



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Rylee Hall, Principal Planner
rylee.hall@slc.gov or 801-535-6308
Date: January 14th, 2026; Published January 9th, 2026
Re: PLNPCM2025-01034 Conditional Use – Paris Social Bar at 910 W 1000 N

Conditional Use

PROPERTY ADDRESS: [910 W 1000 N](#)
PARCEL ID: 08-26-259-019-0000
MASTER PLAN: [Northwest, Rose Park](#)
ZONING DISTRICT: [MU-3 Mixed Use 3 District](#)

REQUEST:

Guillermo Morales is requesting Conditional Use approval to expand an existing bar at 910 W 1000 N. Currently; the bar occupies one unit in a building with several commercially leased units. The applicant is proposing to expand the interior space occupied by the bar from 2,198 SF to 6,603 SF. Conditional use expansions of more than 25% of the occupied area must be reviewed as a new Conditional Use request. No additions to the building or modifications to the exterior of the site are proposed.

RECOMMENDATION:

Based on the information and findings listed in the staff report, it is Planning Staff's opinion that the request meets the applicable standards of approval and recommends that the Planning Commission approve the request.

ATTACHMENTS:

- A. [ATTACHMENT A: Vicinity Map](#)
- B. [ATTACHMENT B: Site Photos](#)
- C. [ATTACHMENT C: Application Materials from Applicant](#)
- D. [ATTACHMENT D: MU-3 Zoning District Standards](#)
- E. [ATTACHMENT E: Alcohol Related Establishments Standards](#)
- F. [ATTACHMENT F: Conditional Use Standards](#)
- G. [ATTACHMENT G: Public Process & Comments](#)
- H. [ATTACHMENT H: Department Review Comments](#)

PROJECT DESCRIPTION

Background

Paris Social Bar received conditional use approval from the Planning Commission on December 11th, 2024. At the time of approval, the property was zoned CB (Community Business) District, which limited the size of bar establishments to 2,200 SF - only a fraction of the leased unit's area. Since then, the City Council adopted a zoning consolidation that combined 27 commercial and mixed-use zoning districts into 6 new mixed use (MU) zoning districts, and the CB zoning district was consolidated into the MU-3 Mixed Use zoning district, which does not have a size limitation for bar establishments.

Project Details

The applicant is requesting to expand the area within their leased space that is used for the bar from its current size (2,198 SF) to 6,603 SF. Per [21A.54.135.B Alterations or Modifications to a Conditional Use](#), because the requested expansion is more than 25% of the occupied area, a new conditional use is required. No additions to the building or modifications to the exterior of the site are proposed.

Proposed Hours of Operation
Monday: closed
Tuesday, Wednesday, Sunday: 4pm – 1am
Thursday – Saturday: 4pm – 1:30am
Employees
14 employees on site during the highest shift, including 1-2 on site managers
Seating
Indoor: Current: 84, Proposed: 144
Outdoor: none
Total: 228 seats
Parking
Required: 13 spaces
Provided (existing parking lot): 66 spaces



Floor Plan

The applicant has provided a project narrative with a description of the proposed use (see [Attachment C](#)).

Site Details

The bar occupies one unit that faces 1000 N in a building that is shared with three other commercial units. The parking area for the bar is located to the west of the building. The remaining three commercial units in the building front on 900 West to the east. Parking for these commercial units is provided by on-street parking along the 900 W building frontage and the property to the east of 900 W at 1010 N 900 West.



The property is bordered by public roads on the west (Victory Way), east (900 W), and south (1000 N), and by a public alley on the north. The alley to the north of the property runs east/west and does not provide access to the subject property or nearby residential properties. The abutting property to the north (1025 N 900 W) is also zoned MU-3 Mixed Use and is the site of the former Salt City Inn Motel. To the northwest (1010 N Victory Way) is a duplex property zoned RMF-35 Moderate Density Multi-Family Residential. The closest customer entrance to the bar is approximately 175 ft. from this property. Directly to the west across Victory Way is Donut House donut shop and El Cabrito restaurant: both are

in the MU-2 Mixed Use zoning district. To the northwest and directly south of the property (across 1000 N) is an established neighborhood primarily occupied by single-family homes in the R-1/5,000 and R-1/7,000 zoning districts.

APPROVAL PROCESS AND COMMISSION AUTHORITY

Per [21A.54.020](#), the Planning Commission may, in accordance with the procedures and standards set out in this chapter and other regulations applicable to the district in which the property is located, approve uses listed as conditional uses in the tables of permitted and conditional uses of this title for each category of zoning district or districts. This Conditional Use application is authorized to be reviewed by the Planning Commission. The petition does not qualify for administrative approval because (per [21A.54.155.B](#)) while not located within a residential district, the subject site does about a residential use along its northwestern property line. Per section [21A.54.010.A](#) of the zoning ordinance, Conditional uses are allowed unless appropriate conditional cannot be applied which, in the judgement of the planning commission, would mitigate adverse impacts that may arise by introducing a conditional use on a particular site.

KEY CONSIDERATIONS

The key considerations listed below were identified through the analysis of the project:

1. Compliance with Master Plan Policies and Initiatives
2. Neighborhood Compatibility and Impact

Consideration 1: Compliance with Master Plan Policies and Initiatives

[Plan Salt Lake \(2015\)](#)

Plan Salt Lake is the Citywide vision for the next 25 years and includes guiding principles for sustainable growth and development. The goal of the plan is to create a city that is resilient, inclusive, and economically viable. With this in mind, the plan outlines goals and initiatives that support commercial development and expansion. Applicable initiatives from the plan are below:

Policy Statement 1: Guiding Principle: *“Neighborhoods that provide a safe environment, opportunity for social interaction, and services needed for the wellbeing of the community therein.”*

Discussion: Bars can provide opportunities for gathering and social interaction. This type of use in an established community can help contribute to city-wide goals to provide opportunities for residents to meet and interact at the neighborhood level.

Policy Statement 2: Initiative: *“Support west side business nodes.”*

Discussion: The subject property is located in an identified west side business node. Supporting business development in this area is in line with the city’s goals to increase economic investment on the west side.

