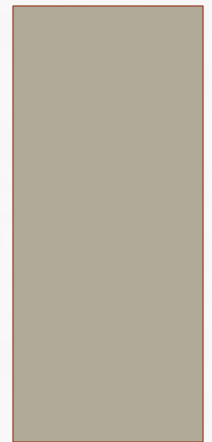
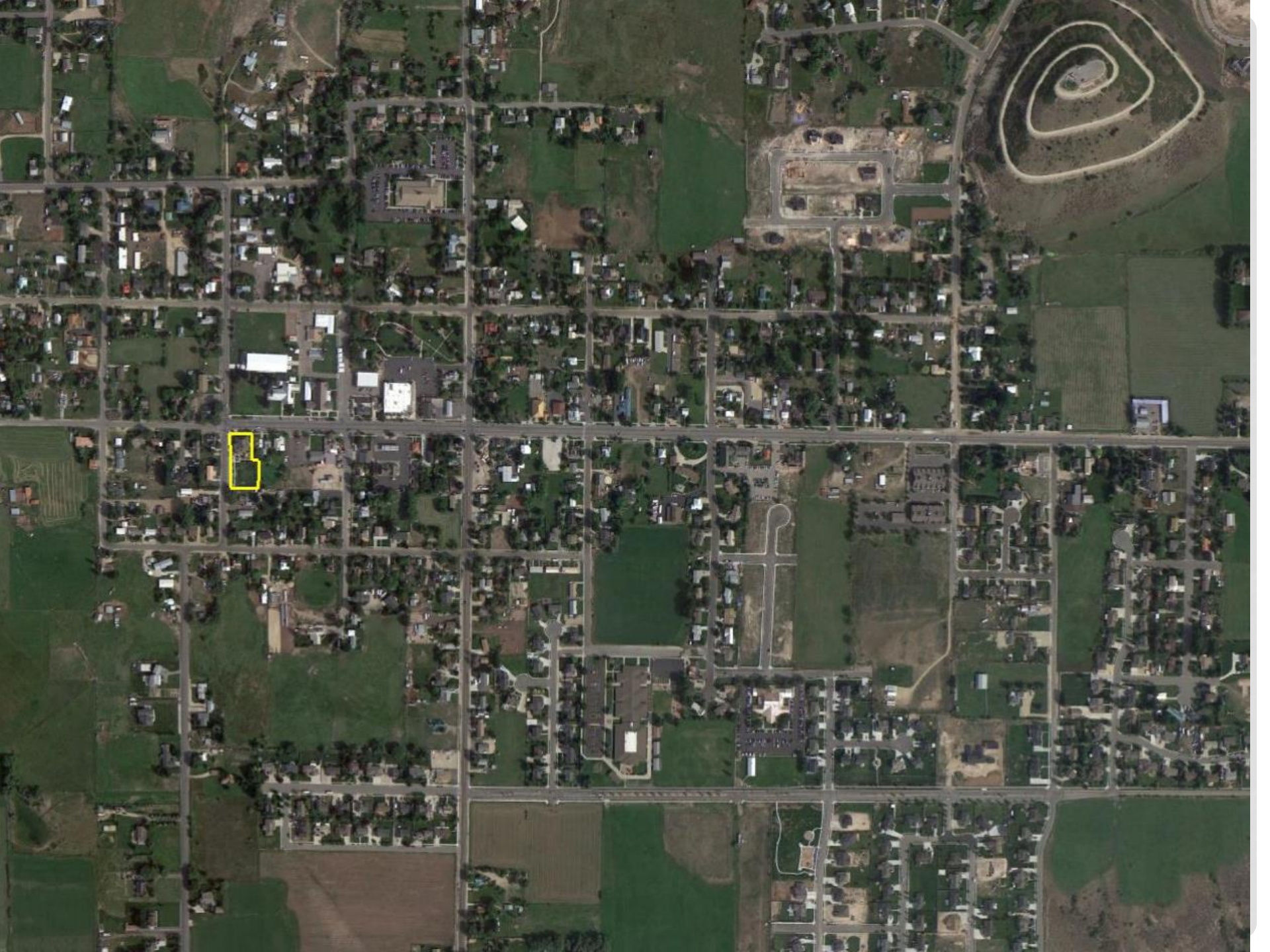
