the Marmalade becoming a private club

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Printed Name	Signature	Address	Comment	Date
JASON STUCKI	<i>[Signature]</i>	222 NORTH 200 WEST	IT'S TIME TO SEE SOMEONE IMPROVE OUR NEIGHBORHOOD!	4/10/08
John Loll Webster	<i>[Signature]</i>	705 North 200 West	Makes our neighborhood more appealing to new buyers	4/10/08
ERIK BOLFARE	<i>[Signature]</i>	215 WEST 700 NORTH	What else!	4/10/08
Pablo Gentry	<i>[Signature]</i>	215 West 700 North		4/10/08
Kirby Pope	<i>[Signature]</i>	232 W 700 N		
GREG GONZALES	<i>[Signature]</i>	332 W 700 N	great to see improvements	4/10/08
Mary Browne	<i>[Signature]</i>	649 N. 200 W.		4/10/08
Fred Howard	<i>[Signature]</i>	222 W 700 N #11		4/10/08
Derek Jones	<i>[Signature]</i>	514 N. Main Street	Great to see the place	4/10/08
Paul Ann	<i>[Signature]</i>	514 N Main Street	Great place	4/10/08

Petition in SUPPORT of Jam in the Marmalade becoming a private club

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Printed Name	Signature	Address	Comment	Date
MARINA GOMBURG	<i>M Gomburg</i>	1038 N 1300 W, SLC, UT 84116		5-21-08
BECKY HEYBORN	<i>B Heyborn</i>	1038 N. 1300 W. SLC UT 84116		5-21-08
JANA WALTON	<i>J Walton</i>	134 W. 300 N. SLC, UT 84103		5-21-08
JANE HORTON	<i>J Horton</i>	3714 S. MARKINCH WAY, SLC, UT 84115		5-21-08
LISA McSARRY	<i>L McSarry</i>	2606 Chelst Crnky	Sandy, UT 84093	5-21-08
PAUL STITH	[Signature]	2448 S. Green Dr	SLC UT 84108	5-21-08
Leary Cunningham	[Signature]	38413 East Tuleas Taster	SLC UTAH 84108	5-21-08
Morgan Malt	<i>M Malt</i>	410 N. Wall St	SLC, UT 84103	5-21-08
JAN ANDER	<i>J And</i>	105. 1300 E.		5/21/08
Shawn Rhodes	<i>S Rhodes</i>	5246 Douglas	SLC UT 84102	5/21/08

Petition in SUPPORT of Jam in the Marmalade becoming a private club

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Printed Name	Signature	Address	Comment	Date
✓ Shawn Lake	<i>Shawn Lake</i>	524 S Douglas		5/2/08
✓ Joshua Adamson	<i>Joshua Adamson</i>	5505 400 E.		5/21/08
✓ Mike Clement	<i>Mike Clement</i>	4573 S 5440 west		5/21/08
✓ CHAS SUGRAN	<i>Chas Sugran</i>	4801 3005 ALVT 8410		5/21/08
✓ JT Therpe	<i>JT Therpe</i>	48w 3005 SUC WTS		5/21/08
✓ Michael Fiering	<i>Michael Fiering</i>	1406 miaga Ave SCS UT 14105-		05/21/08
✓ Dardi Kunz	<i>Dardi Kunz</i>	882 Foxwood Dr. #2010 N.S. UT 84052		5/21/08

**Attachment D
Citizen Input in Opposition**

Pace, Katia

From: shanenrachael@aol.com
Sent: Friday, April 10, 2009 4:11 PM
To: Pace, Katia
Subject: PLNPCM2009-00045

Categories: Other

To Whom it May Concern,

I am writing to inform you that I am opposed to the prososed change that would allow the Jam to become a private club and sell hard liquor. I live in the immediate area and I have a young child that plays in the Warm Springs Park. I feel like these zoning laws were inacted for legitimate reasons, and I feel that it should be upheld. I care about maintaining the integrity and safety of the area, and I do not want a private club in the neighborhood in which I reside.

Sincerely,

Rachael M. Booth

702 N Wall St. #8
Salt Lake City, UT 84103
(801)259-6445
shanenrachael@aol.com

Save money by eating out! [Find great dining coupons in your area.](#)

Pace, Katia

From: Sean McChesney [mcchesneyfamily@gmail.com]
Sent: Thursday, April 09, 2009 9:49 PM
To: Pace, Katia
Subject: Jams in Marmalade District

Categories: Other

Dear Ms. Pace,

Two months ago our family moved to the Marmalade area from Sugarhouse. We were very involved in our neighborhood planning there as it affected daily life for us and our little girls. We were made aware of the mixed use zoning district issue involving Jams and would like to submit our comments. Our neighbors who live within a block of the "tavern" have expressed their concerns about the establishment and the crowd it attracts. We are naturally concerned as well since we live within close proximity as well. We were disappointed that the club was permitted in the area in the first place and now ask that Mr. Morris at least comply with the rules regardless of what term his business carries. The fact remains that alcohol is served there which means an inevitable crowd of inebriated patrons and drunk drivers in our neighborhood. That is something we do not want. If the establishment must remain there, we certainly want to prevent the acquiring of a hard liquor license. Please consider the families who live in Marmalade over those who do business here. Please notify us of the meetings that will address this issue.

Many thanks,
McChesney Family@gmail.com

Pace, Katia

From: Rebecca Roberts [beccakade@yahoo.com]
Sent: Thursday, April 02, 2009 2:50 PM
To: Pace, Katia
Subject: PLNPCM2009-00045 Requested text Amendment to include Private Clubs in the MU zoning district as a conditional use.

Categories: Other

Name: Rebecca Petersen
Address: 353 W Reed Ave. SLC, UT 84103
Phone: 801-649-2321
e-mail: beccakade@yahoo.com

Comments:

To Whom It May Concern:

I currently live in the mixed-use zone, which this petition is addressing. My husband, and I have lived at this location for 4 years. This is the location we have chosen to raise a family, and own and operate our family business (Enerbilt Corporation: green building and energy efficient homes est. 2003).

We have personally spent many long hours trying to improve our neighborhood through re-development, restoration projects, and neighborhood improvements and clean up. We've come a long way, and made some huge steps towards this goal. This is also the area targeted by the re-development agency. I commend the work that the RDA has done in improving our neighborhood; we have seen a huge improvement in the drug problems and rough characters that used to frequent our neighborhood more in the past.

I feel very strongly that the SLC planning commission re-think amending the MU zoning district to include private clubs. They will have a detrimental affect on our community. Increased noise, traffic, and litter are just a few of the negative impacts. Our neighborhood is 90% residential single-family homes, and it will affect our property values, our desire to live here, and our harmonious community that we have fought to achieve. Residents will move out of the neighborhood, and all the years of hard work to restore this community will be lost. I DON'T want to live next door to a private club, and I ask you, WOULD YOU WANT A PRIVATE CLUB ON YOUR STREET?

Private clubs belong downtown, or amongst other commercial businesses, not next door to residential homes. Please familiarize yourselves with our neighborhood before you recommend this text amendment, it will affect us all.

Sincerely, Rebecca Petersen

Pace, Katia

From: Norman Bowers [ndbuofu@yahoo.com]
Sent: Friday, April 10, 2009 7:10 PM
To: Pace, Katia
Subject: Concerning the requested text amendment to include Private clubs in the MU zoning district as a conditional use.

Categories: Other

Hello -- My name is Norman Bowers. I live at 254 W. Fern Ave, Apartment # 2. My zip code is 84103, and my phone # is 801-607-7790. My e-mail is ndbuofu@yahoo.com . I just wanted to comment that having lived here in this area for a couple of years, I am not in favor of changing zoning qualifications for private clubs in this area. It seems that there are qualifications for the private clubs that need to be met such as the spacing of it needing to be 600 ft or so from a park, and 200 from a church or school, etc. If there are any changes to be made, I would propose that these distances be increased by at least 200-300 feet or more (for private clubs), as it (600 feet from a local park, and etc) still seems too close to me to be in family environments such as this neighborhood. I am in favor of allowing people to choose to drink if they so choose, but I am concerned (VERY) about any willingness to allow such establishments as a private club to be close to kids that we are trying to protect from using such drinks until they are reasonable adults. I would promote more "family friendly" establishments in these family neighborhoods (such as ours) instead of "adult only". Please keep me updated, I am willing to learn more on how I can participate and let my voice be heard. thank you,
sincerely yours,
Norman Bowers

Pace, Katia

From: David Allart [dallart@dsdmail.net]
Sent: Friday, April 10, 2009 1:32 PM
To: Pace, Katia
Subject: RE: PLNPCM2009-00045 -

Categories: Other

PLNPCM2009-00045 - Requested Text Admendment to include Private Clubs in the MU zoning district as a conditional use

Names: David and Jana Allart

Address: 674 N 200 W
SLC, UT 84103

Phone: Home 801.649.4889 David's Cell 801.725.6609 Jana's Cell 801.916.9483

E-mail: dallart@dsdmail.net jana.allart@gmail.com

Comments: We strongly oppose conditional use permit to allow liquor to be served close to a public park and where the facility abutts residential property. The existing zoning restrictions and ordinances serve to protect the neighborhood from potential negative impacts. The conditional use primarily removes these protections. We support allowing liquor establishments exist within the proper zones already established. Any conditional use which waives good common sense protections should be denied regardless of any other benefit offered to the community.

On a side note: In light of the option of doing away with a private club option We feel that security and electronic surveillance should be required for the protection of liquor establishments, patrons and the public no matter where they exist.

Thank you for your consideration and service.

Thank you,

David Allart STS
School Technology Specialist

Muir, Valley View & Woods Cross
Elementaries

dallart@dsdmail.net 801-725-6609

Pace, Katia

From: cheeriothnoo@gmail.com
Sent: Friday, April 10, 2009 11:01 AM
To: Pace, Katia
Subject: PLNPCM2009-0045 Requested Text Amendment to include Private Clubs in teh MU zoning district as a con

Categories: Other

Hello,

My name is Maureen McKendrick Braga. I live on 700 North, one block away from Reed Avenue where Club Jam is set to open and have lived in the area my entire life. I am so tired of a "bar" or "club" or "tavern" in my neighborhood. As a child growing up here, the site in question has always been a bar. As children my siblings and I were always afraid to go near the area. Not because we thought the people were bad, but because we didn't want anything to do with alcohol, as that is our right to believe and do. My parents told us to stay away so we could be safe and hopefully not see or hear anything that might harm us physically or emotionally. Thankfully there is only one incident I can remember. One summer, a few of the bar patrons decided to shoot off bottle rockets from the parking lot and one entered our back yard and set the grass and a tree on fire. The fire moved quickly and was right outside my bedroom window and I was very scared. My father barely managed to get it put out with our garden hose before it reached the house and discovered the bar patrons' involvement when he went looking in the neighborhood to find out where the rocket came from. The people he found in the parking lot of the bar were setting off fireworks and laughing. Only when my father told these people what had happened as a result of their fun and threatened to call the police on them, did the owner of the bar come outside and tell these patrons that he had "already told them to stop doing that". These people were not stopped until something bad happened. This childhood incident of mine only increased my uneasy feelings regarding bars and drinking and the idea of being able to serve hard liquor will only compound the issue and make my neighborhood unsafe. I don't deny that people have the right to do whatever they want to. We all have rights and if somebody wants to drink, that is their choice. But why in my neighborhood? Why are we constantly forced to have these establishments in our area? There are plenty of other areas to put up a bar or club. Why must we continue to have our safety put at risk because people like to drink? Recently we had several incidents of people under the influence come down our street from another club (the Palladium on 4th West). The patrons would park on our street, take up all the parking, and be loud and obnoxious all hours of the night. If Club Jam becomes the success that I would imagine its owners hope it to be, where will all of those people park? Can the owners keep their patrons from disturbing the peace of my neighborhood? Can they guarantee that people won't drink and drive? They can't do that any more than any other bar or club owner. I don't want inebriated people parking on my street or my neighbor's street or driving when drinking in my neighborhood. We don't want a bar here. Period. Stop trying to put one here. We are residential with children and there is no need for such an establishment in this neighborhood. Please do not pass this request to include private clubs in the mixed use zoning district as a conditional use. Thank you. Maureen Braga.

OPEN HOUSE
PUBLIC COMMENT FORM

March 19, 2009



Planning Division
Department of Community and
Economic Development

PLNPCM2009-00045 - Requested Text Amendment to include Private
Clubs in the MU zoning district as a conditional use

Name: Kelly Walton

Address: 68 East 200 North #20 SLC, UT.

Zip Code 84103

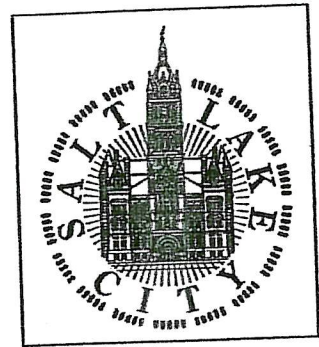
Phone: 801-643-2004 E-mail _____

Comments: To whom it may concern:
I am of the opinion that current
zoning laws in residential areas
should stay the way they are.
What is to ~~say~~ say 1 private club
per city block is adequate, especially
in residential areas.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at katia.pace@slcgov.com or via mail at the following address: Katia Pace, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by April 10, 2009.

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PUBLIC COMMENT FORM**

March 19, 2009



Planning Division
Department of Community and
Economic Development

**PLNPCM2009-00045 - Requested Text Amendment to include Private
Clubs in the MU zoning district as a conditional use**

Name:

Shirley McLaughlin

Address:

160 W. Clinton Ave

Phone:

ARC UH

Zip Code

84103

E-mail

slwmyshelties

@juno.com

Comments:

*It is very apparent that the city is only interested
in revenue. They seem to forget the families and only
lean to the money. We do not feel that bars or
liquor needs to be in R MU or MU zones
there are only two left in the city. Allowing
more than two on a street should be enough
you don't need them like 7th. The fringe
walkable neighborhoods have been abused by the
City!*

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Planning Division
Department of Community and
Economic Development

**PLNPCM2009-00045 - Requested Text Amendment to include Private
Clubs in the MU zoning district as a conditional use**

Name: Moyle & Norma Anderson

Address: 501 West Capitol St.
Salt Lake City
Utah Zip Code 84103

Phone: 364-7294 E-mail _____

Comments: Item 5. We would request that you
deny this request, which we understand
would allow serving liquor. We need less
rather than more opportunities for products
that contribute to dangers for DUI in our
community.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at katia.pace@slcgov.com or via mail at the following address: Katia Pace, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by April 10, 2009.

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Planning Division
Department of Community and
Economic Development

**PLNPCM2009-00045 - Requested Text Amendment to include Private
Clubs in the MU zoning district as a conditional use**

Name: RANDY KELLER

Address: 535 No. Center St.
S.L.C. UT

Zip Code 84103

Phone: (801) 589-9945 E-mail _____

Comments: I do not want
hard liquor in the neighborhood.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at katia.pace@slcgov.com or via mail at the following address: Katia Pace, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by April 10, 2009.

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Planning Division
Department of Community and
Economic Development

PLNPCM2009-00045 - Requested Text Amendment to include Private
Clubs in the MU zoning district as a conditional use

Name:

H. B. MERKLEY

Address:

538 N 200 W

SALT LAKE CITY

UTAH

Zip Code

84103

Phone:

323 9080

E-mail

Bar and Private Club Concerns

The concern I have about a bar or private club, either one, is one I'm not trying to stop it. And two, what I am doing is attempting to keep a bar or private club away from people's homes. I don't like living next to a bar or private club. These enterprises are better suited to a business and commercial area, built for industry. But certainly not plunk next to private residences. Invariably, as we have all seen in the past too many times, the output of a bar and private club at the end of the day is a drunk. Drunks are noisy and uncoordinated. They tend to be disorderly and disruptive with their alcohol content going for them, and cigarette smoke too, permeating the local air with it's stale smell and contaminants close by in the vicinity of the bar and private club.