[Rose Park Small Area Plan \(2001\)](#)

Policy Statement 1: *“Neighborhood commercial centers are important to the stability and quality of life of area residents. Ideally this neighborhood commercial area will become a focal point for the neighborhood ... This neighborhood commercial node will provide a gathering place for friends and neighbors to meet and for residents to meet each other.”*

Discussion: The subject site (910 W 1000 N) is in an area identified in the Rose Park Small Area Plan as a neighborhood commercial center. As discussed above, a bar establishment may provide a gathering place for residents and neighbors.

Policy Statement 2: *“Ensure new commercial or mixed use development on the block located at the northwest corner of 900 West and 1000 North is designed in a comprehensive manner taking into consideration the entire block and is designed as small scale, neighborhood and pedestrian oriented, is oriented to 900 West or 1000 North and provides an appropriate interface with Victoria Way and the low-density residential land uses to the west and north.”*

Discussion: The subject site has a prominent entrance that is oriented to the sidewalk along 1000 North. The location and scale of the site is well-positioned to contribute to a more active pedestrian realm along this thoroughfare, as called for in the Small Area Plan.

Policy Statement 3: *“Neighborhood commercial centers are those areas where products and services are provided mainly for area residents. Due to the lack of commercial services in the Northwest area and the fact that existing businesses in the Neighborhood Commercial study area serve specialized markets, many patrons drive to the area. Therefore, while adequate parking and circulation needs must be addressed to accommodate vehicles, the neighborhood orientation of the shopping area should also accommodate pedestrian and bicycle access.”*

Discussion: The site of the proposed bar use is within a 15-minute walk of over 100 homes in the surrounding neighborhood. While adequate off-street parking exists at the site, a bar at this location would give Rose Park residents the option to walk to this establishment, rather than driving to bars in other neighborhoods. Its location within an existing neighborhood and mixed-use area will access a customer base that are more likely to travel to the bar via foot or bike due to their proximity to the establishment. In addition, there are bus stops along 1000 N that are served by Bus Route 1, which stops every 15 minutes from 7am to 8pm Monday through Saturday, with service every 30 minutes on Sundays. After 8pm, the bus continues to run every 30 minutes until 12:30am Monday through Saturday.

Consideration 2: Neighborhood Compatibility and Impact

The proposed bar expansion complies with the MU-3 zoning district standards ([Attachment D](#)), zoning standards specific to alcohol related uses ([Attachment E](#)), the standards for review for Conditional Uses ([Attachment F](#)), and parking requirements in [21A.44](#).

Compatibility with Adjacent Uses

Alcohol Related Establishments, regulated by City Code [21A.36.300](#), are required to submit a Security and Operations Plan that must be reviewed and approved by the Police Department, then recorded by the City Recorder. The Security and Operations Plan is a plan of action to address any complaints received regarding noise, garbage, graffiti removal, and any other issues created by the establishment. This plan is used to mitigate potential harmful effects of the use upon neighboring properties and to increase its compatibility within the surrounding area. An analysis of the proposal’s compliance with the Security and Operations Plan requirements can be found in [Attachment E](#).

The proposed use is compatible with the existing neighborhood, which is characterized by small retail and service establishments surrounded by low-density residential development. The

proposed expansion of the bar will be completely inside building. No additions or changes to the exterior of the building are included as part of this proposal. The larger bar area may increase some pedestrian movement or on-site parking during business hours. However, there is ample parking on site to accommodate any increased demand. The main entrance to the bar faces 1000 North and is approximately 145 ft. from the nearest residence to the south.

Given the location and context, Staff finds that the proposed use is compatible with the neighborhood commercial node and potential negative impacts to existing uses should be adequately mitigated through adherence to the Security and Operations Plan submitted by the applicant. The bar has been in operation for approximately 1 year and the proposed expansion to use more of the unit's space for the bar is not anticipated to create any negative impacts.

Drunk Driving & Crime

Any patron of the bar will be required to obey all laws. The Police Department has reviewed the proposal and has indicated no position on issues related to drunk driving or crime. The subject property is located within a built environment where public facilities and services already exist, including access to emergency services. As stated above, access to public transit and its location with an existing neighborhood will encourage other modes of transportation and reduce travel to the establishment via car.

Noise & Littering

The Security & Operations Plan states that noise will be properly and proactively managed. As required by city code, noise will be limited to 50 Dba or less between 9pm and 7am, less than 55 dBA between 7am and 9pm on weekdays and Saturdays, and less than 50 dBA between 9pm and 9am and 55 dBA between 9am and 9pm on Sundays and holidays. The Salt Lake County Health Department sets the limits for noise regulations and works with local law enforcement agencies to enforce these regulations. In addition, the interior walls of the unit have been soundproofed by the landlord. The establishment hosts live acoustic music on weekends that meets the above regulations. The Plan also states that if amplified music occurs, it will be at a volume that isn't disruptive to the residences to the south and northwest of the building. Any trash strewn on the premises will be collected and deposited in the trash receptacles daily before the establishments opens. Trash will be collected from the site twice weekly after 7am.

Public Comment

As of the publication of this staff report, Staff has received 1 public comment regarding this petition (see [Attachment G](#)) detailing concerns about an increase in litter since the bar began operating.

Discussion: The Security and Operations Plans outlines a plan for exterior trash management and states that trash will be picked up every morning before business opens. The applicant and business owner has also written that upon request; they will meet with neighbors and the community council to resolve any complaints regarding operation on the premises. Their contact information is included in the plan, which will be recorded with the Salt Lake City Recorder's Office.

Staff received a number of public comments for the original conditional use request for this bar that was approved on December 11th, 2024. Several neighborhood residents submitted comments in favor of the bar, expressing a desire for more gathering spaces in the Rose Park neighborhood that lacks similar amenities. Many also conveyed hopes that the business would help activate the area and clean up the site. Other residents expressed concerns related to trash management,

crime, public safety, and noise. A search of civil enforcement and zoning records revealed that there have been no noise complaints or other civil enforcement concerns since the use was established.

STAFF RECOMMENDATION

Staff finds that the proposed bar expansion is compatible with the applicable master plan policies and initiatives, and the use is compatible with the surrounding neighborhood. Planning Staff also finds that the proposed use complies with the zoning standards for the MU-3 zoning district, alcohol related establishments, and conditional uses. Based on the information and findings listed in the staff report, it is Staff's findings that the request generally meets the applicable standards of approval and recommends that the Planning Commission approves the request.

