Planning Commission Staff Report

File #5C26- CUP-000589-2026

Public Hearing and Consideration of a Nonadministrative Conditional Use Permit for Extended Hours of Operation and to Operate a Bar Establishment at 5418 S. 1900 W.

Department of Community Development

Date:	March 24, 2026
Meeting Date:	March 18, 2026
Agenda Item:	(Above.)
Subject Property Address:	5418 S. 1900 W.
Applicant:	Jessica Blakeman (representing The Break Sports Bar and Grill)
Applicant Agent:	(Above.)
Author:	Terryne Bergeson, Planner II
Parcel #:	21151270010000
Applicable Ordinances:	Including, but not limited to Chapter 13.08; 13.23; and 13.33
Agenda Item #:	**3**

Attachments:

Exhibit A: Summary Table of Reception Centers and Bar Conditions
Exhibit B: Original Staff Report with Exhibits

Summary:

Jessica Blakeman, on behalf of The Break Sports Bar & Grill, has submitted an application for a nonadministrative conditional use permit requesting approval to operate a bar establishment at 5418 S. 1900 W. The property is located within 250 feet of residential and therefore also requires planning commission review and approval for a request to operate after 10 pm. The item was tabled at the March 10, 2026 public hearing.

Site Description

The property is located at the corner of 1900 West and 5400 South. The 7,306 SF building is located thirty feet residential to the west and setback fifteen to twenty feet from the north

and east frontages. The main entrance is accessible from the parking lot to the west, accessed via a shared drive from 1900 West.



Figure 1 View from 1900 West

North	South	East	West
Community Commercial (CC)- Legacy Plaza	Limited Commercial (LC)- Shared parking lot with restaurant plaza.	Regional Commercial (RC)- AutoZone and Crossroads Shipping Center	Residential Single-Family (R-1-8)

Land Development Code Analysis

The request is consistent with the zoning of the property, Regional Commercial, per the permitted land use table for commercial zones in §13.08.020(E). The table lists a "bar establishment" land use as permitted with the approval of a nonadministrative conditional use permit.

Chapter 13.33 establishes the general review criteria and process for conditional use permit requests. The planning commission shall determine if the impacts from a proposed use will be greater than those reasonably expected from a permitted use (according to the land use table referenced above). If the planning commission determines that the expected impacts to the surrounding area will be greater, the planning commission may impose conditions intended to mitigate those.

§13.33.040 provides specific impacts to consider. After reviewing public of public comment, police reports, proposed operations and considering the proximity to residential, the proposed use and hours of operation may impact the peace and comfort of surrounding area 13.33.040(A)(3). The planning commission may impose the types of conditions below to mitigate those.

Code Reference	Review Criteria	Staff Recommendation
13.33.050(A)	Size, configuration, and location of the site and the proposed site plan layout.	No site changes proposed, no recommendations.
13.33.040(B)	Proposed site ingress and egress to existing and proposed roads and streets.	
13.33.040(C)	The adequacy, provision, relocation, or protection of public facilities and amenities, including roads and streets, culinary water, secondary water, sanitary sewer, storm drainage, public safety and fire protections, and other utilities.	
13.33.040(D)	Design, location, and amount of off street parking, loading areas and solid waste disposal, and refuse collection areas.	
13.33.040(E)	Site circulation patterns for vehicular, pedestrian and other traffic.	
13.33.040(F)	Massing, size, number, location, design, exterior features, materials, and colors of buildings, structures, and other facilities.	(See conditions)
13.33.040(G)	The location and design of all site features, including proposed signage, lighting, and site furnishings.	(See conditions)
13.33.040(H)	The provision of usable open space, public features, and recreational amenities.	None.
13.33.040(I)	Fencing, screening and landscape treatments, and other features designed to increase the attractiveness and safety of the site and protect adjoining property owners from noise, visual, and other impacts.	None.
13.33.040(J)	Measures directed at minimizing or eliminating possible nuisance factors including, but not limited to, noise, vibrations, smoke, dust, dirt, debris, plant materials, odors, gases, noxious matter, heat, glare, electromagnetic disturbances, and radiation.	(See conditions)
13.33.040(K)	Measures designed to protect the natural features of the site including wetlands and drainageways, groundwater protection, soils, wildlife, and plant life.	None.