In a nutshell, in a residential area a bar and private club takes on the nature of being a pest. A bar is a nuisance in a residential area because of the complaints that follow from the neighbors in their homes. Any of us would complain upon being disrupted well into the night by noises that startle you. So naturally folks will call the cops and then you've got a bunch of cop cars out on the street and there's loud talk and it keeps you awake while you look out the window to see what's happening. Plainly a bar in an area of homes is an added expense to the city. It is partly because of the police response required on a more intense schedule than you would find in a business area. In a commercial location you won't find a lot of people sleeping in bed being awakened and irritated.

In conclusion, a bar and/or private club doing business in a commercial area well away from a neighborhood of homes and homemaking people is a better proposition than plunking them smack down adjacent to where people are trying to relax and be quiet and enjoying a good night's sleep and being a quiet law-abiding citizen and rearing law-abiding children.

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March 19, 2009



Planning Division
Department of Community and
Economic Development

PLNPCM2009-00045 - Requested Text Amendment to include Private
Clubs in the MU zoning district as a conditional use

Name:

R. H. MERKLEY

Address:

538 N 200W

SLC

UT

Zip Code

84103

Phone:

E-mail

Bar and Private Club Concerns

The concern I have about a bar or private club, either one, is one I'm not trying to stop it. And two, what I am doing is attempting to keep a bar or private club away from people's homes. I don't like living next to a bar or private club. These enterprises are better suited to a business and commercial area, built for industry. Comments: But certainly not plunk next to private residences. Invariably, as we have all seen in the past too many times, the output of a bar and private club at the end of the day is a drunk. Drunks are noisy and uncoordinated. They tend to be disorderly and disruptive with their alcohol content going for them, and cigarette smoke too, permeating the local air with it's state smell and contaminants close by in the vicinity of the bar and private club.

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Planning Division
Department of Community and
Economic Development

PLNPCM2009-00045 - Requested Text Amendment to include Private Clubs in the MU zoning district as a conditional use

Name:

Patricia Petersen

Address:

348^W Reed Ave

SALT LAKE CITY

UTAH

Zip Code

84103

Phone:

E-mail

Patricia3939@gmail.com

Comments:

I have spent 30 years as an educator. We need to allow children the privilege of developing their characters and personalities in a strong and stable neighborhood. To allow them to be influenced by 'off-centred' adult behavior (by ^{ill-}placement of bars and private clubs) is a crime to society.

P. Petersen

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Planning Division
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Economic Development

PLNPCM2009-00045 - Requested Text Amendment to include Private Clubs in the MU zoning district as a conditional use

Name: Michael Cox

Address: 570 N. 200 W. lot 7
WLL UT 84103

Zip Code 84103

Phone: 801-355-1680 E-mail taloumdc@lotusart.com

Comments: I hesitate to allow clubs within every
600 feet of anywhere children would be encountered.
I disagree with the allowal of Private clubs in a
residential or mixed use zone.

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Planning Division
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PLNPCM2009-00045 - Requested Text Amendment to include Private Clubs in the MU zoning district as a conditional use

Name: Judith M. Beesley

Address: 512 N. Center Street
Salt Lake City

Utah Zip Code 84103

Phone: (801) 455-1450 E-mail _____

Comments: Common sense and timing indicate
that this request for a private club be
evaluated in light of the upcoming process
to update the city's alcohol Regulations. No
decision should be made by the Planning Commission
until after public input process on the new
regulations which are slated to begin in late spring.
Do not allow this tavern to become a private club prior to

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upcoming changes

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March 19, 2009



Planning Division
Department of Community and
Economic Development

**PLNPCM2009-00045 - Requested Text Amendment to include Private
Clubs in the MU zoning district as a conditional use**

Name: RuthAnn Brown

Address: 376 W 700 No

SLC, UT 84103

Zip Code

Phone: 801-883-9738 E-mail browniebytes@jeha.com

Comments: I do not want hard liquor
in my neighborhood.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at katia.pace@slcgov.com or via mail at the following address: Katia Pace, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by April 10, 2009.

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Planning Division
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PLNPCM2009-00045 - Requested Text Amendment to include Private Clubs in the MU zoning district as a conditional use

Name:

Darlene L Adkins

Address:

438 North Center #406
Salt Lake City, UT

Zip Code

84103

Phone:

801-531-9084

E-mail

Comments:

We do not want text amendment to include private clubs in the MU zoning district as a conditional use.

The club or bar that is on 300 west needs a 20 foot wall around it, so children can not see people drinking and the things that go on in a bar or club.

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Bar and clubs should not be in a residential area where families live. Bar and clubs cause the value of our properties to decrease.

OPEN HOUSE
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Planning Division
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Economic Development

PLNPCM2009-00045 - Requested Text Amendment to include Private Clubs in the MU zoning district as a conditional use

Name: DAYNE PETERSEN

Address: 348 W. REED AVE

SALT LAKE CITY Zip Code 84103

Phone: 801-318 7933 E-mail dayne3939@gmail.com

Comments: In the words of Bill Gates "This is the stupidest thing that I ever heard" Why? It is destructive to the community in which we live. You already have the statistical evidence which proves to you but from my point of view as a 70 yr old retired resident of Reed Ave I just want to live in peace without this.
Dayne Petersen

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Economic Development

PLNPCM2009-00045 - Requested Text Amendment to include Private Clubs in the MU zoning district as a conditional use

Name: Sam Petersen

Address: 353 W Reed Ave

SLC, UT

Zip Code 84103

Phone: 801-318-6681 E-mail Samvpetersen@yahoo.com

Comments: Wanting to put private clubs into our (MU) neighborhood is like the ugly step sisters wanting to fit their hideous feet into the glass slipper. If you shove hard enough and grease it up you might get it to fit, but it'll never ever be comfortable. (Re: City Council Security & Maintenance Plan for Clubs in the R-MU) attached

The present "mix" in the MU zone is a happy fit -
Quiet home offices etc...

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A private club with its noise, parking problems, and 2 AM drunks is NOT CONGRUOUS.

Do NOT Change The Zoning. Do Not Denigrate Our Community With This Nuisance.

Help us fight blight! Don't contribute to it.

Nobody wants to live right next door to loud obnoxious partying intoxicated people. Stop and think about it, DO YOU?

There is a place for this kind of business — and that is away from people who are trying to sleep. Do you really think the clubs want to turn down the music at 10pm? That's when the people rock up to get the party started!!

We live here, raise our families here. There's already 2 private clubs within 2 blocks of my home. (Edge & Club Faces / Grandfathered IN?) Do we really need more?

According to the attached Zoning table private clubs are presently permitted or have a conditional use status in 8 out of 14 zones. — Don't let them encroach on our residential neighborhoods. —

While your at it, do this fine city a huge favor and withdraw the recommendation

you made regarding hard liquor in the R-MU zone. Don't force it, go with the flow and put those stinky feet where they belong!!

Use	Residential											Commercial				Downtown	Manufacturing
	Single-Family	Multi-Family	Mixed Use	Res/Biz	Res/Ofc	CN	CB	CC	CS	CSHBD	CG	TC					
Nursing care facility/nursing home (No changes made, hard to condition due to federal law)		P/NP	C/P				P	P			P	P					
Places of worship (<4 acres) (No changes made, hard to condition due to federal law)	C	C	C	C	C	C	P	P	P	P	P	P	P	C/P			
Professional, vocational schools (Remove as P in CN)			C/P	P	P	P > NP	P	P	P	P	P	P	P	P/NP			
Resident healthcare facility (No changes made, hard to condition due to federal law)		P	P														
Residential substance abuse facility, small (No changes made, hard to condition due to federal law)		C/P	P					C			C	C	C/NP				
Residential substance abuse facility, large (No changes made, hard to condition due to federal law)		C/NP	C/NP					C			C	C	C/NP				
Seminaries, religious institutes (Make this C across all Zones)	C/NP (C only)	C	C/P (C only)	C	P > C	C	C	C	C	C	C	C	P/NP < C	C			
Transitional treatment home, small (No changes made, hard to condition due to federal law)		C/NP	C					C			C	C	C/NP				
Transitional treatment home, large (No changes made, hard to condition due to federal law)		C/NP	C/NP					C			C	C	C/NP				
Transitional victim home, small (No changes made, hard to condition due to federal law)		C/P/NP	C/P					C			C	C	C/NP				
Transitional victim home, large (No changes made, hard to condition due to federal law)		C/NP	C/NP					C			C	C	C/NP				
Recreation, cultural and entertainment uses																	
Art gallery (Consider adding as P or C to Manufacturing)			P	P	P	P	P	P	P	P	P	P	P	P or C			
Art studio (Make this the same as art gallery, consider adding as P or C to Manufacturing)			P	P	P	P	P	P	P	P	P	P	P	P or C			
Brewpub (OK as is)													C/P	P/NP			
Commercial indoor recreation (OK as is)								P	P	P	P	P	P	P			
Commercial outdoor recreation (OK as is)									C		P	C		P			
Commercial video arcade (OK as is)								P		P	P	P	P	P			
Community and recreation centers (<4 acres) (Consider adding as P or C to Manufacturing)	C	C	C	C	P	P	P	P	P	P	P	P	P	P or C			
Community gardens (Need to update the definition, make C in Single-Family and P across all other Zones)	P/NP > C	P	P	P	P	P	P	P	P	P	P	P	P	P			
Dance studio (Add as P to Downtown and P or C to Manufacturing)			P	P		P	P	P	P	P	P	P	P	P or C			
Live performance theater (C only in RMU, add C to Res/Biz, Res/Ofc & CB, P in Downtown and P or C in Man.)			C/P (C only)	C	C		C	P	P	P	P	P	P	P or C			
Miniature golf (OK as is)								P	P		P	P					
Motion picture/movie theaters (Make this the same as live performance theater)			C/P (C only)	C	C		C	P	P	P	P	P	P	P or C			
Museum/music conservatory (Add as P to CG, consider adding as P or C to Manufacturing)			C/P	P/NP			P	P	P	P	P	P	P/NP	P or C			
Museum (in landmark house) (Make this C across all Zones)	C	C	C/P/NP (C only)	C	C	C	C	C	C	C	C	C	C	C			
Natural open space & conservation areas (Remove as a listed use)	P	P	P	P	P	C	C	C	C	C	C	C	C	P			
Parks and playgrounds (<4 acres) (OK as is)	P	P	P	P	P	P	P	P	P	P	P	P	P				
Pedestrian pathways, trails & greenways (Remove as a listed use)	P	P	P	P	P	P	P	P	P	P	P	P	P				
Performance arts facilities (Review the definition and add different categories of facilities to definition)													P				
Private club (Review state liquor laws, make C in Manufacturing)							C	C	P	P	P	C	C/P	P/NP > C			
Sexually oriented businesses (OK as is)											P			P			
Squares and plazas (less than 4 acres) (Remove as a listed use)						P	P	P	P	P	P	C	C				
Tavern/brewpub (less than 2,500 sq ft) (OK as is)			C/NP					P	P	P	P	P	C/P	P/NP			
Tavern/brewpub (more than 2,500 sq ft) (OK as is)								C	C	P	P	C	C/P	P/NP			
Miscellaneous uses																	
Accessory uses (unless otherwise regulated) (OK as is)	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Agricultural uses (OK as is)														P			
Ambulance services (within enclosed bldg) (OK as is)							P	P	P	P	P	P					
Ambulance services (indoor or outdoor) (OK as is)							P	P	P	P	P	P		P			
Animal pound (overnight boarding) (Review definition for this and for kennels/doggie daycares)														P			
Auditorium (OK as is)								P	P	P	P	P					
Auto salvage & recycling (indoor & outdoor) (OK as is)											P			C/P			
Bus line terminals (OK as is)								P			P	C	P/NP	P			
Commercial parking lot or garage (OK as is)								C		P	P	C	C/P				
Communications towers (OK as is)							P	P	P	P	P	P	P	P			
Communications twrs (taller than max bldg ht) (OK as is)							C	C	C	C	C	C	C	C			
Farmers market (OK as is)								C	C		P	C					
Flea market (indoor) (OK as is)								P	P	P	P	C					
Funeral home (Find Zones where this would be appropriate as a C use, particularly on the west side)								P	P	P	P	C					
Hotel/motel (OK as is)								P		P	P	C		P/NP			
Parking (offsite accessory to permitted uses) (OK as is)	C/NP	C	C	C	C			P		C	P	C	P	P			
Recycling collection station (Should not be a primary P use, develop standards for a C use as an accessory use)						P	P	P	P	P	P			P			
Reuse of church, school properties (OK as is)	C	C	C	C	C												
Reverse vending machines (Should not be a primary P use, develop standards for a C use as an accessory use)						P	P	P	P	P	P	P					

Mr. Corsillo owns Andy's Place, a tavern at 479 East 300 South. He initiated Petition No. 400-06-45 as a step toward seeking a conditional use from Salt Lake City to change his business from a tavern to a private club. If the City Council amends the *Table of Permitted and Conditional Uses for Residential Districts*, Mr. Corsillo then would have to initiate a new petition requesting that Andy's Place be granted a conditional use to operate as a private club in a Residential Mixed-Use zone.

If that petition were successful, then Mr. Corsillo would obtain a City business license to operate as a private club and seek to get a private club license from the Utah Department of Alcoholic Beverage Control.² DABC issues private club licenses based on the following formula: "The total number of private club licenses may not at any time aggregate more than that number determined by dividing the population of the state by 7,850. (32A-5-101-6b.)"

The petitioner's business does not appear to conflict with location restrictions based on the Alcohol License Districts Map if the petitioner ultimately receives a license to operate a private club. It should be noted that the business Mr. Corsillo owns has operated as a tavern at least since 1975. Taverns are allowed as a conditional use in districts zoned Residential Mixed-Use.

It also should be noted that two businesses near Mr. Corsillo's operate as private clubs. According to Department of Alcoholic Beverage Control records, the Twilight Lounge at 347 East 200 South first received a license to operate as a private club on June 29, 1990. The Urban Lounge at 241 South 500 East first received a license to operate as a private club on May 25, 2001. The City Council adopted the ordinance creating Residential Mixed-Use Zoning Districts in April 1995. According to DABC records, the Alcoholic Beverage Control Commission granted new private club licenses to the Twilight Lounge in June 2007 and to the Urban Lounge on September 29, 2008. The Urban Lounge is located about a half block north of the front door of Andy's Place.

The Planning Commission held a public hearing on Petition No. 400-06-45 on March 28, 2007. Art Brown of Mothers Against Drunk Driving and Jaynie Brown spoke against approving the petition. No other members of the public spoke at the hearing.³ After closing the hearing the Planning Commission unanimously adopted a motion to forward a positive recommendation to the City Council.

ARGUMENTS PRO AND CON

Since the Planning Commission meeting in 2007 there have been divergent views about the effect of amending the *Table of Permitted and Conditional Uses for Residential Districts* to allow private clubs as a conditional use in areas zoned Residential Mixed Use (R-MU) Zoning District. One view appears to be that an increase in the availability of alcoholic beverages can have adverse social consequences. That view might be best articulated in a study by the Pacific Institute for Research and Evaluation and the Ventura County (California) Behavior Health Department titled *Best Practices in Municipal Regulation to Reduce Alcohol-Related Harms from Licensed Alcohol Outlets* published in January 2008. According to that study:

"Alcohol is a legal product and alcohol retailers represent an important business sector of California's economy. Unlike most other retail products, alcohol is associated with a wide variety of community and societal problems, including violence, sexual assault, motor vehicle crashes, other forms of injury, and family disruption. The problems are particularly acute among young people.

The following 2 pages are taken directly from the 110 pg. memo released 3/20/09 to City Council Members. The doc. prepared by the city for the proposed zoning text Amend to allow clubs in R-MU.

Page 5 of 6

“Even relatively minor problems often associated with alcohol sales, such as loitering, graffiti, and noise, can constitute public nuisances that adversely affect neighboring businesses and residents and contribute to neighborhood blight. ... Research has shown that five key variables affect the nature and extent of alcohol problems associated with alcohol retail outlets:

“**Number of alcohol outlets:** High numbers of outlets are associated with increased alcohol problems (sometimes referred to as "outlet proliferation").