NEXT STEPS

Approval of the Request

If the request is approved, the applicant will need to comply with the conditions of approval, if any, including those required by other City departments and any added by the Planning Commission. All other standards and processes listed by the City's ordinances are still required.

Additionally:

- The Security & Operations Plan is required to be recorded with the City Recorder's Office.

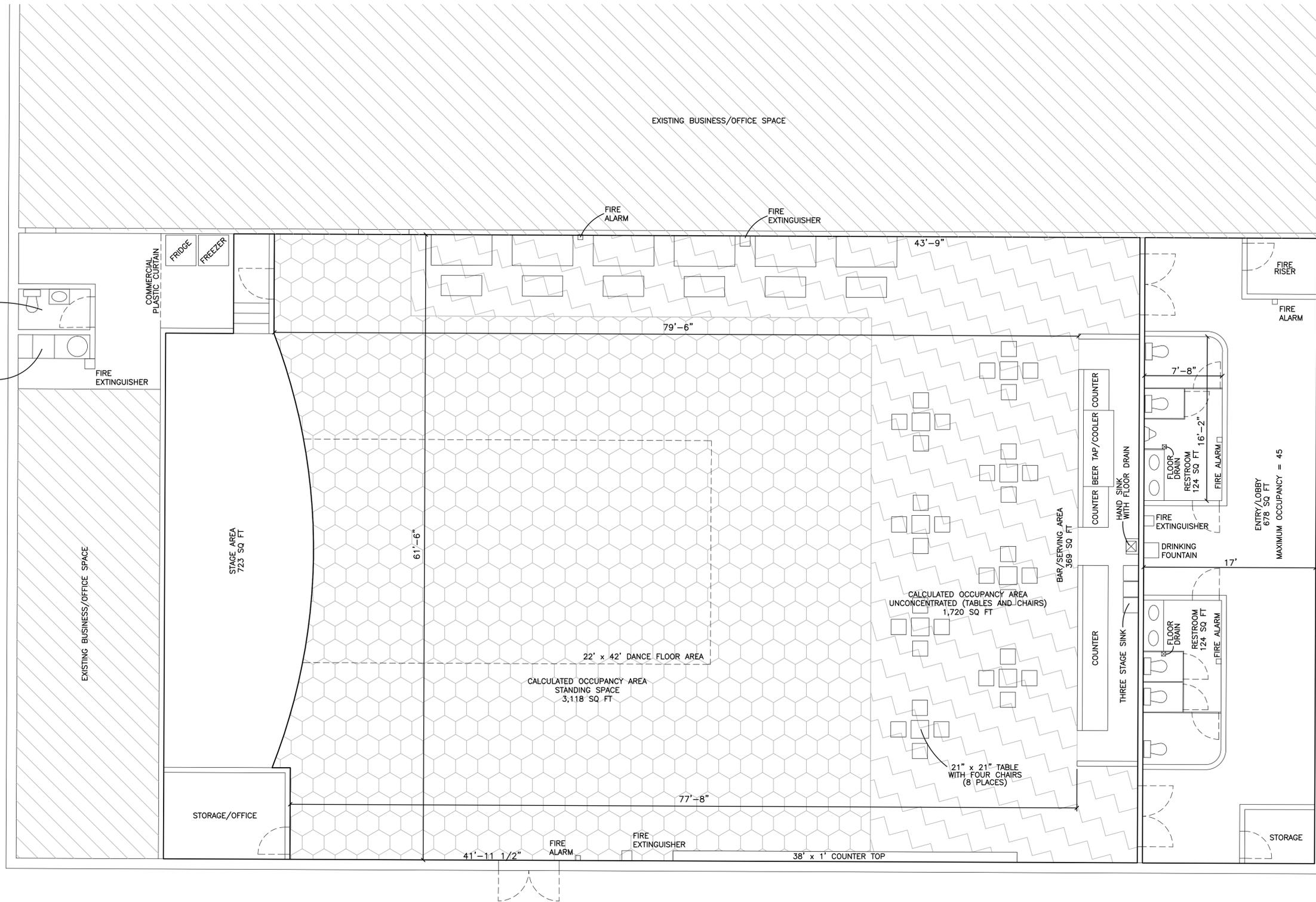
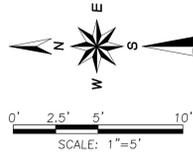
Denial of the Design Review Request

State and city code requires that a conditional use be approved if reasonable conditions can be imposed on the use to mitigate any reasonably anticipated detrimental effects created by the use. A conditional use can only be denied if the Planning Commission finds that reasonably anticipated detrimental effects cannot be mitigated with the imposition of reasonable conditions. If the conditional use request is denied, the applicant will not be able to expand the bar area as requested. The current 2,198 SF bar could still operate in accordance with the December 11, 2024 approval.

ATTACHMENT A: Vicinity Map



ATTACHMENT B: Application Materials from Applicant



OCCUPANCY CALCULATION

INTERNATIONAL BUILDING CODE
 ASSEMBLY - WITHOUT FIXED SEATS - UNCONCENTRATED (TABLES AND CHAIRS)
 15 NET SQUARE FEET/PERSON
 OCCUPANCY AREA = 1,717 SQUARE FEET
 $1,720/15 = 114.7$
 OCCUPANCY = 115

ASSEMBLY - STANDING SPACE
 5 NET SQUARE FEET/PERSON
 OCCUPANCY AREA = 3,115 SQUARE FEET
 $3,118/5 = 623.6$
 OCCUPANCY = 624

MAXIMUM OCCUPANCY = 739

- PRINTED 10/16/25 FOR DATE
- PRELIMINARY
 - DESIGN DEVELOPMENT
 - BIDDING
 - CONSTRUCTION
 - APPROVAL
 - AS BUILT
 - REVISION



No.	DESCRIPTION	BY	DATE	APPD.