Code Reference	Review Criteria	Staff Recommendation
13.33.040(L)	The regulation of operating hours for activities affecting normal schedules and functions.	(See conditions)
13.33.040(M)	Identifying a time for regular review and monitoring, as determined necessary, to ensure the use continues to operate in compliance with all conditions and requirements of approval.	(See conditions)
13.33.040(N)	Measures to ensure compliance with all conditions and requirements of approval, including, but not limited to, bonds, letters of credit, improvement agreements, agreements to conditions, road maintenance funds, and restrictive covenants.	None.
13.33.040(O)	Such other conditions determined reasonable and necessary by the city to allow the operation of the proposed conditional use, at the proposed location in compliance with the requirements of this code. (Ord. 12-15, 7-11-2012)	None.

13.33.040(F) Exterior features, design: Staff recommend that the planning commission consider a condition that any future expansion to potential outdoor use only be permitted to expand eastward, as well as a limitation stating that, if proposed, outdoor patio or dining area on the south or west sides of the building will not be permitted. A condition to ensure operations change include using the existing patio with no expansion, a building permit first be approved to ensure sound mitigation features are installed.

13.33.040(J) Measures to mitigate nuisances: In addition to the information contained in the previous staff report, discussions at the first public hearing informed the conditions included below related to air quality mitigation. No smoking and vaping signs directing patrons to do so only on the east side of the building are proposed to mitigate the potential noise and odors to the neighboring residents.

13.33.040(L) Conditions relating to hours: The applicants discussed hours of operation during the first planning commission meeting. Proposed hours for this location have been changed from 1 am to 12 am on weeknights (Sunday through Thursday) and 1 am on Friday and Saturday (conditions show an additional hour to allow compliance with DABS laws which require a bar to remain open one hour after serving alcohol). Applicants stated that their practice is to generally start closing procedures early to encourage patrons to leave by the posted closing time.

During the March 10 meeting, commissioners asked for specifics relating to operating hours of reception centers. Exhibit A provides alcohol-related and operational conditions as well as the proposed hours of operation for each reception center, as well as the only other licensed bar, shown in the top row in light grey. While reception centers and bars are different uses, the table shows that in more recent applications, the commission began imposing conditions such as the presence of security guards, alcohol use only in accordance with DABS standards, and that even at private events alcohol must be served by a state-licensed server. These are the current practices for the proposed business for this application. The attached table also shows that approved hours of operation have ranged from closing at 10 pm to 1 am.

Conditions to mitigate noise have included live music cut-off times and restrictions on residential-facing doors remaining closed.

13.33.040(M) Identifying time for regular review, 13.33.040(N) Measures to ensure compliance: Staff recommend adopting a condition of approval for a six-month review at which time staff will review police department and code enforcement call history to determine if the conditions of approval are properly addressing negative impacts on the surrounding uses. The findings will be presented to the director who can determine if the findings need to be presented to the planning commission to consider modification of the conditions. This review can also take place any time before or after the 6-month period based on complaints.

Public Comment

A public notice was sent to all residents within 300 feet of the property on February 27, 2026. At the time of writing, one public comment was received via email, in the exhibits of the original staff report. If any additional comments are received, those will be read into the record at the public hearing.

Findings

1. This application was initiated by Jessica Blakeman, on behalf of The Break Sports Bar & Grill.
2. The subject property is located at 5418 S. 1900 W. in Taylorsville, Utah.
3. The property is in the Regional Commercial (RC) zoning district.
4. The property is designated "Commercial High Intensity" in the City's General Plan.
5. Location within 250 feet of residential requires a nonadministrative conditional use permit.
6. The applicant is requesting nonadministrative conditional approval to operate a bar establishment and extended hours of operation.
7. This proposed use is consistent with zoning and General Plan designations.
8. A bar establishment was operated by a different company and owner at this location between 2021 and 2025.
9. Police reports and resident comments have provided information regarding potential impacts to surrounding areas.
10. Conditions of approval have been identified (listed below) to mitigate anticipated impacts to air quality, odor, and noise.
11. Notices were mailed to all property owners within 300 feet of the subject property on February 27, 2026.
12. Notice of public hearing was posted to city and state websites on March 5, 2026.
13. The planning commission is the decision-making authority for nonadministrative conditional use permit review, per Chapter 13.33.

Conditions of Approval

Based on the information presented in this staff report, staff recommend the following conditions. The commission may consider revisions or additional conditions:

1. The existing patio feature may be used only after approval of a building permit that includes the installation of sound mitigating features.
2. While expansion will require nonadministrative site plan review and approval, future expansion of outdoor patio or dining area is limited to eastward expansion of the existing patio, or on the east side of the site.
3. Outdoor patio or dining space will not be permitted on the south and west portions of the site, to mitigate impacts to the peace and comfort of adjacent residential.