“**Types of alcohol outlets:** Outlets such as bars and nightclubs, which have alcohol as their primary business, also create increased risks of problems.

“**Concentration of outlets:** In many communities, the total number of outlets is not excessive, but the outlets are clustered in certain neighborhoods. Over concentration is associated with increased incidence of alcohol problems, including violent assault.

“**Locations of outlets:** Retail outlets next to sensitive land uses such as schools, playgrounds or other locations where youth congregate can contribute to underage drinking problems and may detract from quality-of-life for residents nearby.

“**Retail practices:** Sales and service practices are particularly important variables. Sales to minors and intoxicated persons as well as public nuisance activities can all be reduced through responsible business practices, which in turn can be promoted through effective zoning provisions and enforcement policies.

“Taking comprehensive and proactive steps to plan the number and location of alcohol outlets and to regulate how they are operated, while working collaboratively with alcohol retailers, can reduce alcohol problems, enhance the community's business environment, and contribute to overall community health and safety.”

Another view might be represented by the following statements from the book by Ray Oldenburg titled *The Great Good Place (Cafés, Coffee Shops, Bookstores, Bars, Hair Salons and Other Hangouts at the Heart of a Community)*. According to Mr. Oldenburg:

“Where urban growth proceeds with no indigenous version of a public gathering place proliferated along the way and integral in the lives of people, the promise of the city is denied. Without such places, the urban area fails to nourish the kinds of relationships and the diversity of human contact that are the essence of a city. Deprived of these settings, people remain lonely within their crowds. The only predictable social consequence of technological advancement is that they will grow ever more apart from another.

“America does not rank well on the dimension of her informal public life ... Increasingly, her citizens are encouraged to find their relaxation, entertainment, companionship, even safety, almost entirely within the privacy of homes that have become more a retreat from society than a connection to it.

“In their kind and number, there has been a marked decline in gathering places near enough to people's homes to afford the easy access and familiar faces necessary to a vital informal public life. ... Daily life amid the new urban sprawl is like a grammar school without its recess periods, like incurring the aches and pains of a softball game without the fun of getting together for a few beers afterward. Both the joys of relaxing with people and the social solidarity that results from it are disappearing for want of settings that make them possible.”

STATISTICS/DATA

During earlier consideration of the propose amendment to the *Table of Permitted and Conditional Uses for Residential Districts*, a Council Member requested data that showed the total number of injuries, total U.S. population, and total deaths and total injuries per 1 million population. The Council Member also requested the total number of injuries by state, and deaths

**Attachment E
Department Input**



Memorandum

Planning Division
Community & Economic Development Department

To: Business License, Robert Lucas
Engineering, Craig Smith
Fire, Kevin Nalder
Public Utilities, Brad Stewart
Transportation, Barry Walsh
Building Services, Larry Butcher
Police, Dave Askerlund

From: Katia Pace, Associate Planner

Date: March 11, 2009

Re: **Application PLNPCM2009-00045** - Proposed Text Amendment to include Private Clubs in the MU zoning district as a conditional use.

The Planning Division is reviewing a request by Robert McCarthy to include Private Clubs in the Table of Permitted and Conditional Uses for the MU (Mixed Use) zoning district as a conditional use.

Currently Section 21A.32.140 – Table of Permitted and Conditional Uses for Special Purpose Districts of the Salt Lake City Zoning Ordinance reads “Tavern/lounge/ brewpub; 2,500 square feet or less in floor area” as a conditional use on the MU zone. The proposed text amendment would change the table to include private clubs as a conditional use. The table would read: “Private club/tavern/lounge/ brewpub; 2,500 square feet or less in floor area.”

Please review the attachments and respond by March 25, 2009. If you have any questions, please contact me at 535-6354 or katia.pace@slcgov.com .

Thank you.

Business Licensing

From: Lucas, Robert
Sent: Friday, February 06, 2009 12:16 PM
To: Pace, Katia
Subject: FW: Jam in the Marmalade DECISION
Attachments: Hearing Jam in the Marmalade 2 of 3.pdf; Hearing Jam in the Marmalade 1 of 3.pdf; Hearing Jam in the Marmalade 3 of 3.pdf; Jam Finding of Fact.rtf; jam exhibit a 1 of 2.pdf; jam exhibit A 2 of 2.pdf; JAM aerial exhibit.pdf; JAM Conclusion of Law.pdf

Categories: Program/Policy

From: Ella-Rene Cannon [mailto:e_cannon@hotmail.com]
Sent: Monday, June 23, 2008 3:06 PM
To: Lucas, Robert; abbywest693@gmail.com; stoneground@comcast.net
Subject: Jam in the Marmalade DECISION

Attached are the completed files from the Jam in the Marmalade hearing

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Business Licensing Notes

12/05/2008 07:03 am (MM5285):

Address Correction: Address should have been changed back to original and wasn't - Sent Engineering a notice to re-certify this address.

09/29/2008 08:47 am (MJ0506):

FAXED LOCAL CONSENT TO DABC/APPROVAL IS CONDITIONAL UNTIL HEALTH & BLDG APPROVAL

09/26/2008 03:08 pm (HT8376):

TODD BROUGHT IN SITE PLAN OF DOOR AND LETTER STATING THAT THEY WILL BE USING DOOR ON 300 W AS ENTRANCE ONLY, TMH

09/22/2008 03:53 pm (BJ4719):

Met with Todd at the Jam and inspected the entrance. The new entrance does face 300 W, but there is also a door on the west side. Requested that Todd give us a small floor plan showing that the only entrance will be the one facing 300 W and also a statement that this will be the only entrance into the establishment. Also had a phone call from Brian Morris and we discussed the same issue and he'll get the plan to us. Also again confirmed with Mr. Morris that this will be approved as a Tavern only.

06/24/2008 08:36 am (BJ4719):

06/24/2008 Denied by Richard N. Cannon, Hearing Examiner, does not front on a major street.

05/01/2008 03:49 pm (MJ1026):

MAILED DENIAL LETTER PER R MCKINNEY W/FIRE "NEED TO CALL & SCHEDULE INSPECTION"

04/16/2008 10:34 am (MM5285):

Customer came in and renewed license - changed address from "751 N 300 W" (physical address remains the same - just changing door entrance) as well as changed name from "Jam" and added live music, live entertainment, and dance floor to license.

04/03/2008 12:31 pm (MJ1026):
CUST HAS DECIDED NOT TO PAY -STILL UNDER CONSTRUCTION -WILL BE IN TO PAY RENEWAL W/BLDG IS
READY

04/02/2008 02:59 pm (MJ1026):
CUST W/BE IN TO PAY TODAY/TOMORROW .

03/25/2008 03:28 pm (MM5285):
Per Alan Michelson - They cannot be approved as a private club in a MU Zone - Owners have NEVER applied for a
conditional use - Neighbors have signed a petition to request that they not be allowed at location. The front door was
relocated to other side of the building to comply with code but distance is not sufficient.

03/13/2008 10:32 am (MJ1026):
POLICE RET PAPERWORK -CUST IS GOING THRU A CHANGE OF USE- ONCE USE IS APPROVED RE-SEND
PAPERWORK BACK TO POLICE???

03/03/2008 04:11 pm (BJ4719):
Abby West called and said she spoke with the owners and they told her they already had their entrance approved by the
city for a private club. I told her we had checked the location for a tavern, but no license has been approved.

02/25/2008 10:16 am (BJ4719):
Called 891-1162 and spoke with Brian Morris and he confirmed they have moved the entrance to 700 N. He stated they
are going through a conditional use, but he did not have any information about business license not being notified. He'll
have Bob McCarthy call me back.

02/25/2008 10:11 am (BJ4719):
I was told by a concerned neighbor, Abby West, 359-8348, that they have moved the entrance to 700 N which is not a
major street. Denied license until we get a change and I believe they'll need to go through a conditional use.

07/16/2007 02:36 pm (MJ8633):
MAILED DENIAL LETTER PER M HARRY W/BLDG "NEED TO HAVE ONSITE BLDG INSPECTION -PLEASE
CONTACT"

07/11/2007 10:54 am (MJ8633):
RET DENIAL LETTER "UNABLE TO FORWARD"

06/27/2007 11:20 am (MJ8633):
MAILED DENIAL LETTER PER D MORTENSEN W/FIRE "NEED TO CONTACT AFTER FACILITY IS READY FOR
OCCUPANCY TO SCHEDULE INSPECTION W/FIRE & BLDG"

05/16/2007 11:35 am (BJ0552):
The Hideout Lounge ID 20052068 must be terminated when this license is approved.

Public Utilities

From: Stewart, Brad
Sent: Wednesday, March 11, 2009 1:34 PM
To: Pace, Katia
Cc: Garcia, Peggy
Subject: RE: MU Text Amendment

Categories: Program/Policy

Katia,

SLC Public Utilities has no issues with the zoning requirements for private clubs and therefore no objection to any language changes that might be proposed.

Thank you,

Brad

Transportation

From: Walsh, Barry
Sent: Wednesday, March 11, 2009 1:59 PM
To: Pace, Katia
Cc: Young, Kevin; Smith, Craig; Stewart, Brad; Butcher, Larry
Subject: RE: MU Text Amendment

Categories: Program/Policy

March 11, 2009

Katia Pace, Planning

Re: MU text Amendment to Private Club in the MU Zone.

The division of transportation review comments and recommendations are as follows:

As long as city regulations for site development or conversions of an existing site are followed to provide the required vehicular and pedestrian, access and circulation, parking, and service areas on site. Then we have no issue with the type of development that is not designated as a conditional use in that zone. A development designated as a conditional use, will allow us to require a traffic impact study and possible impact mitigations to address issues in that area for that proposal that may impact the public transportation corridors or abutting properties.

PS. The State Legislature is removing the "Private Club" designation.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.
Craig Smith, Engineering
Brad Stewart, Public utilities
Larry Butcher, Permits
File

5.C Planning Commission Minutes

There are no minutes available yet – They will be available shortly.

8/24/09

No minutes available yet – available shortly 8/24/09

6. Open House Information

NOTICE OF AN OPEN HOUSE
SALT LAKE CITY PLANNING DIVISION

The intent of this Open House is to obtain public comments and input prior to any public hearings for the following items:

1. **Rocky Mountain Power, Northeast Substation at approximately 144 S 1100 E**—The Salt Lake City Planning Division is processing **Petition PLNSUB2008-00641**, a conditional use planned development for expansion of the existing Northeast Substation. The Planning Commission held an *issues only* hearing on January 14, 2009. Rocky Mountain Power has revised their proposed substation development plans in response to concerns brought out at the January 14th meeting. Rocky Mountain Power will present for public review revised substation development plans. The Planning Commission public hearing for the substation project will be scheduled at a later date and notice will be sent out two weeks prior to the meeting (Staff contact: Everett Joyce at 801-535-7930 or everett.joyce@slcgov.com). **A Presentation will begin at 4:45p.m. in Room 326.**
2. **Conservation District Public Workshop**—The purpose of the workshop is to introduce the concept of conservation district zoning overlays and to discuss how other communities have used them. Unlike other open house issues where citizens may obtain information anytime between 4:30 p.m. and 6:00 p.m., this workshop will begin with a **presentation in Room 126 at 4:30 p.m.** (Staff contact: Robin Zeigler at 801- 535-7758 or robin.zeigler@slcgov.com).
3. **Zoning Amendment** by the Salt Lake Exchange Accommodations located at approximately 1345 & 1355 South Foothill Blvd, requesting to amend the Community Business (CB) zoning district to permit a hotel as a conditional use (Staff contact: Kevin LoPiccolo at 801-535-6003 or kevin.lopiccolo@slcgov.com).
4. **PLNPCM2008-00742**—submitted by the Rescue Mission of Salt Lake to amend the definition of a homeless shelter so that the definition includes a shelter as a type of institutional use and to amend the table of permitted and conditional uses for the M-1 zoning district to include a homeless shelter as a conditional use (Staff contact: Nick Norris at 801-535-6173 or nick.norris@slcgov.com).
5. **Text Amendment Application**—a request for a Text Amendment to make Private Clubs a conditional use in the MU zoning district (Staff contact: Katia Pace at 801-535-6354 or katia.pace@slcgov.com).

You are invited to the public open house to be held:

Thursday, March 19, 2009

From 4:30 to 6:00 P.M.

FIRST FLOOR HALLWAY

**SALT LAKE CITY AND COUNTY BUILDING
451 SOUTH STATE STREET
SALT LAKE CITY, UTAH**

Since it is very difficult for us to inform all interested parties about these items, we would appreciate you discussing this matter with your neighbors and informing them of the meeting. *People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this meeting. Accommodations may include: alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the Planning Division at 535-7757; TDD 535-6220.*



Private Clubs

Mixed Use Zoning District

Fact Sheet

What's being proposed? Allow Private Clubs as a Conditional Use in the Mixed Use Zoning District.

What's a Private Club? In Salt Lake City, a private club is an establishment licensed by the State of Utah to sell beer with an alcohol content above or below 3.2% as well as wine and liquor, without having to sell food.

What's a Tavern? In Salt Lake City, a tavern is an establishment licensed by the State of Utah to sell beer that has an alcohol content of 3.2% or less without selling food.

Where is the Mixed Use Zoning District? Currently, the only area in the City that has Mixed Use zoning classification is in the West Capitol Hill Neighborhood, however, the zone may be appropriate in other areas of the City with similar development patterns and master plan policies.

What is a Conditional Use? Conditional uses are allowed uses in particular zoning districts unless appropriate conditions cannot be applied which would mitigate adverse impacts that may arise by introducing a conditional use on the particular site. Approval of a Conditional Use is by the Planning Commission.

How does this request relate to the City Council's existing study of whether to allow private clubs in the RMU zoning district? The City Council is currently looking at potential standards for allowing private clubs in the RMU Zoning District. It is feasible that the standards that are adopted for the RMU zoning district could be used for private clubs in the MU zone should the City Council adopt this proposal.

How do the new state laws relate to this proposal? At this point they do not. The State laws will not go into effect until July 1 2009. The requirement for memberships to Private Clubs will go away at that time. The term Private Clubs, where they are currently allowed and the types of business license that is required will be the same in Salt Lake City until the City changes the regulations through an official adoption process.

Will the City change its Alcohol Regulations in light of the State's changes? Salt Lake City is looking at amending its existing alcohol laws to be consistent with the state, to clarify the requirements and make the process of obtaining a license more efficient. This existing application is not part of the process to update the City's alcohol regulations. The City Attorney's Office and Planning Division have begun work to draft new regulations. It is proposed that the public input process to review the proposed regulations will begin in the late spring.

Why is this application being processed separately instead of being processed as part of the City's process to update the existing alcohol laws? The applicant has submitted the current complete application. The City has an obligation to review and process the request of the applicant in a timely manner.

What is the process? Public input is the first step in the process. After public input has been analyzed by the Planning Division, staff will schedule a public hearing with the Planning Commission. The Planning Commission makes a recommendation to the City Council which has the authority to decide whether to approve the request. No dates have yet been set for the Planning Commission public hearing.

Did the new State Laws change the Spacing Requirements relating to Alcohol Establishments? The state requires a 600 foot *pedestrian travel measurement* and a 200 foot *straight line measurement* between an alcohol establishment and a *community location*. A *community location* is defined as a place of worship, school, park, playground or library. The State Alcohol Beverage Control Commission can grant a variance to the 600 foot pedestrian spacing requirement from an alcohol establishment and a *community location*. They can also grant a variance from the 200 foot spacing requirement if it involves the spacing of the alcohol establishment from a library or park. However, the State Alcohol Beverage Control Commission cannot grant a variance to the 200 foot spacing requirement from an alcohol establishment and a school, place of worship or playground.

The City has similar spacing requirements from *community locations*. However, the City also requires a 660 foot lineal spacing between alcohol establishments in this Liquor District.