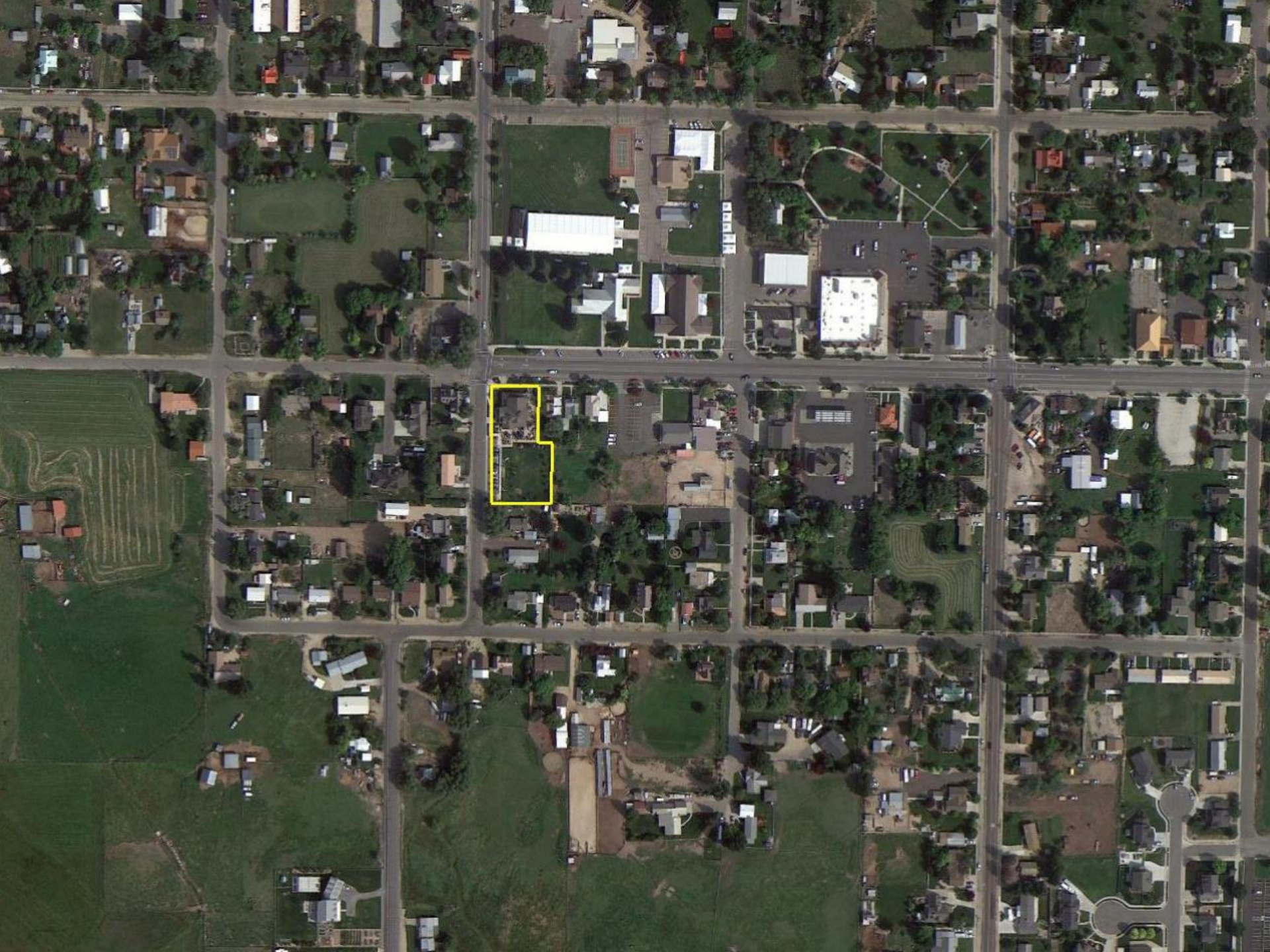