4. Waste pickup shall occur no less than 4 times per week.
5. Hours of operation shall be as follows:
    a. Sunday-Thursday 11 am – 1 am
    b. Friday-Saturday 10 am – 2 am
6. Language to discourage loitering shall be printed on business identification signs planned to be located within the parking lot.
7. In addition to any applicable state and federal laws, smoking and vaping shall only occur on the east side of the building. Signs indicating such shall be posted on the building in a visible location.
8. An administrative review shall take place 6 months after final approval to ensure compliance with the approved conditions and to determine if the anticipated impacts are being mitigated. The director may decide that the findings of the review must be presented to the planning commission to consider modifying or adding conditions.
9. The conditional use permit is subject to the same review outlined above upon receipt of substantiated complaint or citation.
10. The operation shall remain compliant with all applicable city and state review agencies.

Recommended Motion

I move that we approve File#5C26-CUP-000589-2026, public hearing and consideration of a nonadministrative conditional use permit for extended hours of operation and to operate a bar establishment at 5418 S. 1900 W., based on the information, findings, and conditions presented in this staff report.

Exhibit A

Center	Location	Alcohol	Conditions	Hours
Crossroads Bar & Grill (formerly Bout Time)	5592 S. Redwood Rd.	*CUP approved 2010, condition to comply with DABC and city licensing.*		• Current hours listed close at 1 am
Plum and Pine Approved in 2001	6388 S. Redwood Rd.	• Alcohol may be served up until 1 hour prior event end.	• Conditions related to site during construction.	• Events to end by 11 pm
Dream Venue (approved 4/28/2022, modification 6/30/2023)	3193 W. 4700 S.	• Explicitly *prohibited*.	• Parking on site. • Conformance to SLCo noise ordinance. • Private security required any time customer has access to building. • Occupancy 100 (per fire marshal).	• Thu-Sat events: 1 am • Sun- Wed events: 10 pm
Golden Heart Approved 5/16/2022	2592 W. 4700 S.	• *Not addressed, subject to DABS* private *party regulations*.	• Parking on site. • Conformance SLCo noise ordinance.	*None listed in conditions, application stated 1 am- not within 250 feet of residential*.
Lily's Reception Approved 7/27/2022	2572 W. 4700 S.	• *Not addressed,* subject *to DABS private party regulations*.	• Parking on site. • Conformance SLCo noise ordinance.	*None listed in conditions, application stated 1 am- not within 250*

Exhibit A

				feet of residential.
Celebration Reception Hall Approved 11/6/23	4151 S. Reedwood Rd.	• "Prohibited without proper approval" (DABS private party regulations, selling require alcohol license)	• Parking on site. • Conformance to SLCo noise ordinance. • Doors closed facing residential properties. • Security guard for events up to 70 people. Second guard for events 70+ people.	• Live music end at 10 pm, all nights. • Sun-Thur events: 10 pm • Fri-Sat events: 12 am
Healthy Vibes Approved 6/27/2026	4164 S. 1785 W.	• Alcohol according to DABS private party regulations.	• Conformance to SLCo noise ordinance. • Occupancy= 49 • One additional hour after event ends for clean up. • Security guard(s) present any time customer has access to building.	• Live music end at 10 pm, all nights. • Sun-Thur events end by 10 pm • Fri-Sat events end by 12 am
Salones Magnolias Approved 11/14/2023	4122 S. 1785 W.	• Alcohol according to DABS private party regulations. • Alcohol served by person with certification.	• Conformance to SLCo noise ordinance.	• Sun-Thur events end by 10 pm • Fri-Sat events end by12 am
Magic Dreams Approved 7/9/2024	4870 S. Redwood Rd.	*Not permitted without* request *for modification*.	• Conformance to SLCo noise ordinance. • Occupancy determined by fire marshal.	• Sun-Thur events end by 11 pm

Exhibit A

			• One additional hour after event ends for clean up. • Security guard(s) present any time customer has access to building. • Door facing residential must remain closed during events.	• Fri-Sat events end by 12 am
Muñequitos Approved 8/9/2023	2596 W. 4700 S.	• Alcohol according to DABS private party regulations. • Alcohol served by person with certification.	• Conformance to SLCo noise ordinance. • Occupancy= 80 • Security guard(s)required for events with alcohol.	• Events end by 12 am
Marsella Approved 1/28/2025	4311 S. 2700 W.	According to new standards 13.11.250	• Conformance to SLCo noise ordinance. • Occupancy determined by fire marshal.	According to new standards §13.11.260