Does the Jam in Marmalade meet the spacing requirements? As a tavern there is not a spacing issue with the location of the Jam in the Marmalade and Warm Springs Park, because the tavern is legally non-complying and therefore has "grandfathered" rights to remain in that location. A private club would be a new use in the MU zoning district and therefore, would require that all spacing requirements for the State and the City be met.

Why can't the applicant just change the existing Tavern to a Private Club? Taverns are currently allowed as a conditional use in the MU zoning district. Private Clubs are not. If the City Council adopts an ordinance allowing Private Clubs in the MU zoning district, each private club must meet all of the applicable standards of the Zoning Ordinance. The tavern is considered legal non-complying and as such has "grandfather" rights to continue to operate at this location.

How can I comment and be notified of public hearings relating to the request to allow Private Clubs in the MU zoning district? Contact staff planner Katia Pace at 801-535-6354 or via e-mail at Katia.pace@slcgov.com and she will add you to the mailing list for notification of the public meetings.

How Can I comment on the project to amend the overall City Alcohol Regulations? Contact staff planner Lex Traughber at 801-535-6184 or via e-mail at Lex.Traughber@slcgov.com and he will add you to the mailing list for notification of the public meetings.

OPEN HOUSE ROLL
PRIVATE CLUBS ON THE MU ZONING DISTRICT
March 19, 2009

Please print clearly, as this information will be attached to the subsequent staff report. Thank you.

PRINT NAME <u>Sam + Rebecca Petersen</u> ADDRESS <u>353 W. Reed Ave</u> <u>Salt Lake City, UT. 84103</u> E-MAIL <u>samrpetersen@yahoo.com</u>	PRINT NAME _____ ADDRESS _____ _____ E-MAIL _____
PRINT NAME <u>Robert McLaughlin</u> ADDRESS <u>438 East Bryon Ave</u> <u>SLC, UT, 84115</u> E-MAIL <u>StoneGround@</u> <u>Comcast.net</u>	PRINT NAME _____ ADDRESS _____ _____ E-MAIL _____
PRINT NAME <u>Aday West</u> ADDRESS <u>329 W Reed</u> <u>SLC UT 84103</u> E-MAIL <u>adaywest93@gmail.com</u>	PRINT NAME _____ ADDRESS _____ _____ E-MAIL _____
PRINT NAME _____ ADDRESS _____ _____ E-MAIL _____	PRINT NAME _____ ADDRESS _____ _____ E-MAIL _____
PRINT NAME _____ ADDRESS _____ _____ E-MAIL _____	PRINT NAME _____ ADDRESS _____ _____ E-MAIL _____

OPEN HOUSE ROLL

PRIVATE CLUBS ON THE MU ZONING DISTRICT

March 19, 2009

Please print clearly, as this information will be attached to the subsequent staff report. Thank you.

PRINT NAME <u>Nephi Kennethmüller</u> ADDRESS <u>328 W 600 N</u> <u>SLC UT 84103</u> E-MAIL <u>Esther Hunter</u> <u>337 SO 114th E</u>	PRINT NAME _____ ADDRESS _____ _____ E-MAIL _____
PRINT NAME <u>SLC Esther Hunter</u> <u>Esther.hunter@btinternet.com</u> ADDRESS _____ _____ E-MAIL _____	PRINT NAME _____ ADDRESS _____ _____ E-MAIL _____
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**7. Public Comment received at or after the Planning
Commission public hearing**

Name: Abigail West
Address: 329 W Reed Ave
Phone: 801-359-8348

Comment: I am a mother of young children and provide child care for other families in the neighborhood. This "MU" neighborhood is actually made up of more homes and apartments than businesses. This is the only area in SLC that is MU zoning. So this ruling will only affect the families that live here, and I believe that person who lives in another part of the city should not have as much pull as the people who actually reside here. Families have and continue to move here to raise their children, not to have music booming in the background until 2am and not to have vandalism done to their property and the cities property.

I live two houses down and across the street from JAM during the time they have been open. They have only caused a nuisance. Their music is extremely loud all night long, loud enough that it shakes and rattles the windows of my home. I have reported complaints to the city but nothing was done about it. I have also kindly asked Brian Morris (one of the owners) on one specific occasion when he was walking down the street and I was outside at the same time (about 6pm) if he could turn the volume to the music down. Of course he didn't.

Another problem is their parking. They pack Reed ave (an extremely narrow street) Most of the homes do not have a driveway and must park on the street. But the patrons of Jam are very rude and inconsiderate to the all the surrounding home. I did notice that Jam put up a sign to ask them to not park on Reed. But their patrons have not respected that request. Jam only put up that sign as a front to the city. They obviously don't care about all the surrounding homes because they tried will all their powers and still trying to direct all of their traffic to Reed Ave. We ask them to block off their entrance to their establishment and parking on Reed Ave. and to direct their traffic to 300 West. They won't. I've even seen the owners of Jam park in front of the entrance on 300 West to their parking lot, blocking patrons from using that as an entrance or exit with their vehicles. Another example of how they say one thing but do another. They are trying to direct all traffic towards the homes.

I have also have one of their patrons who was parked on Reed Ave. crash into my of my garbage cans when they were out on our dump day (which is Friday). You think that will all these problems that the City has refused to take care of, that it would be smart idea to allow this un-responsible establishment to serve a stronger drink. You have got to be crazy. There is a reason in the first place that a private clubs were not allowed in this zoning. It's mainly families with young children!! It's Homes!! There are plenty of places where private clubs are allowed. They don't belong in the middle of many, many homes!!! Private clubs should go were they already belong and not here.

Please protect our city. Protect our neighborhood and protect our children. These type of establishments don't belong in this zoning. Don't punish the families. Don't punish the children. Every step of the way Jam has tried to side step every law or rule that the city had. This shows what we can expect them to try to do in the future. They didn't even know the rules they were suppose to abide by when they tried to open up their establishment. We the residence of the neighborhood had to force the city to force them to obey the laws and resulting in a fued. The owners of Jam are rude to the ones

that want them to abide by the rules. One of them even given me and my children the birdie finger as we went past them. MY CHILDREN!!!! Good grief do they not have any maturity. (to give a child the birdie finger, oh brother). I ask you to please consider what is REALLY the best for the future of SLC and the future of our neighborhood.

Sincerely

Abigail West

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Subject: Planning and Zoning Change
From: dhd@integra.net
Date: Wed, Aug 12, 2009 9:35 am
To: info@jamslc.com

DAVID HENSHAW DESIGN
784 NORTH 300 WEST
SALT LAKE CITY UTAH 84103
801-366-9600

August 11, 2009

Salt Lake Planning and Zoning Office

Dear Sir or Madam,

I would like to voice my support of the applicant, Jam in the Marmalade, LLC, in their pursuit of a request for a text change.

I believe a text change to include social clubs/private clubs in the MU Zone will help this outstanding business become a success and enhance the Marmalade District.

I would like to address five specific issues that make the determination for approval.

First of all, there is not an undue concentration of private club or class C beer establishments near the 300 West Reed Ave. location. This has already been determined by Salt Lake City.

Secondly, the property will have the main parking and roadway access from 300 West, which is a major roadway. As a corner business, the flow of pedestrian and vehicular traffic will be able to use two streets for access or egress. Therefore, it has even a better opportunity than a mid block property for traffic flows. In addition, I have offered my parking lot across the street for overflow parking needs. This will eliminate the cars from entering Reed Ave. during peak parking hours.

Third, the property location is not a high crime area. I have owned my private design business across the street for 10 years and have observed the two previous beer establishments located on the property. There has not been an undue burden of police control of illegal activities on the property from my observation. I also question how new business and owners can be held to such a requirement with no past history on which to assume that theirs would be an undue burden on policing activities. I suggest giving this new business an opportunity to show it can fit into the business community and prove it. So far Jam has been open for over 10 months without a single violation.

Fourth, this business will not create a nuisance to the community. There are many laws already in place that control the private club business establishments to ensure that they do not create a nuisance. Also, the fact that the property will be occupied and maintained by a vibrant business establishment is a much better situation than yet another abandoned building in our neighborhood with un-kept yards with weeds and graffiti on the walls.

Finally, this business cannot be assumed to adversely affect the health, safety and morals of the residents of the city before it has even had an opportunity to operate in our community to establish a past history. The applicants have put a lot of time, effort and money into improving the property. I am delighted to see someone take charge of this property and improve on it. The surrounding buildings are not being maintained and in a manner even close to the standards that the Jam in the Marmalade has set for itself. They have lifted the property values and safety of the area by making the property clean and attractive which will improve the perception of our neighborhood.

Sincerely,

David R. Henshaw

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Subject: License Change

From: Erik Strindberg <erik@utahjobjustice.com>

Date: Wed, Aug 12, 2009 10:27 am

To: info@jamslc.com

City Planning & Zoning - Brian Morris has asked that I write in support of Jam's efforts to get a change in zoning which would ultimately allow it to obtain a full liquor license. By way of background, I am a lawyer, and founder and shareholder in the firm Strindberg & Scholnick, LLC, whose offices are at 785 North 400 West, exactly one block west of Jam. We currently employ ten people. I also own a building at 422 North 300 West, which is about three blocks south of Jam. I, and other members of my firm, are fully supportive of any change which would allow Jam to upgrade from being a "tavern" or beer bar by being allowed to have a full liquor license. The reasons for this are several fold. First, this area needs thriving businesses and establishments. A walk along both 300 west and 400 west shows that many of the buildings formally occupied by businesses are now empty. The area cannot afford another closed and failed business. Second, one of the difficulties or disadvantages of having a business in this area is a lack of restaurants and bars to go to for lunch or drinks after work, and a lack of places to take clients and associates. Jam is the only place within walking distance that we can go to socialize after work or to meet someone to talk. It would be very discouraging if this one place were to disappear. Finally, this neighborhood is still in transition and the improvements and upgrades that Brian and the other owners have made to the building and site are significant and an asset to the community.

I hope that Jam is allowed to flourish and grow. If you have any questions or would like additional information feel free to contact me at the number below. ERIK STRINDBERG

--

PLEASE NOTE OUR NEW ADDRESS

Erik Strindberg
Strindberg & Scholnick, LLC
785 North 400 West
Salt Lake City, UT. 84103
tele: 801.359.4169, Ext. 2
fax: 801.359.4313

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Subject: Email to SLC Council

From: Michael Aaron <maaron@yahoo.com>

Date: Tue, Aug 11, 2009 6:40 pm

To: info@jamslc.com

Dear Council Members:

I am a Reed Avenue resident homeowner who lives a half block from Club Jam, 751 North 300 West.

Jam has been a wonderful asset to the community, transforming a blighted property that drew property values down and invited graffiti and other illicit activity into the neighborhood into a gem that bolsters and beautifies the neighborhood. It has become the heart and soul of West Capitol Hill, offering new artists a place to perform, large and small start-up nonprofits a place to hold fundraisers, and the neighborhood a place to socialize in an upscale, comfortable space.

In order to become financially viable, however, Jam needs to be able to serve a full range of alcohol. Patrons of the bar have been extremely patient as the owners have jumped through numerous hurdles to obtain a full liquor license. We know that, in order for this business to remain open, we must patronize it and help it through this difficult period.

It is nonsensical that, just down the street and in the same mix of business/residential neighbors, Faces is allowed to serve alcohol, yet Jam is not.

Patrons of Jam truly want it to succeed, and also want to have a full liquor selection. Those who would persistently throw roadblocks in the way of that will not only kill a business, but return the building to the blight it once was.

I urge you to change the zoning laws to allow a full-liquor bar such as Jam the ability to exist in its present location.

Respectfully,

Michael Aaron
244 West Reed Avenue
Salt Lake City UT 84103
801-856-5655 cell

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DAVE ROBERTSON

335 Reed Ave., Salt Lake City, UT 84103

12/20/2008

To Jam in the Marmalade:

This is a friendly letter to you of appreciation.

When you were in the planning stages, we, as a neighborhood, were very concerned that we would have increase crime activity as a direct result of a new bar opening on our street, That has not happened. We are grateful for the type of clientele that you bring in – respectful and quiet,

We were concerned that we would have fast traffic up and down our residential street. That has not happened either. There are some nights when you are packing people in that our street is packed with cars, but usually by that time we are all tucked in. I don't know any neighbor who has been lacking for a place to park in front of, or near their home.

You have taken a really poor looking building and turned it into a really beautiful facility. Diana and I enjoy coming down from time to time and having a beer and a visit. We appreciate being able to do that, and we plan to continue occasional patronage.

The few times that I have come down to complain about the bass from your sound system has been met with respect. I appreciate that no end! Last night when I came down, I felt badly that we had a bit of a tiff. Please liken my complaint to a car that pulls up along side you with a huge sound system, and all you hear is the heavy bass rhythm. That drives me nuts! What we hear from your bar is the same thing. Trying to even talk over that in our bedroom is a problem. But last night, you turned down the volume on the bass enough that we heard nothing. Thank you for that.

We'll be down to have a beer after we get home from the Holidays. Diana and I wish you a successful and Happy New Year



Dave Robertson

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Subject: Club Jam zoning text change
From: Jeffrey Larsen <beemer07@hotmail.com>
Date: Wed, Aug 12, 2009 12:33 am
To: info@jamslc.com

Hello, I live in the capitol hill area and I appreciate the business of Club Jam. I think it brings nightlife to the Marmalade Hill area we would otherwise never see without this establishment. This a high quality place that promotes other businesses to come here that I want to see in this area. I have seen the Marmalade Hill area detoriate over many years and just recently there has been growth and progress that is making it a better place for my neighbors and I to live. I believe Club Jam is a part of that progress. Thanks!

Jeffrey Larsen
beemer07@hotmail.com

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175 W 200 S Suite 3001
Salt Lake City, UT 84101

☎ P 355.3479
F 355.5020

www.equalityutah.org
info@equalityutah.org

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Our Vision

and just Utah

Our Mission

To secure equal rights and
protections for LGBT Utahns
and their families.



EQUALITYUTAH

August 11, 2009

Salt Lake City
Planning Commission
451 South State Street
Salt Lake City, Utah

To Whom It May Concern,

This letter is to request a minor text change to the zoning in the area surrounding Club Jam. Club Jam has served as an excellent location for several events sponsored by Equality Utah. Since it is in the north part of the city next to the 600 North exit of I-15, it is uniquely positioned to cater to our events targeted toward our supporters across Weber, Davis, and Salt Lake Counties. Our events there have been extraordinarily successful and we appreciate the support of Club Jam in making them such a success.

One limitation to Club Jam as a location for events is the club's inability to serve liquor. Many of our large donors prefer liquor to beer and have asked that we host events where liquor is served. We will continue to seek opportunities to support Club Jam and the economic life of the Marmalade area. However we are obligated to also meet the needs of our constituents. Adding social clubs to the zoning for the Marmalade area which includes Club Jam would allow us to meet the needs of our constituents and to continue supporting this local business.

Offering zoning for a tavern but not a social club has limited the potential of Club Jam as both a stimulant to the neighborhood's economy and as a resource for nonprofits such as Equality Utah. We ask that you remove this barrier and allow Club Jam to more fully contribute to the community.

Working for a fair and just Utah,

Will Carlson
Manager of Public Policy
Will@EqualityUtah.org



August 11, 2009

Salt Lake City Planning and Zoning Commission
451 S State St # 406
Salt Lake City, UT 84111-3102

To Whom It May Concern:

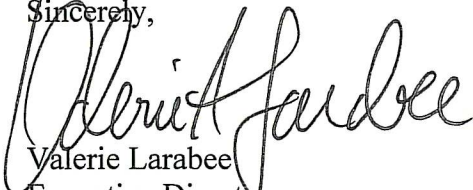
In the months since Jam opened its doors to the public, it has proven itself to be an asset to the lesbian, gay, bisexual, transgender, queer community.

Bars and clubs are often thought of only in the limiting capacity as a place to imbibe. To the LGBTQ population, neighborhood watering holes like Jam, often provide a safe, friendly and convenient access to community – the cornerstone for support and acceptance.