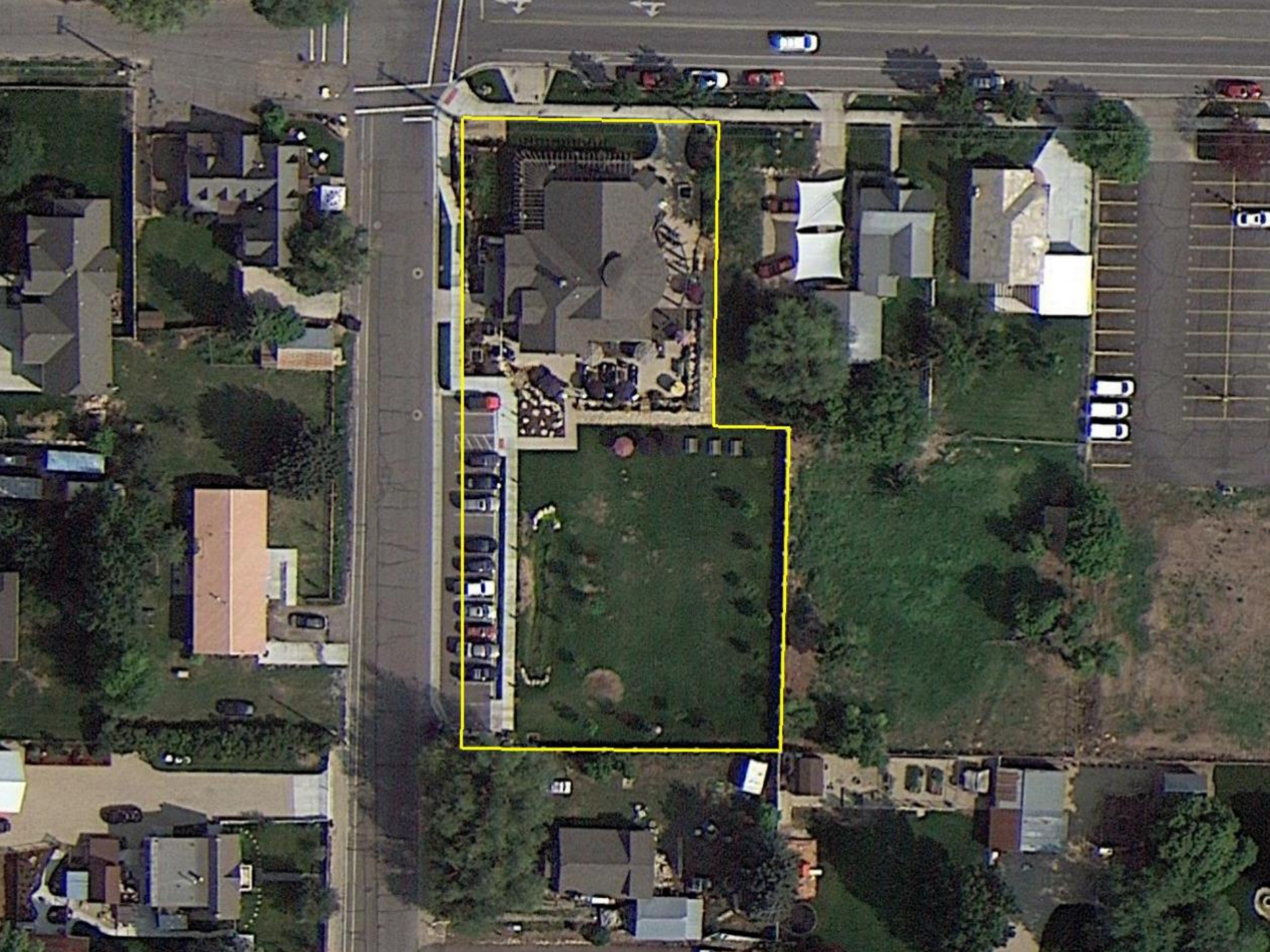
HEIRLOOM CORNER, LLC

CONDITIONAL USE,
LOCAL CONSENT, PROXIMITY VARIANCE









HEIRLOOM COMMON

- Proposal is for local consent to serve alcohol
 - Proximity variance is required because property is within 200' of public property
 - City Council has broad discretion to issue approval
 - Utah Department of Alcoholic Beverage Control will accept an application once City has approved local consent
- Condition Use Permit
 - Allows conditions to be required to mitigate impacts

BACKGROUND

- The Corner Restaurant received a CUP and local consent on 5-9-2018 with the following condition:
 - No alcohol related signage would be visible on the exterior of the building or on the inside, visible from the outside including from 200 West.
- Ownership has changed and the new owners must receive approval from Midway and the State
- Restaurant currently cannot sell alcohol
- Signage is currently in violation of City code and owners have been asked to install a new monument sign as soon as possible (signage is now in compliance)

POSSIBLE FINDINGS

- The proposed license would allow the sell of alcohol at Heirloom Common and Heirloom Market.
- The restaurant property is located within 200' of public property.
- The State will require a proximity variance because of its closeness to the Town Square.
- There have been large events held on the property, without City approval, that has created noise and parking concerns for the community.
- The State does regulate this type of alcohol license.

PROPOSED CONDITIONS

- No alcohol related signage would be visible on the exterior of the building or on the inside, visible from the outside including from 200 West.
- The new monument sign must be installed by September 1, 2022, or the temporary banners must be removed.
- A dumpster enclosure, reviewed and approved by the Vision Architectural Committee, must be constructed to mitigate the visual impact of the dumpster for neighbors and for passing motorists.