MORALES
1000 N 900 W, SALT LAKE CITY, UTAH 84104
FLOOR PLAN

Drawn By: SRH	Date: 9/24	SURV.:	Date:	DRAWING No.	REVISION
Chk'd. By: KAC	Date: 9/24	APPD.:	Date:	1 OF 10	
Project No.: 24-07-164/24-09-184	SCALE: AS NOTED				

Paris Social Bar (PSB) Conditional Use Information Narrative

1. If applicable, what are the anticipated operating/delivery hours associated with the proposed use? What is the general use?
 - Application to be processed under the the new zoning designation (MU-3), which does not limit the operating size for bar/alcohol establishments
 - Current square footage is approximately 2,198 sq ft. Proposed square footage is 6,603. The mentioned squared footage will be used for special events and to use the complete space that we are currently leasing. We are currently only using a 1/3 of the building that is being leased and not being used to its full potential.
 - The bar will be closed Monday
 - Tuesday - Wednesday, Sunday approximately 4pm-1am for food and bar.
 - Thursday - Saturday 4pm -1:30 am for food and entertainment. The bar will stop serving alcohol at 12:55 am. 1am-1:30 am allows people to finish food and drinks while also allowing wait time for rides/rideshares (Uber, Lyft, Taxis).
2. What are the land uses adjacent to the property (abutting and across-the-street properties)
 - To the north side of the building is an abandoned motel
 - To the east side is an accounting firm, hair salon, Mexican bakery, and a Mexican restaurant, all which are owned by the same landlord. Next to that is an on/off ramp for I-15 northbound and southbound.
 - To the south are homes across 1000 N.
 - To the west is the parking lot with access to Victoria Way. Across Victoria way is a doughnut shop also owned by the same landlord.
 - Are exterior lights located and shielded to direct light away from adjacent uses and downwards (not directed to the sky)?
The lights are pointed down and only shine towards the parking lot and front of the property facing south.
 - 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 any proposed or existing structure on the property or adjacent to the property?
No conflicts.
 - 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 property will be separated by property lines and streets on the south and west ends. On the north and east there are existing walls that separate the existing businesses.
3. How many employees are expected to work on-site during the highest shift?
 - Approximately 4 bartenders, 6 waitresses (special events), 1 cashier, 1 cook.
 - Approximately 2 managers (during special events) 1 for regular bar hours, 1-2 owners on the weekends/special events.

Paris Social Bar (PSB) Conditional Use Information Narrative

- Approximately 14 people on the busiest shifts which would be Thursday – Sunday.
4. If applicable how many seats will be provided as part of conditional use?
 - Approximately 15-20 tables depending on actual layout with an estimated 4-6 chairs per table.
 - Six couches for the weekends/special events, 4 people max per couch
 5. Have you discussed the project with nearby property owners? If so, what responses have you received?
 - Most of the properties around us are owned and managed by the same landlord. We have discussed our project with him and have concluded that he is excited with the future on going projects.
 - We also took the liberty to talk with the residents south of the property and northwest of the property. We've received some concerns regarding the project and the possible noise and litter around the property. The local residents are happy to see the property being put to good use and are also excited to have a "place close to home" that will allow them to enjoy a "cold one" without the hassle of traveling and dealing with downtown.

Security and Operations Plan

Paris Social Bar (PSB)

910 W. 1000 N. SLC, Utah 84116

Contact: Guillermo Calvo, Owner, 801-835-5212, Paris.social.bar@gmail.com

Hours of Operation:

Monday - closed

Tuesday - Wednesday, Sunday 4pm -1am

Thursday - Saturday 4pm-1:30am.

Complaint & Response: Upon request a shift manager will meet with neighbors and community council to resolve any neighborhood complaints regarding the operation on the premises. The shift manager will relay to the owner and will offer solutions to the owner. If no solution is provided the owner will provide one.

Sound Levels: Because of previous business practices on the premises the interior walls have been soundproof by the landlord to comply with city and state sound ordinances. PSB will host live acoustic music on weekends within a relegated small stage inside the vicinity. In the instance where amplified music will be used, it will occur exclusively inside the establishment and at a volume not to be disruptive of the residences south and northwest of the building, and within approved guidelines set forth in Chapter 9.28 of Salt Lake Zoning Code for this district. In cases where outdoor events will be held all laws and regulations will be strictly adhered to.

Smoking: PSB will not permit indoor smoking of any kind. Ex; cigarettes, cigars, and/or e-cigs. A smoking area will be allowed in the parking area 25 ft from the building with supporting signage.

Graffiti Removal: All exterior walls, railings and other structures will be free of graffiti within 72 hrs. of incident (weather permitting).

Bouncer: The shift manager will be checking IDs at the entrance Tuesday, Wednesday and Sunday during regular bar hours. The head of in house security will conduct a proper ID check point for IDs and search during special events alongside a third party security company. Additionally, all employees will receive proper training for handling customer related issues and training of proper handling/sale of alcoholic beverages.

Trash Management: In order to comply with cleanliness, trash inside (portable trash receptables) PSB employees will empty them 2-3 times a day, depending on demand. All exterior trash will be picked up and emptied every morning before opening hours, including the smoking area. The exterior trash receptacle will be emptied twice a week and no earlier than 7 am In order to reduce noise complaints. Trash will not be emptied between 10 pm-7am. The exterior trash enclosure is approved and required by Salt Lake City Corp and will be built to required specifications.

Security and Operations Plan

Paris Social Bar (PSB)

910 W. 1000 N. SLC, Utah 84116

Parking Management Plan: Parking at PSB includes 63 regular stalls and 3 ADA stalls, located on the west of the building. There is unmetered street parking along the west side of 1000 N. from 900 W. to Victoria Way. There will also be overflow parking on the parking lot west of our parking area across Victoria Way belonging to the same landlord.

Distribution Plan: A copy of this plan is to be distributed to the Salt Lake City Fire Department, Salt Lake City Police Department, Salt Lake City Recorders Office, Salt Lake City Officials (if required).

Law Enforcement Response: PSB has a zero Tolerance policy. PSB staff, servers and bartenders, will be trained to identify and prevent fights/ drug use in the establishment and report to security personnel. In house security personnel will be trained once a month, on how to identify potential risks, fights, drug/alcohol misuse, theft at the establishment and how to handle such events/ notify SLCPD. The head of security and or shift manager will be responsible to contact SLCPD in the event should arise to do so. The 3rd party contracted security is licensed and insured and holds proper training on their behalf.