Jam's managers and owners have shown since the club's opening that building community is important to them. The club has played host to a wide range of events and special functions to a diverse list of patrons. Its size, design and location make it an excellent choice as a community meeting space.

The Utah Pride Center has used, and is currently contracted for future use, Jam's space and services for meetings and fundraisers. It is our hope that city planners will see the value in Jam's presence for the LGBTQ community – as well as its allies – and do all it can to ensure the club's continued survival.

Sincerely,



Valerie Larabee
Executive Director

To whom it may concern,

I'm writing to express my feelings of how much JAM has helped the development of the Marmalade District, the area, and also my business.

I'm a local realtor. I love to work and sell in great areas of SLC. (Avenues, Marmalade, Downtown, Rose Park, 9th & 9th, etc.) I'm a huge advocate for areas of the city that are changing and becoming something. When I discovered JAM I got so excited to bring my fun, young clientele into the area to show properties. A neighborhood bar is such a great addition to the Marmalade District! I work with mostly first-time home buyers and having JAM, a fun neighborhood bar, has been very helpful for me in getting good, respectable buyers interested in the area.

Of the last two years in my real estate career 85% of my total business has been in the Marmalade District and has really taken off especially this year. I love what this area is doing and I commend the part that JAM has played in getting more and more people interested in this part of the city. I even recently bought my own home in the area. I love being close to everything and less than 5 minutes from JAM!

I would love nothing more than to keep opening people's eyes to what amazing areas the Marmalade District and Rose Park are but I need the help of my surrounding businesses and friends to help appeal to good people. JAM has been a very reliable affiliate in helping me get people to discover what a fun, new area this is but has been disappointing to people that were hoping for a full bar at JAM.

JAM has made an awesome difference in my real estate business. My clients have really liked that they can buy a home in the area and have good people and great businesses around them. Without the help of JAM my business would not be the same, nor would I have bought my own home in the area! I love helping develop my favorite part of the city. It has a young, fresh, fun feeling. It's a great place to be so I hope all consideration is given when helping JAM become an even better and more versatile venue for the type of people that will only help this area develop faster and become the "new downtown" we're all hoping for!

Sincerely,

A handwritten signature in black ink, appearing to read 'Luke Mann', with a large, stylized initial 'L'.

Luke Mann – 801.928.0790
Keller-Williams Salt Lake City

August 11, 2009

Salt Lake City Planning and Zoning Division
400 South State Street
Salt Lake City, Utah 84114

RE: Zoning request on behalf of Club Jam

I am writing in support of a request by Club Jam located at 751 North 300 West for textual change in the zoning ordinance for the Marmalade District. I understand that making such a change will allow Jam to file for a conditional use permit that would allow them to sell a wider variety of beverages than the beer only situation they have had since their inception.

I am a frequent patron of Jam and from my perspective Club Jam has been a welcome addition to Salt Lake's nightlife and LGBT community. Not only is the style and décor of the club a step above most of Salt Lake's clubs and taverns, the management has made a notable effort to make a contribution to the local nightlife by sponsoring events and appearances that most clubs would not even consider. Fundraisers, art shows and live performances by local performers are just the beginning.

The beer only situation is an unsuitable limitation for Club Jam. I have witnessed out of town visitors walk out, puzzled that such a first class space does not offer a full range of club beverages. Further, there are a sizeable number of local clientele who choose not to patronize Club Jam because of its beer only status.

I urge you to make whatever zoning changes may be necessary to allow Club Jam to file for a conditional use permit. Many in the public would applaud such a decision.

Sincerely,

Scott Chaffin
492 East Truman Avenue
Salt Lake City, Utah 84115

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Subject: Letter of Support

From: Paul Heath <paulheathart@yahoo.com>

Date: Tue, Aug 11, 2009 11:47 am

To: info@jamslc.com

This email is to express my gratitude and support for JAM, as a growing club and community member of the north Salt Lake area. Recently they hosted my artwork for display and it was received warmly and with appreciation from patrons. I know they also help numerous local musicians with a venue to perform. Responsible establishments like JAM are an asset to the community and their request for expanded services should be granted.

Sincerely,
Paul Heath
local Salt Lake visual artist

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Subject: Re: PUBLIC MEETING FOR JAM - Wednesday, August 12th at 5:45pm
From: Marie Duffin <marclairetex@yahoo.com>
Date: Fri, Aug 07, 2009 4:21 pm
To: info@jamslc.com

Hi Brian - Here is my note to be included with the meeting taking place next Wednesday. Please continue to keep us all apprised of the meetings taking place; I will be at any of those that I can attend! I think Jam is fabulous, but don't make it out as much, specifically because I am allergic to wheat, and thus beer, so the change in zoning is of particular interest to me!

Thanks!

Marie

To Salt Lake City Planning and Zoning:

I am writing in full support of allowing the local club, Jam, the opportunity to file for a conditional use permit to allow Jam to sell products other than beer. I understand this requires a change in text, but know that Jam is an amazing business, with responsible owners, a classy, relaxed, and excellent atmosphere, and is a huge asset to the community at large. I believe that allowing for a full liquor license will more certainly ensure Jam's longevity, which is critical to myself and the many other patrons who have grown to love the club. I hope you will take this under serious consideration and recognize the asset that Jam is to the city of Salt Lake.

Thank you,

Marie Duffin
1133 East 300 South, Apt 5
Salt Lake City, UT 84102
(801) 231-0497

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Subject: I Support JAM

From: Scott Lundberg <accendo@gmail.com>

Date: Wed, Aug 12, 2009 7:20 am

To: info@jamslc.com

Greetings,

I am not able to attend the City Planning and Zoning meeting this evening, but I wanted to voice my support for a text change to allow for businesses like JAM to operate as private clubs in more of our city's neighborhoods. JAM is a beautiful, well-kept gathering place. Its owners and staff show strong community involvement and a desire to support the Marmalade District and the city at large.

In addition, I believe that the city should do all it can to foster and encourage local businesses to grow. Doing so provides jobs, better economic stability, and increased revenue for the city. A text change is a win-win situation for everyone and I urge the city to pass it as expeditiously as possible.

Thank you,

D. Scott Lundberg
55 S. 500 W APT 406
Salt Lake City, UT 84101

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Subject: Comment of Support from Matt Lundberg
From: "Lundberg, Matthew" <mlundberg@ebay.com>
Date: Wed, Aug 12, 2009 3:16 pm
To: <info@jamslc.com>

Hello,

My name is Matt Lundberg. I'm a young professional that shies away from the club scene, except when it comes to JAM. In the past I've avoided most SLC clubs because they're dirty, loud, and their patrons aren't as classy as the people attending JAM.

However, JAM offers a clean, well-decorated, intimate environment where diverse people (i.e. professionals, students, various ages, races & orientations) may meet for a coke, a beer, or even a tamale. I've met more people at JAM than any other SLC club because it's easy to carry on a conversation with its patrons. I also like the fact that JAM gets involved in community projects. Many of its customers follow suit as a result. Also, places like JAM gentrify and bring character to neighborhoods like the Marmalade district – something that area of SLC needs (and something which is already happening).

With that said, **Please change the zoning text to read "Taverns and PRIVATE CLUBS"** so that JAM may continue to operate as a great meeting place for all types of people.

Sincerely,

Matthew Lundberg

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Subject: concern

From: William Breadinzki <wbreadinzki@yahoo.com>

Date: Tue, Aug 11, 2009 10:54 pm

To: info@jamslc.com

To whom it may concern,

I am asking City Planning and Zoning to make a text change for the MU zone that JAM is located in. I would like the text to read "Taverns and PRIVATE CLUBS" right now the text reads "Taverns". Thanks for your understanding.

Sincerely,

William Breadinzki

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Subject: PLANNING COMMISSION MEETING

From: "slcdef1@peoplepc.com" <slcdef1@peoplepc.com>

Date: Tue, Aug 11, 2009 11:16 pm

To: info@JAMslc.com

AS I AM CONCERNED ABOUT THE DESIRE OF "JAM" TO CHANGE THE ZONING OF IT'S AREA TO ALLOW THEM TO GET PROCURMENT OF A LICQUOR LICENSE FOR THEIR BUSINESS, I WOULD LIKE TO DESCRIBE MY OPINION AS TO WHY THEY SHOULD BE ALLOWED ONE.

THIS IS "JAMS" WAY OF HELPING THE CITY OF SALT LAKE TO UPGRADE THIS AREA FOR MANY REASONS, IE. A SAFE WALKING DISTRICT, BRINGING A SUCCESSFUL BUSINESS TO THE AREA, AN ATTRACTIVE BUILDING, HONORABLE BUSINESS OWNER/OPERATORS WITH SUCCESSFUL GOALS IN MIND FOR THEIR BUSINESS, AND MANY OTHER REASONS WHICH INCLUDE THE BEAUTIFICATION AND SUCCESS OF THIS PART OF THE CITY.

WITHOUT THE GRANTING OF A LICQUOR LICENSE, IT MAY BE NEAR TO IMPOSSIBLE FOR THIS BUSINESS TO SURVIVE, AS MOST PROJECTIVE CLIENTS OF THIS BUSINESS ARE IN DESIRE OF HARD ALCOHOL RATHER THAN JUST BEER.

AS A CHILD MY FAMILY OF 11 CHILDREN CAME TO SALT LAKE FROM CLEARFIELD TO THE PARK @ CENTER STREET AND 300 WEST WITH THE FIXINGS FOR A FAMILY PICNIC. IT WAS A DESIRABLE AREA FOR A NICE LARGE FAMILY FOR GET-AWAY AMUSEMENT AND CHANGE OF SCENERY. IT HAS BEEN A LONG TIME SINCE THAT AREA SEEMED TO BE NICE FOR A FAMILY SETTING AS THE CITY HAS GONE FOR DOWNHILL IN THIS AREA. HAVING SUCCESSFUL BUSINESSES IN THIS AREA, I FEEL, WOULD DEFINITELY BRING THIS ATMOSPHERE BACK INTO EXISTANCE.

I HAVE WORKED IN NUMEROUS GAY ESTABLISHMENTS IN THE CITY SINCE 1983. I FIND THIS BUSINESS FAR EXCEEDS THE ATTRACTIVENOUS THAN OTHER GAY BUSINESSES. AFTER ALL WE ARE THE PEOPLE AND REQUEST THESE CHANGES BE MADE IN THE ZONING OF THIS AREA TO ALLOW THIS BUSINESS TO SURVIVE SUCCESSFULLY. THE OWNER/OPERATORS ARE QUITE EMOTIONAL ABOUT MAKING THEIR INVESTMENTS AND DREAMS COME TRUE. THEY HAVE MANY PLANS TO MAKE THIS REPUTIBLE BUSINESS WORK TOWARDS SUPPLYING ITS' CLIENTELL WITH AN ENJOYABLE PLACE TO COME TO FOR WHOLESOME GATHERINGS.

YOUR DIRECT CONSIDERATION ON THIS MATTER IS GREATLY APPRECIATED.

DALE FLINDERS
319 EAST 600 SOUTH #3
SALT LAKE CITY, UT 84111

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Subject: Private Club status

From: tmittchellnani@aol.com

Date: Tue, Jan 06, 2009 9:06 am

To: council.comments@slcgov.com

Cc: info@jamslc.com

City Council Members:

About two years ago, we forged a terrific relationship as I lead the application process for the **2007 Pride Festival, as its Festival Director**. We had quite an aggressive, new plan for the festival, and amongst other items, our application to the city included enhancing it's use of increased space at Washington Square, it's increased 3-day format, and the inclusion of the new *Diamond Room* for full bar service. The city, including the Mayor's Office, John Spencer (City Property Manager), Tom Trevino (SLVHD Supervisor), and particularly the State ABC offices via Tom Zdunich, and more, were most helpful, cooperative and great to work with towards a successful cultural event for the City (40K + in attendance).

Although a bit distinct, yet for your positive consideration just the same, I do throw my hat of support into the ring on a current issue being considered this evening. **I write in support of the petition of Andy's Place to be able to become a private club**. The residential mixed-use (R-MU) zone is an appropriate zoning category for a neighborhood bar to serve hard liquor.

I am excited that the residents of this neighborhood will have the option of walking to a pub instead of having to drive to a different establishment downtown. In fact, I support allowing other downtown zones to have private clubs in them, including the mixed-use (M-U) zone in the Marmalade, a continually budding residential and charming gem of a neighborhood in our city. As it takes on furthered enhancements itself with new restaurants and retail conveniences, other "adult refreshment" establishments (via private club designation) would benefit tremendously with your support of tonight's consideration. Thank you for taking a look at this, and hopefully your positive consideration.

terrymittchellnani

1700 eagle glenn circle, west bountiful, utah 84087
801.294.7800 (h) 801.694.9442 (c)

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Subject:

From: Charles Peterson <chuckyslc@hotmail.com>

Date: Mon, Jan 05, 2009 10:17 pm

To: <council.comments@slcgov.com>, <eric.jergensen@slcgov.com>

City Council Members:

I write in support of the petition of Andy's Place to be able to become a private club. The residential mixed-use (R-MU) zone is an appropriate zoning category for a neighborhood bar to serve hard liquor. I am excited that the residents of this neighborhood will have the option of walking to a pub instead of having to drive to a different establishment downtown. In fact, I support allowing other downtown zones to have private clubs in them, including the mixed-use (M-U) zone in the Marmalade.

Thank you for your consideration on this matter.

Best Regards,
Charles Peterson

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Web-Based Email

Version 4.13

New Features!
UPDATED 5/14/08

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Logged in as: info@jamslc.com

- Check Email
- Compose
- Address Book
- Cal

[Feedback](#)

Search...
 [Adv. Search](#)

- [Online Group Calendar](#)
- [Online File Folder](#)
- [Fax Thru Email](#)

Folders | **Saved Search**

Storage Usage: 43% [Upgrade](#) 100 MB

New Folder

- Inbox** (25)
- Bulk Mail
- Drafts
- Send Later
- Sent Items
- Trash [\[purge\]](#) (1)

INBOX > Message Detail

: to Folder

Entire thread

Subject: JAM

From: "Mr. Jesse Walker" <jesse@newcitymovement.com> (Add as Preferred Sender)

Date: Tue, Jun 03, 2008 7:06 pm

To: eric.jergensen@slcgov.com

Dear Eric Jergensen,

I am writing in support of the dance club JAM in Marmalade SLC. I understand there is a problem with the city approving their door location. Is there anything that can be done to work around this problem? Is it a major fire or code hazard that prevents the club from opening and making money on it's investment in the neighborhood?

If there's anything that can be done to speed up their opening, as a resident of Salt Lake City, I would support it. I love to see Marmalade becoming more urban and enhanced with entertainment options. Please consider this request at your upcoming city meeting regarding JAM.

Thank you,

Mr. Jesse Walker
 Designer, New City Movement
 [Web] <http://www.newcitymovement.com>
 [Email] email@newcitymovement.com
 [Phone] 8018659214
 458 Montague Ave.
 SLC, UT 84101

From: joseph garcia ()
To: mayor@slcgov.com
Date: Thursday, April 30, 2009 9:28:06 AM
Subject: re-Night Club

Hello Mr Becker

First of all, I would like to express my congratulations to you and your family on your candidacy. I also like to wish you all the best during your time as a Mayor for Salt Lake City.

I would to introduce myself. I am JOseph Garcia, I was your Newspaper Carrier for over 10 years at your residence in both places first at the house next to the old fire dept in Memory Grove and then at the late Snows house. I used to deliver your Newspaper while attending the U. It was during the time when you and your family got your dog Mocky (?).

The reason for my letter is to ask a great favor from you and your office. I have been going to a a bar/club at 750N and 300W called Jam. I t is a great place to go and get together with friends, talk and relax at the end of day. My friends Brian and Don own this place. This past weekend, speaking with them, they informed me that their budget is now down to nothing since the clientele that they had forecast coming to the bar has not been forth coming.

The reason for this low attendance, they say, is because your office has not issued them the Liquor License needed to supply their clients with the various alcohol beverages.

