

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

- What are the anticipated hours of operation? **The anticipated hours of operation are 10:00am – 9:00pm seven days a week.**
- What are the anticipated peak hours for the proposed use? Peak hours refer to the hours of the day with the highest number of customers, employees, deliveries, or activities. **The anticipated peak hours of operation are from 4:00pm – 8:00pm.**
- Is there any anticipated outdoor activity associated with the use? **There will be seating inside of the structure as well as some patio seating. We have designed the outdoor seating area to draw interest away from the south and east parts of the establishment and promote patrons to the bar area. No live music will be performed on the premises. No amplified music will be played in the outdoor area. Additionally, Acoustic absorbing materials will be installed throughout the establishment. This will include materials inside the service area and acoustic absorbing panels on the fence along the entire fence line. Sound absorbing turf and sunshades will be installed in the outdoor seating area to dampen and contain noise within the establishment.**
- Is there enough space on the site to provide adequate movement, queueing, and storing of vehicles? The space should be based on the anticipated trip generation of similar uses in a similar environment either in Salt Lake City or in similar cities. **The structure will be located in the corner of the property to ensure there is adequate space for movement, queueing, and storing of vehicles.**
- How will the waste generated by the use be stored and handled on site? How will it be removed from the site? **The waste generated on site will be minimal. A sweep of the premises will be made daily by 6AM to ensure any trash strewn on the property is collected and placed in the appropriate receptacle. All waste will be recycled or disposed of in dumpsters that are already on the property at the end of the day. The dumpsters are emptied multiple times throughout the week.**
- What is the anticipated amount of water consumption of the proposed use? **The anticipated level of water consumption on site will be very low. The water used will be for drinking and sanitary reasons.**
- What is the anticipated level of emissions generated by the proposed use? **There will be no emissions except for the use of electricity.**
- Are there trees with a trunk circumference greater than 6 inches on the property that will be removed? **There is one existing tree to be removed with a diameter of more than 6 inches. The tree to be removed is located in the Southeast corner of the property. The removal of this tree will allow us to set the structure in a position to remedy noise concerns.**
- What is the anticipated amount of grading required for the proposed development? Does it include the moving or removing of any pollutant or contaminant in the soil from the site? **No grading required. No movement or removal of any pollutant or contaminant in the soil from the site is required.**
- Will the proposed use produce any dust, odor, smoke, noise, vibrations, or use any chemicals, toxins, heat, or radiation? If so, how will the impact be addressed? Has the applicant been in

contact with the regulatory agency that regulates the specific impact? **The proposed use will not produce any dust, odor, smoke, vibrations, or use any chemicals, toxins, heat, or radiation. There will be some noise produced from music played inside of the structure, and by our guests socializing.**

- Are the locations of all utility needs identified on the site plan and located to avoid creating a hazardous situation? Have utility providers been made aware of the proposed use and is there any information about utility needs? **The structure will be located near existing electricity. We have not reached out to the local utility providers, but we have been in touch with the Salt Lake City Planning Division and Building Code Division about our proposed utility and other needs for the project.**

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

- What are the land uses adjacent to the property (abutting and across-the-street properties)?

North (abutting) – Commercial, First Class Cars

Northeast – Residential

East – Residential, owned by Epic Brewing Company

Southeast - Residential

South (abutting) – Commercial, Enterprise Rental Cars

The abutting land to the west is Epic Brewing Company

- Are exterior lights located and shielded to direct light away from adjacent uses and downwards (not directed to the sky)? **There will be some light produced from the tavern and outdoor seating area in the evening hours. We will mitigate light to adjacent properties using the landscape buffer bordering all residential properties, adding a solid wood 6ft fence at minimum (preferably 8ft wood fence) around the entire tavern area, and planting light blocking shrubs and trees in the landscape buffer area.**

- Are there access conflicts caused by the location or proximity of walkways, sidewalks, driveways, public streets or public spaces? Are there access conflicts caused by the any proposed or existing structure on the property or adjacent to the property? **There will not be no access conflicts to the proximity of any walkways, sidewalks, driveways, public streets, or public spaces. There will not be access conflicts caused by any proposed or existing structure on the property or adjacent to the property.**

- How will the proposed use be separated from adjacent land uses? What screening or buffering features will be provided to reduce any impact identified in these questions? **The space will be separated from all North, East, and South adjacent land uses by a 6ft high wood fence at a minimum, but would prefer an 8ft high fence to help further address noise/privacy concerns with our neighbors. A 10ft landscape buffer with plants and noise blocking hedges will line the east and south sides of the premises. Pacific Maple Trees will be spaced 30ft apart and Spartan Juniper 5ft apart along the entirety of the edges of the landscape buffer. The rest of the landscape buffer will contain bark and various plants similar the garden on the west side of the Epic Brewing property.**