Bartenders and Servers: PSB bartenders and servers uphold all up-to-date training and certifications. All completed certifications are held in a binder located in the front office. Certifications are managed by all management personnel. In the unlikely event of overserving a log will be kept, keys taken away from patrons, food will be provided at no cost along with hydration. A taxi/ rideshare will be recommended/ provided. All staff that sells or serves alcoholic beverages will abide by PSB's strict no overserving policy.

Emergency Procedures: All emergency signage has been updated with new signage and batteries. All exits are clearly marked and visible. The shift manager will make sure all fire extinguishers and exits are clear and ready to use during large events. First aid kits will be available at the front office and communications room also located in the front of the building. All staff will be trained and logged for all safety items mentioned above. All PSB staff including securities will be trained and logged in all emergency evacuation procedures. Shift manager and head of security will ensure all staff and patrons are evacuated in the event of an emergency situation.

ATTACHMENT C: Property & Vicinity Photos



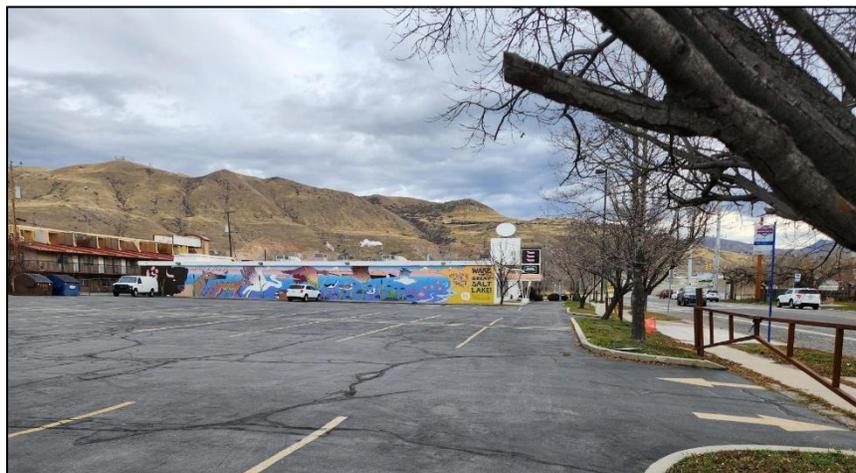
Front Entrance



Front entrance and 1000 N



Front entrance and west side of the building



On-site parking area to the west of the building

ATTACHMENT D: MU-3 Mixed Use Zoning District Standards

MU-3 Mixed Use Zoning District Standards

Purpose Statement: The purpose of the MU-3 Mixed Use 3 District is to provide up to three to four-story moderately scaled commercial and mixed-use development that is adjacent to low-density residential neighborhoods. Development is intended to be oriented toward the pedestrian while accommodating other transportation modes. The zone is intended to provide a vibrant commercial area that provides local services to residents while incorporating a mix of medium-density residential to support commercial uses.

Standard	Proposed	Finding
21A.25.010 – General Provisions		
B. Allowed Uses: Land uses shall be allowed as permitted or conditional uses based on the land use tables for each listed district in Chapter 21A.33. Any permitted or conditional use shall also be limited by any specific provision in this chapter or as determined by the building type definitions found in 21A.62.060.	‘Bar establishment’ is listed as a conditional use in the MU-3 land use table. This use requires Planning Commission approval and is subject to conformance with the provisions in Section 21A.36.300 ‘Alcohol Related Establishments.’	Complies with Planning Commission approval
C. Building Forms and Standards, D. Open Space Area Requirements, E. Midblock Walkways, G. General Yard and Setback Provisions, H. Public Street Frontage, I. Building Heights, J. Site Plan Review, and K. Terms, Landscaping, etc.	N/A The site is developed with an existing parking lot and 1-story building. The proposed expansion of the bar will be completely inside one unit in the building. No additions or changes are proposed to the exterior of the site, including the building façade, parking area, and landscaping, as part of this conditional use request.	Complies
21A.25.030– Provisions for the MU-3 Mixed Use 3 District		
21A.25.030.B Ground Floor Use 75% ground floor active use: enhanced active ground floor uses (retail, restaurants, bars, etc.) are required for any building currently utilized for commercial uses, whether re-used or redevelopment with a new building	100% of the ground floor of the 1000 North facing unit is occupied by the bar. Along the 900 West facing façade of the building, there are 3 businesses – a bakery, an accounting and tax service office, and a restaurant – which occupy 100% of the ground floor along the east-facing side of the building.	Complies
21A.25.030.C.3 Regulation for Building Form: Multi-family Residential, Vertical Mixed Use, and Storefront	N/A The site is developed with an existing parking lot and 1-story building. There are no changes proposed to the site as part of this conditional use request.	Complies

21A.44 – Off Street Parking, Mobility, and Loading

21A.44.040.A – Required Parking
2 spaces per 1,000 SF
With 6,603 SF, 13 total spaces are required

No changes to the current parking configuration are proposed with this request. Existing off-street parking (63 regular stalls and 3 ADA stalls) provide more stalls than are required for the proposed use.

Complies

ATTACHMENT E: Alcohol Related Establishments Standards

21A.36.300 ALCOHOL RELATED ESTABLISHMENTS:

Purpose Statement: The purpose of this section is to permit the establishment of taverns, bar establishments, and brewpubs as defined in chapter 21A.62 of this title, subject to licensing procedures, and where appropriate, conditional use standards.

B. License Required: No tavern, bar establishment, or brewpub shall be established, operated, or maintained within the City without a valid license issued by the Utah State Division of Licensing, and without a valid business license issued by the City.