The bar is decorated in exquisite taste, very modern and the ambiance is very comfortable for your to sit enjoy a drink talk meet friends and acquaintances or simply enjoy a great music and dance if your heart desires.

Please don't let them go out of business.

Thank you for your attention and anything that you can do to help me in this matter.

Regards to you and your family.

JOseph Garcia
801-856-8137
paulistajoe@yahoo.com


PS. Pauline Peck from your office is a great lady. Please say hi to her for me.

Subject: JAM PUBLIC MEETING
From: Brian Benson <brianbenson@wirelessbeehive.com> (Add as Preferred Sender) 
Date: Tue, Aug 11, 2009 10:53 pm
To: "info@jamslc.com" <info@jamslc.com>

I can't attend the meeting, but I would support a change of the text to allow JAM to operate and serve their best interests and

Regards,

Brian Benson



Web-Based Email
Version 4.15

New Features!
UPDATED 07/16/05

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Logged in as: **info@jaminsc.com**

Check Email
Compose
Address Book
Cal

Feedback

Search... Adv. Search

Calendar ☐

Online File Folder ☐

Fax Thru Email ☐

Folders Saved Search

Unlimited Usage: 514MB

Inbox (512)

Bulk Mail

Drafts (7)

Templates

Send Later

Sent Items

Trash

flyers graphics ads

Hiring (3)

invoices

JAM email addresses

JAM vs City

masterbeats

pos system

tyler Stenson

Save Search Dallas sent you a message on Facebook...

From: Facebook <notification+akwnwsx@facebookmail.com> (Add as Preferred Sender)

Date: Wed, Aug 5, 2009, 6:24pm

To: Jam Sic <jaminsc@gmail.com>

Dallas sent you a message.

Re: SUPERSTAR KARAOKE AND SATURDAY'S VOYUER

"would love to but the beers killing me.please let me know when you will be serving alcohol. i love the club other than that!"

To reply to this message, follow the link below:
<http://www.facebook.com/n/?inbox/readmessage.php&t=1138237389228&mid=e42231G3e5db476G5e3c6eG0>

Find people from your Gmail address book on Facebook! Go to: <http://www.facebook.com/find-friends/?ref=email>

This message was intended for jaminsc@gmail.com Want to control which emails you receive from Facebook? Go to: <http://www.facebook.com/editaccount.php?notifications&md=bXNnO2Zyb209MTlxNjk0NzY0NDt0PTEzMzgyMzczODkyMig7q>
 Facebook's offices are located at 1601 S. California Ave., Palo Alto, CA 94304

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Coffey, Cheri

From: info@jamslc.com
Sent: Wednesday, August 12, 2009 6:34 PM
To: Coffey, Cheri
Subject: Fw: Text change

Categories: Other

Sent via BlackBerry from T-Mobile

From: "Garrett, Brittney"
Date: Wed, 12 Aug 2009 16:04:13 -0700
To: info@jamslc.com<info@jamslc.com>
Subject: Text change

Hey guys,

I hope this isn't too late... I wanted to show my support but I don't think I'll be able to make it to the meeting because I'll be at work till at least 6. Sorry wish I could be another body to support, but my words will have to do. ☺

To Whom It May Concern:

I support the text change that Jam is requesting. Jam is a great place created by wonderful people for a good reason. It's a place where friends of all kinds can get together and have a good time. It's a great place for the community; it gives many people different opportunities for many things. Example: Acoustic night is a great night for people to come and listen to some great local music and get to know the local musicians in our area. Please consider the request of the text change that Jam is asking for. I know many many people all over Salt Lake would appreciate every bit of it.

Sincerely,

Brittney Garrett
Brittney.Garrett@qcinc.com

"Every accomplishment starts with the decision to try."

FYI Re: Private Clubs in the Mixed use Zone

-----Original Message-----

From: info@jamslc.com [mailto:info@jamslc.com]
Sent: Wednesday, August 12, 2009 11:47 AM
To: Coffey, Cheri
Subject: Fw: Club Jam zoning text change

-----Original Message-----

From: Jeffrey Larsen
To: info@jamslc.com
Subject: Club Jam zoning text change
Sent: Aug 12, 2009 12:33 AM













Hello, I live in the capitol hill area and I appreciate the business of Club Jam. I think it brings nightlife to the Marmalade Hill area we would otherwise never see without this establishment. This a high quality place that promotes other businesses to come here that I want to see in this area. I have seen the Marmalade Hill area deteriorate over many years and just recently there has been growth and progress that is making it a better place for my neighbors and I to live. I believe Club Jam is a part of that progress. Thanks!

Jeffrey Larsen
beemer07@hotmail.com

Petition in SUPPORT of Jam in the Marmalade becoming a private club

Action petitioned for

We, the undersigned, are in support of Jam in the Marmalade, located at 751 North 300 West, becoming a Private Club and obtaining a liquor license. Without a liquor license we fear this business will revert to being a Tavern/Beer Bar creating a less desirable business and clientele in our up and coming neighborhood. A Private Club in our neighborhood would be a pleasant upgrade and help with the much needed re-development of the Marmalade district and our neighborhood.

Printed Name	Signature	Address	Comment	Date
Andrea Schwaner M+		650 N 300 W Apt 1 247 SLC UT 84103		4-1-08
Lindsay Larkin		650 N 300 W # 241054, UT 84103		4/1/08
Vanessa Hatch		650 N 300 W # 242		4-1-08
Lesay Rieger		650 N 300 W # 241		4-1-08
Maren Liu		650 N 300 W # 208		4-1-08
Melvin Thomas		650 N 300 W # 208		4-1-08
Rosmar Henderson		320 W 700 N.		4-1-08
Lynne Dickey		318 W. 700 N.	Great idea!	4/1/08
Kelly Farrow		316 W. 700 N.	YAY!!	4/1/08
Jan Lewis		314 W 700 N.	Great work	4/1/08
Heri Hatfield		122 N. Street #9		4/01/08
Amanda Habel		312 W. 700 N		4/1/08

Petition in SUPPORT of Jam in the Marmalade becoming a private club

Action petitioned for

We, the undersigned, are in support of Jam in the Marmalade, located at 751 North 300 West, becoming a Private Club and obtaining a liquor license. Without a liquor license we fear this business will revert to being a Tavern/Beer Bar creating a less desirable business and clientele in our up and coming neighborhood. A Private Club in our neighborhood would be a pleasant upgrade and help with the much needed re-development of the Marmalade district and our neighborhood.

Printed Name	Signature	Address	Comment	Date
MAN MERRILL		310 W 700 N	APPROVE	4/1/08
Steve Stone		310 W 700 N	Approve	4/1/08
Peter Meyer		312 W 700 N	Approve	4/3/08
Vanessa Meyer		013 N. 200 W	Approve	4/5/08
Kate Keese		613 N 200 W	Approve	4/5/08
DAVID JOHNSON		208 W. 600 NORTH	APPROVE	4/5/08
Tyler Kunz		208 W. 600 NORTH	APPROVE	4/5/08
Paul Campbell		372 CENTER ST	APPROVE	4/6/08
JOSH WILLIAMS		370 CENTER ST.	APPROVE!	4-6-08
LOREY ENRICHILD		502 N. Center St	Approve	4.7.08
Kerry Jensen		502 N. Center St	Approve whole-heartedly	4/7/08
Kip Bertagnole		7E. Dorchester DN	Approve	4/7/08

Petition in SUPPORT of Jam in the Marmalade becoming a private club

Action petitioned for

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Printed Name	Signature	Address	Comment	Date
ARNE D MONE		101 HAZEN RD SW	1 APPROVES 100%	4-08-08
SPRINGMAN		385 N. WALL		4-08-08
W-H LINDRY		390 WALL	In favor of	4-8-08
JOE PERKINS		271 WALL ST	IN FAVOR	4-8-08
JEN JARRELL		371 WALL ST	Great!	4-8-08
Esther Wood		363 WALL ST	In favor	4-8-08
KASIM MUMARI		248 WESTWOOD AVE		4/10/08
Jamie Nicklson		315 Fern Ave	In Favor	4/10/08
Bill McColeman		244 Fern Ave	Sounds good	4/10/08
Daniel Hedrick		260 W Fern Ave	Rock on!	4/10/08
Cara Dellorosso		260 N Fern Ave	Good ONE!!	4/10/08
Michael Aaron		844 REED AVE	looking forward to see the upscale place finally	4/10/08

Petition in SUPPORT of Jam in the Marmalade becoming a private club






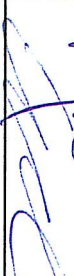


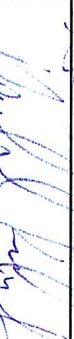



We, the undersigned, are in support of Jam in the Marmalade, located at 751 North 300 West, becoming a Private Club and obtaining a liquor license. Without a liquor license we fear this business will revert to being a Tavern/Beer Bar creating a less desirable business and clientele in our up and coming neighborhood. A Private Club in our neighborhood would be a pleasant upgrade and help with the much needed re-development of the Marmalade district and our neighborhood.

Printed Name	Signature	Address	Comment	Date
Toey Terry	<i>Toey Terry</i>	7 E Dorchester Dr.	Approve	4-7-08
Paul Reed	<i>Paul Reed</i>	8 E. Hillside #101	Approve	4/7/08
Steve Larson	<i>Steve Larson</i>	8 E Hillside #102	Approve	4/7/08
Lane Crislow	<i>Lane Crislow</i>	343 N. Center St. #14	Approve	4/9/08
Julio Hidalgo	<i>Julio Hidalgo</i>	343 N. Center St. #14 SW, UT 84103	Approve	4/9/08
Matthew Alessi	<i>Matthew Alessi</i>	249 Reed Ave SLc UT 84103	Approved -	4/9/08
Matthew Alessi	<i>Matthew Alessi</i>	250 Reed Ave SLc UT 84103	Approval	04/09/08
Matthew Alessi	<i>Matthew Alessi</i>	251 W. Reed Ave SLc UT	Approve	04/09/08
Elisa Alessi	<i>Elisa Alessi</i>	12410 South SLc 84103	Approve	4/10/08
Tavis Lindberg	<i>Tavis Lindberg</i>	124 W South SLc 84103	Approve	4/10/08
Anna Ferrara	<i>Anna Ferrara</i>	250 Reed Ave SLc UT 84103	Approve	4.10.08
Joel Strate	<i>Joel Strate</i>	650 N. 300 W # 132 UT	Approve	4-22-08

Petition in SUPPORT of Jam in the Marmalade becoming a private club

Action petitioned for

We, the undersigned, are in support of Jam in the Marmalade, located at 751 North 300 West, becoming a Private Club and obtaining a liquor license. Without a liquor license we fear this business will revert to being a Tavern/Beer Bar creating a less desirable business and clientele in our up and coming neighborhood. A Private Club in our neighborhood would be a pleasant upgrade and help with the much needed re-development of the Marmalade district and our neighborhood.

Printed Name	Signature	Address	Comment	Date
Michael A. Brennan		244 Reed Ave		4-9-08
Stiane Sim		244 Reed Avenue		4/9/08
Christian Alfred		244 Reed Ave		4/10/08
Sp Lunnparc		244 Reed Ave		4/10/08
Michael Neary		244 Reed Ave	Pleased to say God Yes!	10/1-08
Chris Divarae		247 W Reed Ave	We need this for the community	4/10/08
Gwendolyn Martin		245 Reed	We would appreciate an upscale establishment	4/10/08
Stan 3 ^{Conroy}		247 W Reed Ave	"	4/10/08
RACHEL KUIFT		239 W Reed Ave	YES YES YES!	4/10/08
LOUIS WILSON		215 Reed Ave		4/10/08
HEA FITZGERALD		247 Reed Ave	COMMERCIAL BUSINESSES PROMOTE THE NEIGHBORHOOD	4/10/08
Eliza H Skegsh		248 Reed Ave	There is yet a chance of Jam in the Marmalade	4/10/08

Petition in SUPPORT of Jam in the Marmalade becoming a private club



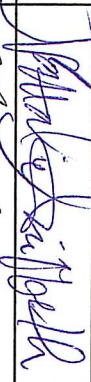






We, the undersigned, are in support of Jam in the Marmalade, located at 751 North 300 West, becoming a Private Club and obtaining a liquor license. Without a liquor license we fear this business will revert to being a Tavern/Beer Bar creating a less desirable business and clientele in our up and coming neighborhood. A Private Club in our neighborhood would be a pleasant upgrade and help with the much needed re-development of the Marmalade district and our neighborhood.

Printed Name	Signature	Address	Comment	Date
Mike Johnson		720 N Wall St Apt 2		4-7-08
Janae Johnson		720 N Wall St		4-7-08
Philip Morelli		2455 1300 W	Approve the Club!	4-8-08
Chris Jensen		2455 S 1300 W		4-8-08
Amy Noyes		319 Almond St		4/8/08
Weston Noyes		519 North 200 West	We Support this idea!	4/8/08
Justin		426 Wall St.	Improvements Welcome	4/8/08
Rason Mathis		426 W 200 St.	Let the good times roll.	4/8/08
Tom Johnson		430 N. Davis St.	11	4/8/08
Vania Gandi		424 Wall St.		4/8/08
Shane Larsen		3911 N Caldwell St.	Let's proceed for the opening	4/8/08
Tom C. ...		3911 W. A. St.	Can't wait! Let's make this the way!	4/9/08

4/8/08

Petition in SUPPORT of Jam in the Marmalade becoming a private club

Action petitioned for	We, the undersigned, are in support of Jam in the Marmalade, located at 751 North 300 West, becoming a Private Club and obtaining a liquor license. Without a liquor license we fear this business will revert to being a Tavern/Beer Bar creating a less desirable business and clientele in our up and coming neighborhood. A Private Club in our neighborhood would be a pleasant upgrade and help with the much needed re-development of the Marmalade district and our neighborhood.

Printed Name	Signature	Address	Comment	BUSINESS	Date
Jenny Vance		718N. 300 W.	Wilhelmina - Urban		4/8/08
Teg Stalls		718 N. 300 W	Wilhelmina - Urban		4/8/08
Natalie Critteth		718 N 300 W SEC, UT	Wilhelmina Urban		4/8/08
MARK HARVEY		361 N 300 W SEC, UT	UTAH PRIDE CENTER		4/8/08
Mason Pratt		361 N 300 W, SEC, UT	Marmalade Cafe		4/8/08
Gabrie Jackson		255 S. 400 W. SEC UT	Dignity Dog Resort		4/8/08
HARRETT SIMON		616 N 300 W SEC. UT	CHERON GAS STATION		4/9/08
Suzanne Dwyer		784 N 300 W SEC	DAD		4/9/08
GLEN MARCOLO		273 REED AVE			4/10/08

Petition in SUPPORT of Jam in the Marmalade becoming a private club

Action petitioned for

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Printed Name	Signature	Address	Comment	Date
Rowmccornick		534 N. Pogsley St.	OPRE BUSINESS BRINGS MORE VALUE	1 APR 08
Mike Earls		600 N. 300 W. #139		1 April 08
Danna Jackson		607 N. 300 W. #141		4-1-08
Alexandro Cervantes		650 N 300 W. 211		4-1-08
Melissa Smith		650 N 300 W #106		4-1-2008
Sally Howe		650 N 300 W #213		4-1-08
Jane Farnsworth		650 N. 300 W 214		4-1-08
Diane Adams		650 W 300 W #103		4/1/08
Mare Wasson		650 W 300 W #150		4/1/08
Kate Wasson		" "		4/1/08
Ann Marie Murray		" # 249		4/1/08
Martina Wilson		650 N. 300 W. #107		4/1/08

Petition in SUPPORT of Jam in the Marmalade becoming a private club

Action petitioned for

We, the undersigned, are in support of Jam in the Marmalade, located at 751 North 300 West, becoming a Private Club and obtaining a liquor license. Without a liquor license we fear this business will revert to being a Tavern/Beer Bar creating a less desirable business and clientele in our up and coming neighborhood. A Private Club in our neighborhood would be a pleasant upgrade and help with the much needed re-development of the Marmalade district and our neighborhood.

Printed Name	Signature	Address	Comment	Date
Shaun Lake	<i>Shaun Lake</i>	524 S. Douglas		5/2/08
Toshua Anderson	<i>Toshua Anderson</i>	550 S. 400 E.		5/2/08
Mike Clement	<i>Mike Clement</i>	4573 S 5440 West		5/21/08
Cheri's SUGRAN	<i>Cheri's SUGRAN</i>	4801 300 S 9210		5/21/08
JT Thorge	<i>JT Thorge</i>	48w 300 S SUC UTR		5/21/08
Michael Figgins	<i>Michael Figgins</i>	1406 miing A-SES ut 19105-		05/21/08
Darci KUNZ	<i>Darci KUNZ</i>	882 FOXWOOD DR #3206 N.S. UT 84021		5/21/08
William Anderson	<i>William Anderson</i>	1522 W 500 S SUC	Yes, Yes Yes	5/21/08
John Linkins	<i>John Linkins</i>	2641 Est sandiego CA 92102	Do it.	8-11-08
KRC ROBERTSON	<i>KRC ROBERTSON</i>	2289 Fisher Ln	Please do it.	8-11-09
Douglas J. JAMES	<i>Douglas J. JAMES</i>	2289 Fisher Ln.		8-11-09

Petition in SUPPORT of Jam in the Marmalade becoming a private club

Action petitioned for

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Printed Name	Signature	Address	Comment	Date
MARINA GOMBERG		1038 N 1300 W, SLC, UT 84116		5-21-08
BECKY HEYBORN		1038 N. 1300 W. SLC UT 84116		5-21-08
TANA WALTON		134 W. 300N. SLC, UT 84103		5-21-08
JAMIE HORTON		3714 S. MARKINCH WAY, SLC. UT 84115		5-21-08
LISA Mc GARRY		2606 Chalk Creek	Sandy, UT 84093	5-21-08
ANTI SMITH		2448 S. Seaview Dr	SLC UT 84108	5-21-08
Leony Cunningham		2943 East Webster	SLC COAH 84108	5-21-08
Morgan Mae		410 N. Wall St	SLC, UT 84103	5-21-08
JAN ANDERSON		105. 1300 E.		5/21/08
Shawn Rhodes		524 S Douglas	SLC UT 84102	5/21/08
Ben Olson		370 W. 300N. #8	SLC, UT 84103	5/11/08

Petition in SUPPORT of Jam in the Marmalade becoming a private club

Action petitioned for

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Printed Name	Signature	Address	Comment	Date
JASON STUCKI		222 NORTH 200 WEST	IT'S NICE TO SEE SOMEONE IMPROVE OUR NEIGHBORHOOD.	4/10/08
John Lollwister		705 North 200 West	Makes our neighborhood more appealing to new buyers	4/10/08
BRIN RUTENFR		215 WEST 700 NORTH	Wither her!	4/10/08
Pablo Gofay		215 West 700 North		4/10/08
Kithy Pope		232 W 750 N		
Cory Gonzalez		232 W 700 N	great to see improvements	4/10/08
Mary Browne		649 N. 200 W.		4/10/08
Fred Hayward		222 W 700 N #1		4/10/08
Derek Jones		514 N. Main Street	Great to see the place.	4/10/08
Paul Ann		514 N Main Street	Great place	4/10/08
ANDREW CLOW		4585 EDLEWILD RD		8/11/08
Spencer Ramsey		1774 Carved Lily Sandy	IT IS HAS BEEN A GREAT Job and Internship	8/11/08

Petition in SUPPORT of Jam in the Marmalade becoming a private club

Action petitioned for: We, the undersigned, are in support of Jam in the Marmalade, located at 751 North 300 West, becoming a Private Club and obtaining a liquor license. Without a liquor license we fear this business will revert to being a Tavern/Beer Bar creating a less desirable business and clientele in our up and coming neighborhood. A Private Club in our neighborhood would be a pleasant upgrade and help with the much needed re-development of the Marmalade district and our neighborhood.

Printed Name	Signature	Address	Comment	Date
Valerie Larabee		560 N. 200 W. SLC UT	I fully support this!	April 25
Mile Fite		241 N. Vine St #1207E SLC	I support this	10 April
Jason Farr		1334 Dale Street, SDCIA #2102	I support this	Aug 10, 09
TEREMY LUK		1336 WOODLAND AVE #6 SLC 84106	Speak for Cause	8-10-09
BRAND UNDERWOOD		980 E 100 S HTS SLC UT 84102	1 Beverage in HTS	8.11.09
JEFFREY MELVIN		1532 Dupont Ave SLC UT 84102	Yes - I support	8-11-09
Jared Burrell		10 Hill St NEVADA	"	8-11-09
Antonio Chacon		851 Hayes St SLC 84112	Lead it!	8/11/09
Jaramiah Mays		708 N. 300 W.	Love the community	8/11/09
Kevin Nollen		same ↑	Build IT	8/11/09
TODD CROFTS		751 N. 300 W 84103	" "	8-11-09
Jim Nester		3049 N. Doe Rd SLC UT 84143	HELP US	8-1-09

SALT LAKE'S HOTTEST SMOKE-FREE NIGHTCLUB

JAM

751 North 300 West
NOW OPEN
IN THE MARMALADE DISTRICT
Tuesday - Saturday @ 5:00 PM

August 12, 2009

Salt Lake City Corporation
Planning and Zoning Division
451 South State Street
Salt Lake City Utah, 84111

Dear Committee,

The requested text change to allow private clubs in the MU zone is extremely important for the future of JAM in the Marmalade. The mixed use text change would allow JAM to meet the needs of its already established patrons, who demand a product other than beer such as wine and spirits.

JAM has been a vital part in the community's revitalization and has continued to be an important business by inspiring change within the Marmalade District and Downtown. The company believes that this transformation is necessary for the Marmalade District to grow and continue to thrive. JAM has been the first of many companies to help with the renewal of the district. As you will see within the enclosed packet photos of the renovation showing JAM has followed the cities vision and strategic plan. Not only has the business created a more desirable destination but it has kept the cities overall vision of a walk-able green city. Drought tolerant plants have been used within the landscape and many of the supplies within the remodel were recycled and green products. See photos attached.

Through this revitalization JAM has been able to help introduce a diverse residential population as well as commuters into the area. The club brings many patrons who appreciate the growth and renewal of the Marmalade district. JAM believes that this enhancement will transpire into a more walk-able community creating a friendlier image and atmosphere for the neighborhood. See photos attached.

JAM has been open for the last ten months without a single incident or alcohol related violation. We have been outstanding neighbors in the community. We have gone above and beyond normal business practices by asking our patrons to respect our neighbors by not parking on neighboring streets and keeping noise to a minimum while arriving and leaving the premises. JAM has also hosted numerous community fundraisers and supported struggling artists by providing them a place to display their work.

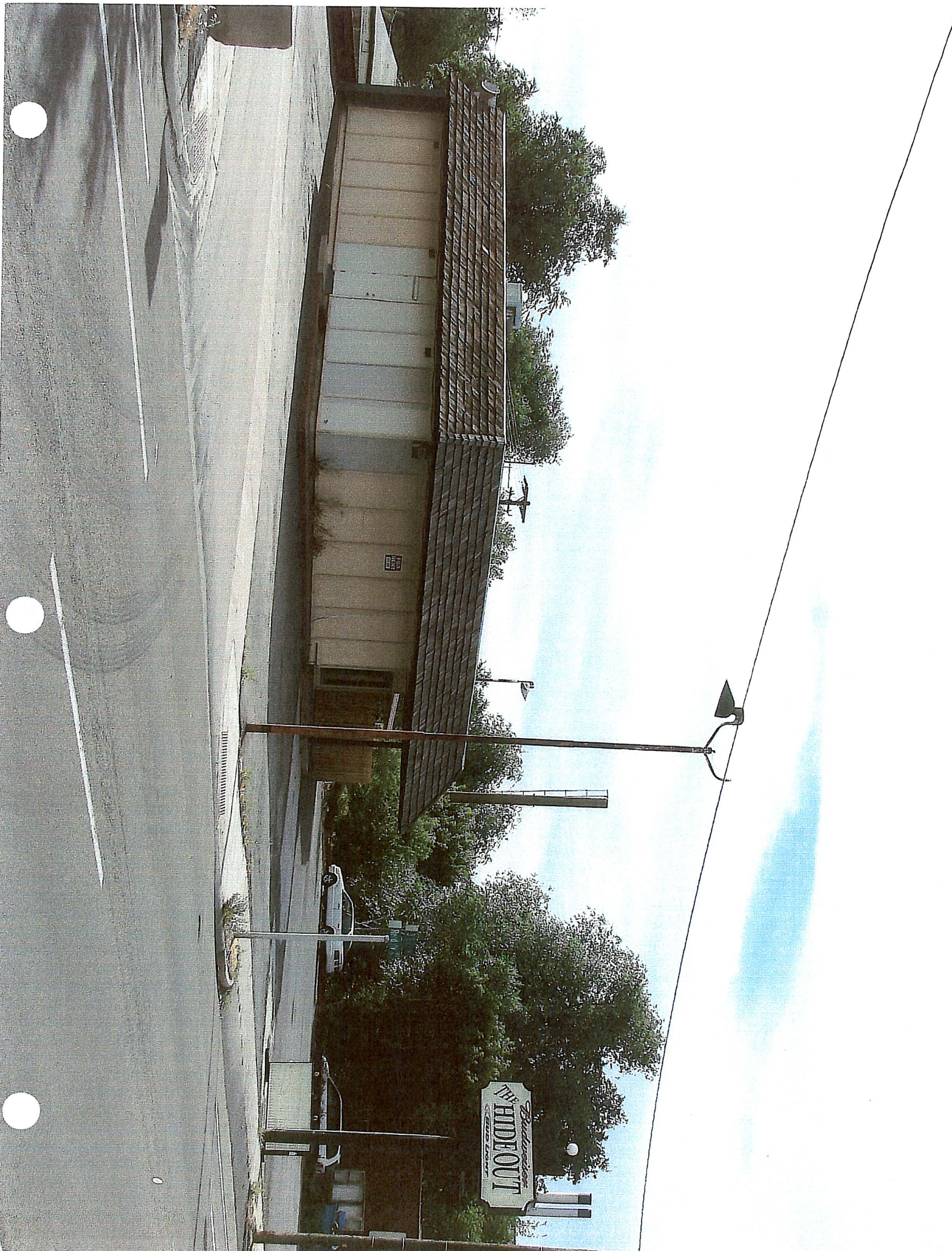
As you already know many people in the community support the text change for JAM. As shown in your report over 100 signatures have been collected supporting JAM and the text change. See petition attached.

Also enclosed in the packet you will find a letter from the Planning and Zoning Commission which was dated on February 21st 2007 stating that the planning commission did not foresee any concerns over the request to allow private clubs in the Mixed Use District. You will also find a letter in the packet from Detective Jeff Johnson of the Salt Lake Police Department stating that "The Police Department does not believe that there would be undue burden in policing this applicant" "The Police Department does not believe that the applicant business would be a nuisance to the community." "These opinions are based on the previous histories of the address and lounge between 1995 to present."

In closing I believe a text change is important for the future of JAM, making it possible to remain open in a competitive market and possible for JAM's patrons to be able to enjoy their legal beverage of choice.

Sincerely,

Robert McCarthy, Partner
JAM in the Marmalade LLC



THE HIDEOUT
Bull Mountain

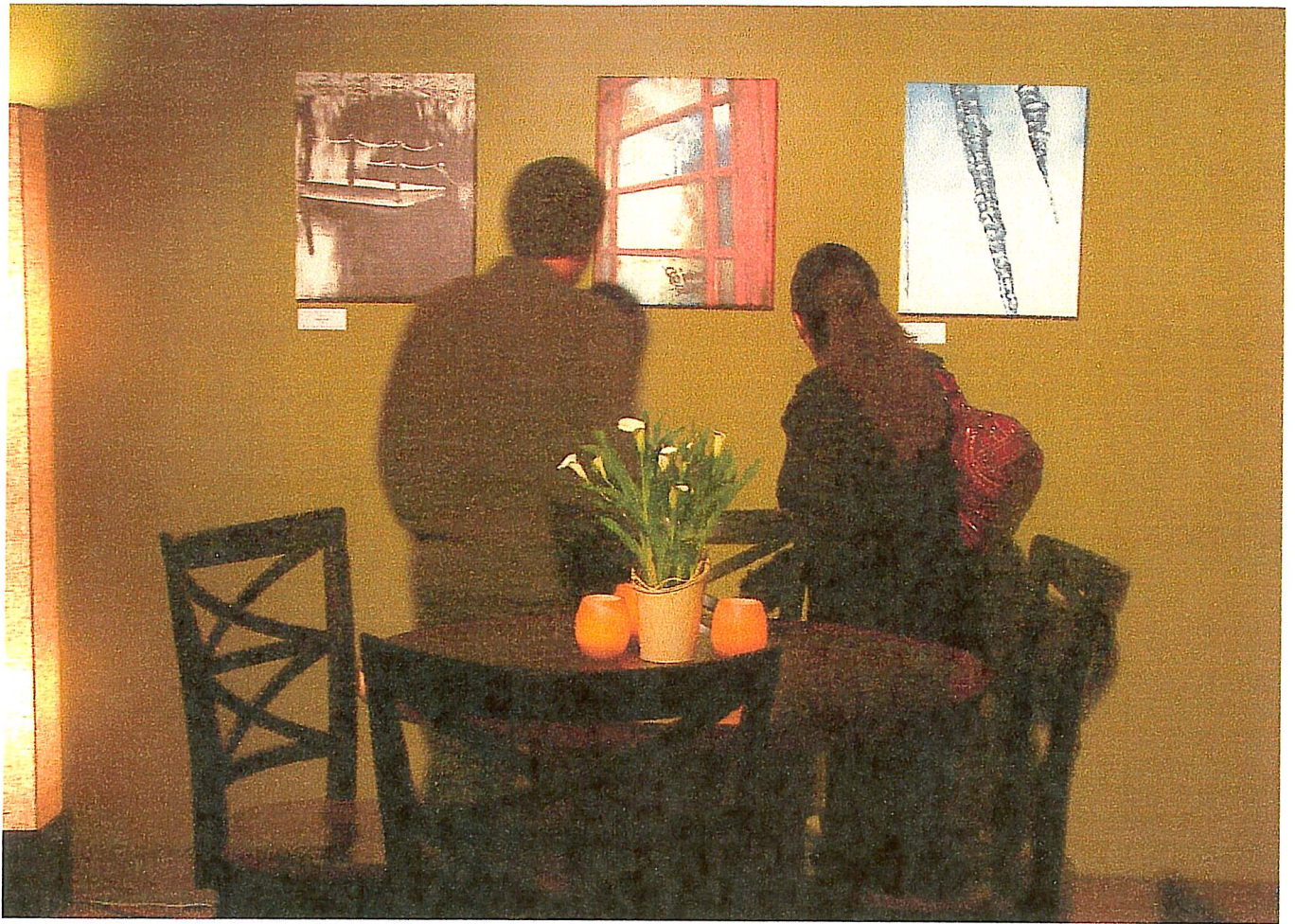
1000













dav.d
photography





Janice Lew
Salt Lake City Corporation
Planning and Zoning Division
451 South State Street
Salt Lake City, Utah 84111

Dear Janice,

Thank you for meeting with us regarding the licensing change for the property located at 751 North 300 West. Although our conversation was not as we had expected, it was a pleasure to meet you.

At your request, I am sending this letter to detail our understanding of our current licensing dilemma. It is our hope that you and/or your "superior" will help us complete the licensing change as we were led to believe was a mere paperwork process. About a year and a half ago, I was working to locate property in the North 300 West area for my clients, Tony and Sherry Vina. They had been working on another project with the Redevelopment Agency (RDA) and it was mentioned to them that a "Cheers-like" private club would be interesting in this area; due to the demographics expected in a project the RDA was involved in that 300 West corridor. We specifically searched the area for a property that would be suitable for a private club.