D. Taverns, Bar Establishments, And Brewpubs; Authorized As Conditional Uses: Taverns, bar establishments, and brewpubs may be allowed as conditional uses pursuant to the provisions of chapter 21A.54 of this title, and pursuant to subsection B of this section in zoning districts noted in the tables of permitted and conditional uses provided the following standards are achieved:

STANDARDS FOR ALCOHOL RELATED ESTABLISHMENTS

1. In approving a conditional use permit for a tavern, bar establishment, or brewpub, the Planning Commission shall:

a. Require that a security and operations plan be prepared by the applicant and approved by the Salt Lake City Police Department and the building official, and filed with the City Recorder's Office, which shall include:

- 1) A complaint-response community relations program; and
- 2) A provision for a representative of the tavern, bar establishment, or brewpub to meet with neighbors upon request in order to attempt to resolve any neighborhood complaints regarding the operations on the business premises;
- 3) Design and construction requirements to ensure that any sound level originating within the premises, measured within fifteen feet (15') from an exterior wall or door thereof, does not exceed the maximum permissible sound level set forth for the applicable zoning district in title 9, chapter 9.28 of this Code;
- 4) A provision stating that live entertainment shall only be located within an enclosed building subject to the foregoing sound limit;
- 5) Prohibiting electronically amplified sound in any exterior portion of the premises;
- 6) Designation of a location for smoking tobacco outdoors in conformance with State law;
- 7) A provision stating that any trash strewn on the premises be collected and deposited in a trash receptacle by six o'clock (6:00) A.M. the following day, including any smoking and parking lot areas; and
- 8) A provision stating that portable trash receptacles on the premises be emptied daily and automated receptacles be emptied at least weekly. Automated receptacles shall be located only within a City approved trash storage area; and
- 9) A parking management plan which shall include consideration of the impact of parking on surrounding neighborhoods;

Staff Analysis:

The applicant has submitted a Security and Operations plan that addresses all requirements listed above. The plan must be approved by Salt Lake City Police Department and Building Official and then recorded with the City Recorder's Office. The plan has been reviewed by the relevant departments, and all concerns and questions have been addressed by the applicant. The Department Review Comments can be found in [Attachment H: Department Review Comments](#).

Condition(s): No conditions

b. Require a review and approval of the site and floor plan proposed for the premises by the Salt Lake City Police Department. Such review may require design features for the purpose of reducing alcohol related problems such as consumption by minors, driving under the influence, and public drunkenness;

Staff Analysis:

The applicant has provided a site and floor plan that has been sent to the Salt Lake City Police Department and Building Services Division for review. The plan must be approved by these departments and recorded with the City Recorder's Office. See [Attachment B: Application Materials from Applicant](#) to view the Security and Operations Plan submitted by the applicant.

Condition(s): No conditions

c. Require buffering where a tavern, bar establishment, or brewpub abuts a residentially zoned parcel. Said buffering shall include vegetative landscaping or walls along any property line or within any required yard area on the lot where the premises are located;

Staff Analysis:

The proposed bar is situated in a retail building with several commercial units fronting on 1000 North and 900 West. The subject property borders a residential property to the north-west that is zoned RMF-35. The main entrance to the establishment faces 1000 North (see image below) and is at least 175 ft. away from the neighboring residential property at 1010 N Victoria Way. The bar is buffered from this property by a parking lot, landscape strip along the northern property line, and a fence.



Condition(s): No conditions

- d. Require that landscaping be located, and be of a type, that cannot be used as a hiding place; and

Staff Analysis: The proposed conditional use does not include any proposed changes to the existing landscaping. The Police Department has reviewed the proposals and has no concerns about the existing on-site landscaping being used as a hiding place.

Condition(s): No conditions

- e. Require that the exterior of the premises be maintained free of graffiti, including the main building, any accessory buildings or structures, and all signs. Graffiti shall be removed from the exterior of the premises within forty eight (48) hours, weather permitting.

Staff Analysis:

The applicant will be required to maintain the exterior of the premises free of graffiti. The recorded Security and Operations Plan states that all graffiti will be cleaned up within 72 hours of the incident.

Condition(s): No conditions

- 2. If necessary to meet the standards for approval of a conditional use set forth in section 21A.54.080 of this title, the following conditions may be imposed:

- a. Limit the size and kind of signage located on the outside of any building in conformance with chapter 21A.46 of this title;

Staff Analysis:

The applicant hasn't submitted a signage plan. Any proposed signage will be required to comply with all regulations for signs as regulated by [City Code 21A.46](#) and will require a separate sign permit.

Condition(s):

No conditions.

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

Staff Analysis:

Per 21A.37.050.H all exterior lighting shall be shielded down to not trespass on adjacent properties. The current lighting on the lot has been previously approved and no modifications to the existing building or parking lot lighting are being proposed. All existing lighting is cast downward and only shines towards the parking lot and near the front entrance to the establishment that faces south.

Condition(s): No conditions

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.

Staff Analysis:

There is a designated smoking area in front of the building that is at least 25 ft. away from any entrance and meets State Code requirements. Smoking is also permitted in the parking area at least 25 ft. away from the building. These smoking areas have been in use since the bar was approved approximately 1 year ago, and Staff has received no concerns from neighboring businesses or properties. No indoor smoking will be permitted.

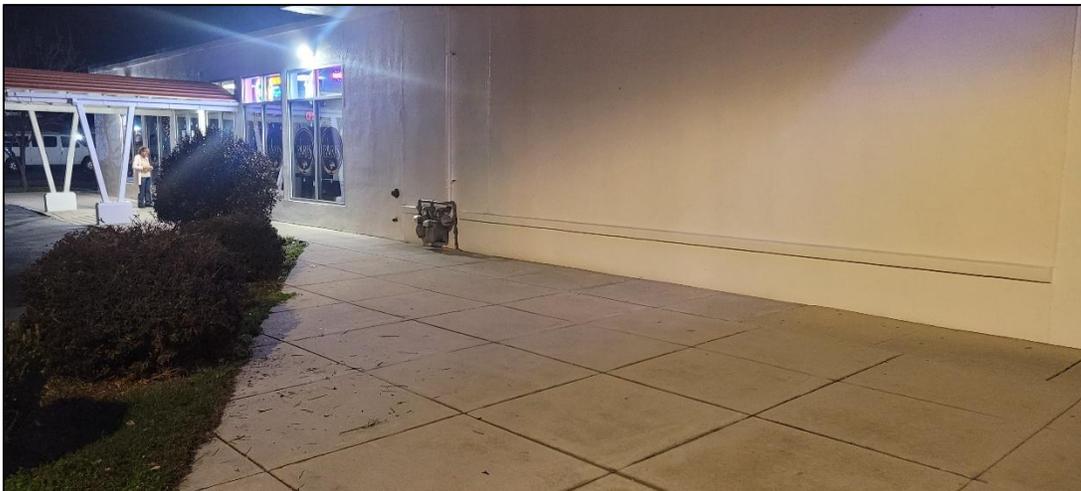


Image from applicant of smoking area in front of the building

Condition(s): No conditions

ATTACHMENT F: Conditional Use Standards

Conditional Use Standards

An application for a conditional use is required by city code 21A.54 and Utah Code 10-9a-507 to be approved if the proposal complies with the adopted standards of review and if any reasonably anticipated detrimental impact can be mitigated. Under Utah Code 10-9a-507, the standards must be objective and mitigating any reasonably anticipated detrimental impact is required to be interpreted to mean reduce, not eliminate, the impact.

The Finding for each standard is the recommendation of the Planning Division based on the facts associated with the proposal, the discussion that follows, and the input received during the engagement process. Input received after the staff report is published has not been considered in this report.

21A.54.080.A: Approval Standards
Standard 1: The use complies with applicable provisions of this title;
Finding: Complies
Discussion: The proposed use complies is within the MU-3 Mixed Use 3 zoning district which allows for bar establishments to be approved through the conditional use process. The proposal complies with the applicable zoning regulations, the conditional use standards, and the standards for Alcohol Related Establishments.
Standard 2: The use is compatible, or with conditions of approval can be made compatible, with surrounding uses
Finding: Complies
Discussion: Based on the analysis contained in this staff report, the proposed bar expansion has been found to be compatible with surrounding uses (see ' Key Considerations ' section of the staff report for further discussion).
Standard 3: The use is consistent with applicable adopted city planning policies, documents, and master plans; and
Finding: Complies
Discussion: The use is consistent with applicable adopted city planning policies, documents, and master plans (see Key Consideration 1 for additional discussion).

Standard 4: The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions

Finding: Complies With Conditions

Discussion:

Potential detrimental impacts due to noise, smoking, trash, parking, and other complaints are addressed in the Security and Operations Plan. The applicant is required to record a copy of the approved Security and Operations Plan with the Salt Lake City Recorder's Office as required for alcohol related uses.

21A.54.080.B: Detrimental Effects Determination

1. This title specifically authorizes the use where it is located;

Finding: No Detrimental Impact

Discussion:

The proposed use is listed as a conditional use in the applicable land use table.

2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps;

Finding: No Detrimental Impact

Discussion:

Based on the analysis contained in the staff report, the proposed use has been found to be compatible with applicable master plan policies (see [Key Consideration 1](#) for further analysis).

3. The use is well suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area;

Finding: No Detrimental Impact

Discussion:

The proposed use will not alter the current site in terms of scale and size, as it's proposed within an existing commercial building. The use is well-suited to the character of the site, which is surrounded by mix of uses. The proposed use is consistent with the Rose Park Small Area Plan, which identifies the area as a desired neighborhood commercial center.

4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered;

Finding: No Detrimental Impact

Discussion:

No alterations to the exterior of the building are proposed with this conditional use request.

5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows;

Finding: No Detrimental Impact

Discussion:

Vehicular access to the existing surface parking lot is provided from 1000 N and Victoria Way. No alterations to the site plan are proposed with this conditional use request.

6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;

Finding: No Detrimental Impact

Discussion:

Internal circulation is provided via the existing off street surface parking lot on the west side of the building. No alterations to the site plan are proposed with this conditional use request.

7. The site is designed to enable access and circulation for pedestrian and bicycles;

Finding: No Detrimental Impact

Discussion:

Pedestrian access is provided via sidewalks along 1000 N and Victoria Way. A crosswalk with signage across 1000 N also extends pedestrian access to the neighborhood south of the subject site. Bicycle access is provided via a bike lane on 1000 N, although the site currently doesn't provide bike racks or a designated bicycle parking area. Providing bike racks isn't required, however – the applicant intends to install bike racks at the site.

8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street;

Finding: No Detrimental Impact

Discussion:

The Transportation Department has reviewed the request and has indicated they have no concerns with the ability of nearby public roads to handle increased traffic or access to the site.

9. The location and design of off street parking complies with applicable standards of this code;

Finding: No Detrimental Impact

Discussion:

Off-street parking is provided in an existing surface parking lot, which provides more parking stalls than are required for the proposed use.

10. Utility capacity is sufficient to support the use at normal service levels;

Finding: No Detrimental Impact

Discussion:

Salt Lake City Public Utilities Department has reviewed the conditional use petition and has identified no concerns regarding utility capacity.

11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts;

Finding: No Detrimental Impact

Discussion:

The Security and Operations Plan submitted by the applicant indicates that the interior walls have been soundproofed to comply with city and state sound ordinances. No alterations or additions to the building are proposed with this conditional use request. As stated above, the subject property borders a residential property to the north-west. However, the main entrance to the establishment faces 1000 North and is at least 175 ft. away. The bar is further separated from this property by a parking lot, landscaping, and a fence.

12. The use meets city sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke;

Finding: No Detrimental Impact

Discussion:

The Security and Operations Plan states that the business will be smoke free, and that no smoking will be allowed within 25 ft. of entrances. The use will have no negative influence on sustainability goals and will not encroach on any stream or waterway.

13. The hours of operation and delivery of the use are compatible with surrounding uses;

Finding: No Detrimental Impact

Discussion:

The proposed hours of operation are consistent with the Rose Park Small Area Plan, which calls for activating the area as a neighborhood commercial node and providing residents with local gathering spaces.

14. Signs and lighting are compatible with, and do not negatively impact surrounding uses;

Finding: No Detrimental Impact

Discussion:

No alterations to the exterior of the building are proposed with this conditional use request. Future signage will require a separate permit.

15. The proposed use does not undermine preservation of historic resources and structures.

Finding: No Detrimental Impact

Discussion:

No alterations to the exterior of the building are proposed with this conditional use request. The subject site is not within a national or local historic district.

According to Zoning Code Section 21A.54.080.C, the Planning Commission may impose conditions related to the standards and detrimental impacts listed above if a condition is necessary for compliance with the standards of approval or any applicable zoning regulation and to reduce any reasonably anticipated detrimental impact. Conditions may be related to:

1. Conditions on the scope of the use; its character, location, hours and methods of operation, architecture, signage, construction, landscaping, access, loading and parking, sanitation, drainage and utilities, fencing and screening, and setbacks; and
2. Conditions needed to mitigate any natural hazards; assure public safety; address environmental impacts; and mitigate dust, fumes, smoke, odor, noise, vibrations; chemicals, toxins, pathogens, gases, heat, light, and radiation.