We were introduced to the Cedar Lounge, and it seemed to match the basic criteria. I prepared an offer to purchase the property on behalf of the Vinas. The Seller accepted the offer. Included in the offer was a period of due diligence in which the Vinas could verify the suitability of the property for their intended purposes. They spent money on inspections, contractors remodeling estimates, etc., and everything was acceptable to them. The last detail of diligence was the issue of zoning and licensing. Because the previous owner was elderly, the Cedar had been operated only intermittently over the previous 9 to 12 months. We need to verify that the current licenses were still valid, and that we could re-license as a private lounge when the necessary renovations had been made.

We went to the Salt Lake City offices for the necessary approvals. We first talked to Alan Hardman in the Permits Department. He researched the property and told us that it was still within the time limits and the current use was intact. We explained the intentions for a private club license and the plans for a neighborhood-type club. He looked through some more papers and told us that the private club ordinances and "beer bar" licenses had been combined in that zoning (evidenced by the term "Lounge" in the ordinance title), and that the change would require only additional license applications, etc. He also kindly offered to "point us in the right direction" when we were ready. He was very helpful. He then directed us to your office on the fourth floor for further verification of the current use being valid because, as I said earlier, the Cedar had been operated with sporadic hours per day/week due to the declining health of the previous owner. I was quite certain that Alan directed us to a particular person in the Planning Department, but I do not have in my notes a specific name. He may have just sent us to the "Planner of the Day".

The gentlemen we spoke with was also very helpful. He also checked the property address and zoning. There was some question about the property being in a hillside or historic area. Apparently there are additional restrictions, which end on the east side of 300 West. This property is on the west side of the street. That clarification being made, he agreed with Alan that the current use was intact and all that was needed for the private club was the different license. We assumed that meant additional fees, paperwork, time, and possibly some additional regulations. But, it certainly was not a question of 'if', but 'what hoops to jump through'. Before leaving, we again visited Alan and told him that we would be looking for him when we were ready. He agreed.

Last week the Vinas called me and said that they were ready. We met again at the City Offices, and went directly to Alan. He seemed to vaguely remember our previous conversation, and again researched the property. He again confirmed that he believed all that was necessary was a "license change" and pointed across the hall. He then told us that we needed to start on the Fourth Floor in the Planning Office. That is when we met you. Hopefully, you can see why we were confused when you said that there was a conflict in the 'allowed uses'. The other two gentlemen we had spoken with felt that the private club use had been combined with the "beer bar". You apparently had a different interpretation.

The Vinas, relying on information received from Salt Lake City, have invested a lot of money and time on this property and are now ready to complete the plan of converting their license to a private club license. The new license would give them a little more control over their clientele, and any impact on the neighborhood should be positive for that reason. By making a "Members Only" establishment, should also make the Cedar more like the "Cheers-type" neighborhood club, which was the original intent.

Janice, you asked that I write this letter to you so that you could speak to your "superior" about the situation in hopes of finding a friendly resolution. I appreciate the offer, and would very much appreciate your help. I don't feel that the differing of interpretations by City personnel should be at the expense of someone that diligently investigated a property before buying it. I hope that you, and the Officials in charge agree and we can proceed with the licensing requirements.

Please let me know how I can help. I can be reached most anytime at (801) 598-2277.

Sincerely,

Dave Frederickson CRS, GRI, CSP
Associate Broker
RE/MAX Associates

Cc Tony and Sherry Vina

GEORGE G. SHAW, AICP
PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

CHERI COFFEY, AICP
DEPUTY PLANNING DIRECTOR

SALT LAKE CITY CORPORATION

DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON
MAYOR

A. LOUIS ZUNGUZE
COMMUNITY DEVELOPMENT DIRECTOR

February 21, 2007

Tony Vina
Vina Distributing
351 West 400 South
Salt Lake City, Utah 84101

Dear Mr. Vina:

On February 14, 2007, Staff asked the Planning Commission if they foresaw any concerns or could identify any issues that would prohibit an applicant from pursuing a text amendment to allow private clubs in the MU Zoning District? Staff explained to the Commission that taverns and clubs are a conditional use within the MU zone, but private clubs were not a listed use within the district. The Planning Commission did not have any concerns over the proposed request. Your request to allow a private club in the Mixed Use District will require a text amendment to the Salt Lake City Zoning Ordinance.

If you would like to pursue a text change to conditionally allow private clubs in the MU zone, I have included an application for a zone change that will enable you to process the request to the Planning Commission and City Council.

If you have any questions, please give me a call at 535-6003.

Sincerely,



Kevin LoPiccolo
Program Manager

From: Johnson, Jeff
Sent: Wednesday, June 11, 2008 1:34 PM
To: Lucas, Robert
Subject: RE: Revised Letter

Categories: Confidential

The police department received and recommended approval for an application for a class C beer license for the business JAM at 308 W Reed Ave. The police department does not know of any reasons that the license should not be granted.

The police department does not believe that there would be undue burden in policing this applicant.

The police department does not believe that the applicant business would be a nuisance to the community.

These opinions are based on previous histories of the address and lounge between 1995 to present.

From: Lucas, Robert
Sent: Wednesday, June 11, 2008 11:53 AM
To: Johnson, Jeff
Subject: Revised Letter
Importance: High

Memorandum

May 30, 2008

To: **Detective Jeff Johnson**
 Salt Lake City Police Department

Subject: **Jam in the Marmalade**
 Owners: Robert McCarthy and Brian Morris
 308 W. Reed Avenue
 License ID: 2007-0943

Mr. Johnson,

The Business Licensing Division has scheduled a hearing for the Jam in the Marmalade ("Jam") as indicated above. This Division understands that the Police Department, for at least 5 months, has been aware of the establishment's pending license. Accordingly, I understand that the Police Department has offered no objections insofar as to the issuance of a business license, a Class C Beer, to the Jam. This e-mail serves to formalize your recommendation for purposes of submitting this information before the hearing officer prior to the scheduled date of the hearing.

With respect to subsection C of 6.08.120, the Police Department's recommendation is sought with regard to the following:

1. Whether the issuance of the license shall create an undue burden in controlling and policing illegal activities in the vicinity;
2. Whether the issuance of the license shall create a nuisance to the community.

Please respond to the above at your earliest convenience.

Respectfully,

Robert Lucas

Robert Lucas
Administrator, Business Licensing

From: Johnson, Jeff
Sent: Friday, May 30, 2008 4:34 PM
To: Lucas, Robert
Subject: RE: Jam - Chronolgy (Creswell)

Robert, I have received and approved the application for JAM, a class C beer license. The police department has no reason to recommend the denial of the license.

From: Lucas, Robert
Sent: Friday, May 30, 2008 11:49 AM
To: Johnson, Jeff
Subject: FW: Jam - Chronolgy (Creswell)

Jeff,

This is an FYI. You are named in this chronology so you should know what's happening.

3/28/09

Neighborhood bars

Proposed regulations are reasonable

No Breathalyzers. No rent-a-cops. No security cameras panning the sidewalks. No 6-foot walls or early closing times or prohibitions on admission lines. Nothing to distinguish neighborhood bars in Salt Lake City from neighborhood bars anywhere else in the country. And that's a good thing.

The long list of restrictions that the City Council was considering for full-service bars in the capital city's residential mixed-use zones has been purged of outrageous suggestions, and pared to a reasonable few. It appears the council will stick to the basics and regulate bars like any other business that pays taxes, creates jobs and sells legal products.

That means the city would rely on protective measures like noise controls, landscaping shields, size limitations, outdoor smoking prohibitions and requirements to clean graffiti and huddle with members of the community to resolve complaints. Those are reasonable regulations that protect residents and nearby businesses without placing onerous restrictions on bars, which, when properly operated, can add to the character and fabric of neighborhoods by giving adults a place to gather and socialize.

A request to serve liquor at Andy's Place, a beer-only tavern at 479 E. 300 South, prompted the council to redraft the regulations for conditional uses and allow full-service bars in the Central City RMU zone. But the new rules, if approved, would also apply to six other RMU zones in other neighborhoods, and could serve as a template for regulating bars in other mixed-use zones when conditional-use requests are received.

A group of residents who oppose a similar request from a bar in the Marmalade neighborhood issued strident objections and dire warnings about underage drinking and drunken driving, but common sense prevailed at a public hearing last week.

Serving wine and spirits in addition to beer won't cause more problems, because alcohol is alcohol. Patrons should be allowed to enjoy their legal beverage of choice.

Neighborhood bars won't result in increased incidents of drunken driving. In fact, by enabling customers to walk to their homes, they could reduce them.

And the presence of bars in neighborhoods can't possibly increase underage drinking. You must be 21 years of age to enter a bar.

Now, the proposed amendments will be sent to the city attorney for a thorough vetting before a final vote by the council, perhaps by the end of next month. Hopefully, common sense will continue to carry the day.

8. Original Petition



Zoning Amendment

OFFICE USE ONLY
 Petition No. PLN PCM 2009-00045
 Date Received: 1/14/09
 Reviewed By: Thomas Irwin

- Amend the text of the Zoning Ordinance by amending Section:
- Amend the Zoning Map by reclassifying the above property from a zone to a zone. (ATTACH MAP OR LEGAL DESCRIPTION)

SALT LAKE CITY PLANNING

Address of Subject Property: ~~751 N 300 W~~ 308 West Reed

Name of Applicant: Robert McNaughty Phone: (801) 598-2236

Address of Applicant: 438 EAST BIRMAN AVE SIC UT 84115

E-mail Address of Applicant: StoneGround@Comcast.net Cell/Fax: Same

Applicant's Interest in Subject Property: Tenant

Name of Property Owner: Vina Investment Phone: 801 674-8880

E-mail Address of Property Owner: N/A Cell/Fax: Same

County Tax ("Sidwell #"): 08-25-451-009-0000 Zoning: MU

Legal Description (if different than tax parcel number):

Existing Property Use	Proposed Property Use

- Please include with the application:
1. A statement of the text amendment or map amendment describing the purpose for the amendment and the exact language, boundaries and zoning district.
 2. A complete description of the proposed use of the property where appropriate.
 3. Reasons why the present zoning may not be appropriate for the area.
 4. Printed address labels for all property owners within 450 feet of the subject property. The address and Sidwell number of each property owner must be typed or clearly printed on gummed mailing label. Please include yourself and the appropriate Community Council Chair(s). Address labels are available at the address listed below. The cost of first class postage for each address is due at time of application. Please do not provide postage stamps.
 5. Legal description of the property.
 6. Six (6) copies of site plans drawn to scale and one (1) 11 x 17 inch reduced copy of each plan and elevation drawing.
 7. If applicable, a signed, notarized statement of consent from property owner authorizing applicant to act as agent
 8. Filing fee of \$885.92, plus \$110.74 for each acre over one acre and the cost of first class postage is due at time of application.

Applications must be reviewed prior to submission. Please call 535-7700 for an appointment to review your application.

Notice: Additional information may be required by the project planner to ensure adequate information is provided for staff analysis.
 All information submitted as part of the application may be copied and made public including professional architectural or engineering drawings which will be made available to decision makers, public and any interested party.

RECEIVED
 JAN 14 2009
 BY: [Signature]

County tax parcel ("Sidwell") maps and names
of property owners are available at:

Salt Lake County Recorder
2001 South State Street, Room N1600
Salt Lake City, UT 84190-1051
Telephone: (801) 468-3391

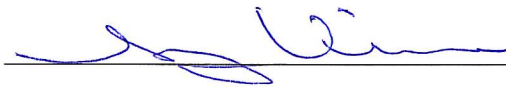
File the complete application at:

Salt Lake City Buzz Center
451 South State Street, Room 215,
Salt Lake City, UT 84111

Signature of Property Owner
Or authorized agent


A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

This is a statement of consent from, Vina Investment Partnership, property owner of 751 North 300 West Salt Lake City Utah, to authorize Robert McCarthy, the applicant, to act as agent in amending the text of the Zoning Ordinance.



Date 1-9-09

Property Owner: Vina Investment Partnership



Date 1-9-09

Notary



AVTDI 08-25-451-009-0000	DIST 01M	TOTAL ACRES	0.25	
VINA INVESTMENT PARTNERSHIP	TAX CLASS	UPDATE	REAL ESTATE	81700
		LEGAL	BUILDINGS	0
% VINA DISTRIBUTING		PRINT P	TOTAL VALUE	81700

351 W 400 S

SALT LAKE CITY UT

84101170751 EDIT 1

FACTOR BYPASS

LOC: 751 N 300 W

EDIT 0 BOOK 8945 PAGE 4666 DATE 02/17/2004

SUB: UNKNOWN

TYPE UNKN PLAT

01/07/2009 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY

COM AT NE COR LOT 7 BLK 151 PLAT A SLC SUR S 30 FT W 100 FT
S 114.375 FT W 48.5 FT N 4.75 RDS W 1 RD N 4 RDS E 10 RDS TO
BEG. 8174-0449 8611-7393

PFKEYS: 1=RXPH 2=VTOP 4=VTAU 6=NEXT 7=RTRN VTAS 8=RXMU 10=RXBK 11=RXPN 12=PREV

WILFORD H. SOMMERKORN
PLANNING DIRECTOR

PATRICIA COMARELL
ASSISTANT PLANNING DIRECTOR

SALT LAKE CITY CORPORATION

DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING DIVISION

RALPH BECKER
MAYOR

FRANK B. GRAY
COMMUNITY AND ECONOMIC
DEVELOPMENT DIRECTOR

March 6, 2009

Robert McCarthy
438 East Brian Avenue
Salt Lake City, Utah, 84115

Re: Application PLNPCM2009-00045 - Proposed Text Amendment to include Private Clubs in the MU zoning district as a conditional use.

Dear Mr. McCarthy:

This letter is to inform you of the status of your request to include Private Clubs in the Table of Permitted and Conditional Uses for the MU (Mixed Use) zoning district as a Conditional Use. The Planning Division is processing your request by scheduling an Open House for March 19, 2009 to inform the public and receive public comments regarding this Text Amendment.

At this time I would like to reiterate that there is a spacing issue. The City has a regulation that requires six hundred and sixty feet (660') spacing between alcohol establishments (see Section 6.08.120.A.b.) Currently, there is another establishment, "Faces", located at 659 North 300 West Street that is six hundred and twenty two feet (622') from the "Jam in the Marmalade."

This spacing requirement will be a problem if you change the land use you now have, a Tavern, to a Private Club which is a different land use. The concern is that if your text amendment request is approved, your ultimate goal of having the "Jam in the Marmalade" become a Private Club would be denied because of this spacing issue. Changing the spacing requirement is not part of the application (PLNPCM2009-00045) the Planning Division is processing now because the spacing issue is not a regulation in the Zoning Ordinance, but rather in Chapter 6 – Alcoholic Beverages of the Salt Lake City Code. Both the Zoning Ordinance and a change to the spacing regulation in the Alcoholic Beverages code would be required in order for the "Jam in the Marmalade" to be eligible for Private Club status.

Another point to remember is that if your request to change the Zoning Ordinance to allow Private Clubs as a Conditional Use is approved, you will then be required to submit another application requesting a Conditional Use for the "Jam in the Marmalade" to become a Private Club.

In conclusion, please be aware that there are many changes being proposed at this time by the State Legislature and the City Council that might have substantial impacts to your project.

Feel free to contact me for further assistance on this matter either at (801) 535-6354 or by email at katia.pace@slcgov.com

Sincerely,

A handwritten signature in black ink that reads "Katia Pace". The signature is written in a cursive style with a large, stylized initial 'K' and a distinct 'P'.

Katia Pace
Associate Planner

cc: Wilf Sommerkorn
Joel Paterson

Remarks:

Petition No: PLNPCM2009-00045

By: Robert McCaathy

Zoning Amendment

Date Filed: 01/14/2009

Address: 308 West Reed Avenue