After a public hearing is held, planning staff can help the commission identify and determine if information provided warrants further discussion on any potential non-compliance or detrimental impact that may require a condition of approval.

ATTACHMENT G: Public Process & Comments

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project since the applications were submitted:

- November 6th, 2025 – Notice to solicit comments was sent to the Rose Park Community Council and the Capitol Hill Neighborhood Council, starting the 45-day required early engagement period for recognized community organizations.
- November 7th, 2025 – Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- November 13th, 2025 – Early engagement noticing sign was placed at the property.
- November to December 2025 – The project was posted to the Online Open House webpage.
- December 21, 2025 – The 45-day early engagement period to receive comments from the recognized organizations expired. As of the date of the publication of the staff report, neither organization provided comments on the proposal.

Notice of the public hearing for the proposal included:

- January 1st, 2026
 - Public hearing notice sign posted on the property
- January 2nd, 2026
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division list serve

Public Input:

As of the date of publication of the staff report, Staff has received 1 public comment via email detailing concerns about the proposal. The concerns that are relevant to the conditional use standards of approval are discussed in [Key Consideration 2](#).

From: [Armando Luyo](#)
To: [Hall, Rylee](#)
Subject: (EXTERNAL) Conditional Use - Paris Social Bar - PLNPCM2025-01034
Date: Monday, November 10, 2025 12:20:43 PM

You don't often get email from armando@mgraphicsinc.com. [Learn why this is important](#)

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

To Whom It May Concern,

It has been over a year since I last reached out regarding the conditional use permit for the Paris Social Bar, located just a few feet from our building. Since the bar began operating, we have noticed a significant increase in litter—particularly empty beer cans and liquor bottles—around our property and the surrounding area.

While I cannot speak to potential increases in noise or violence, as we are only on-site Monday through Friday from 9 a.m. to 5 p.m., I am concerned about the broader impact this establishment has on our neighborhood. In particular, the presence of a bar in such close proximity to homes with small children creates an environment that may contribute to a sense of insecurity and diminish the quality of life for nearby residents.

In my view, a bar should not be situated so close to residential areas, as it disrupts the peace and safety that residents should be able to enjoy in their community.

Thank you for your attention to this matter.

Sincerely,



ATTACHMENT H: Department Review Comments

This proposal was reviewed by the following departments. Any requirement identified by a City Department is required to be complied with.

Police:

Review #1

I have a few questions that honestly will probably help the owners out in the unlikely event they come under scrutiny. I do like they will operate their own internal security through management and contract for large events. I typically would recommend a ratio of 1:50 security to patrons. It looks like you have 1:60 which is pretty close.

For the security plan:

Smoking – I like they will have signage to help inform people it is not allowed in the building or within 25 feet. I recommend creating a designated smoking area with signage and perhaps a barrier so there is no question where this should be occurring.

Law enforcement response:

This has a lot to do with how they train their staff on identifying problems or issues and when to call law enforcement, i.e. fights, threats to staff or patrons, drug activity, theft, damage, intoxicated patrons, etc... Who is ultimately going to be responsible for making the notification and directing law enforcement to the problem?

Bartender and server training for responsible alcohol service:

Utah approved sips n' tips training

Training on local liquor laws, refusal of service, signs of intoxication, ID verification training, etc.

How and who is going to track incidents of over-service and intoxication and how are they going to be addressed?

Who is going to ensure these trainings are completed and maintained as needed? Will you keep them on file in the event something happens and this is questioned?

Emergency procedures:

Emergency exit signage. Will they be clearly marked? Will they remain unobstructed? Who is going to be responsible to ensure this during large events?

Will there be fire extinguishers, first aid kits, or AED's available and clearly marked for use? Will all staff or select staff be trained in the use of one or all of these? Will you conduct safety drills in the event of an emergency, like a fire so all staff are familiar with the procedure to ensure patron and staff safety?

Planning Note: The applicant provided updated plans and more information in their security and operations plan to address the comments and questions posed by the Police Department during the initial review. The following are final comments from the Police Department on their subsequent review.

Review #2

It looks great. They didn't address all of the training components I recommended, but really it would be an internal thing they would have to manage anyway and I am comfortable with the changes they have made.

Fire:

11/10/2025 - No objections to the conditions use application with the understanding the applicant and business shall meet all applicable requirements of any currently adopted construction and life safety codes. Additional comments and requirements may arise with any permit application and code compliance review.

Urban Forestry:

There are two 3" caliper parkstrip trees in the parkstrip at 910 W 1000 N. These trees must be protected during any exterior construction work. Beside this, Urban Forestry has no concerns with this proposal.

Public Utilities:

Public Utilities comments have been provided based on the understanding that this use will only require interior remodel changes inside the building and will not include any exterior or site work. If this understanding is incorrect or the scope of work changes, please contact SLCDPU for further comments. Comments have been provided to assist in the future development of the property. The following comments are provided for information only and do not provide official project review or approval.

- *Fees will be assessed for any added plumbing fixtures.*
- *Plumbing plans will be required for building permit review. These plans must include existing plumbing plans that show all existing plumbing fixtures. Clearly label each fixture and indicate if it is to remain, be removed, be replaced, or be relocated. These plans must also include proposed plumbing plans that show all proposed plumbing fixtures and clearly indicate if these are replacements or brand new.*
- *All food and beverage processing, preparation, and service requires grease removal prior to discharge to the public sewer system. Treatment must be provided such that the discharge limit of 500 mg/L of FOG (fats, oils, and grease) is achieved. Please provide a treatment device and plan for treatment and sampling that meets this discharge limit and all applicable standards set forth in the Utah plumbing code and SLCDPU Standards. Treatment device shall be located as to be readily accessible for cleaning and inspection. The treatment device must be sized by a licensed design professional. For an exterior, below grade device, a 4 foot diameter sampling manhole, per APWA 411, must be located downstream of the interceptor and upstream of any other connections. For alternative treatment methods, a sampling point must be provided immediately downstream of the device and upstream of any other connections. Please include the treatment device, sampling location, and all associated piping on the plans. Please also verify that plumbing plans show two separate waste streams - one for grease and one for sewer.*

Transportation:

Rylee, I have no concerns with this proposal.