

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 19, 2026
Meeting Date:	March 24, 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 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.	
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.	No site changes proposed, no recommendations.
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. Other

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 notice of public hearing was sent to all residents within 300 feet of the property on February 27, 2026. Notices were posted to the city and state websites on March 13, 2026. One comment was received and discussed during the first public hearing on March 10, 2026. No additional comments have been received.

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

Exhibit A

				<i>feet of residential.</i>
Celebration Reception Hall Approved 11/6/23	4151 S. Reedwood Rd.	<ul style="list-style-type: none"> • “Prohibited without proper approval” (DABS private party regulations, selling require alcohol license) 	<ul style="list-style-type: none"> • 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. 	<ul style="list-style-type: none"> • 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.	<ul style="list-style-type: none"> • Alcohol according to DABS private party regulations. 	<ul style="list-style-type: none"> • 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. 	<ul style="list-style-type: none"> • 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.	<ul style="list-style-type: none"> • Alcohol according to DABS private party regulations. • Alcohol served by person with certification. 	<ul style="list-style-type: none"> • Conformance to SLCo noise ordinance. 	<ul style="list-style-type: none"> • Sun-Thur events end by 10 pm • Fri-Sat events end by 12 am
Magic Dreams Approved 7/9/2024	4870 S. Redwood Rd.	<i>Not permitted without request for modification.</i>	<ul style="list-style-type: none"> • Conformance to SLCo noise ordinance. • Occupancy determined by fire marshal. 	<ul style="list-style-type: none"> • Sun-Thur events end by 11 pm

Exhibit A

			<ul style="list-style-type: none"> • 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. 	<ul style="list-style-type: none"> • Fri-Sat events end by 12 am
<p>Muñequitos Approved 8/9/2023</p>	2596 W. 4700 S.	<ul style="list-style-type: none"> • Alcohol according to DABS private party regulations. • Alcohol served by person with certification. 	<ul style="list-style-type: none"> • Conformance to SLCo noise ordinance. • Occupancy= 80 • Security guard(s)required for events with alcohol. 	<ul style="list-style-type: none"> • Events end by 12 am
<p>Marsella Approved 1/28/2025</p>	4311 S. 2700 W.	According to new standards 13.11.250	<ul style="list-style-type: none"> • Conformance to SLCo noise ordinance. • Occupancy determined by fire marshal. 	According to new standards §13.11.260

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 5, 2026
Meeting Date:	March 10, 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: Zoning Map

Exhibit B: General Plan Map

Exhibit C: Subject Property Aerial Image

Exhibit D: Subject Property Vicinity Map

Exhibit E: Submitted Narrative

Exhibit F: Floor Plan

Exhibit G: Department of Alcoholic Beverages Services 2025 Bar Guidelines

Exhibit H: Public Comment

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.

Site Description

The property has an area of .85 acres and is located at the corner of 1900 West and 5400 South. The 7,306 SF building is located thirty feet from the west property line. Mature trees and an eight foot masonry wall separate the building from the adjacent residential to the west. The building is setback from the two street frontages on the north and east approximately fifteen to twenty feet. The main entrance is on the south side of the building, accessible from the parking lot via a shared drive from 1900 West, while the north side has a narrow existing outdoor patio. The submitted building plans show that it will be unused, as it is only accessible via an emergency exit (Exhibit F).



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 property is in the Regional Commercial (RC) zoning district and has General Plan Designation of Commercial High Intensity Center (CH). The request is consistent with the zone, 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.

The submitted narrative includes a request to operate until 1 am for all nights of the week (Exhibit F). Additional regulations imposed by the Department of Alcoholic Beverage Services (DABS) state that a bar establishment must remain open one hour after serving alcohol (Exhibit G). The applicant confirmed that the 1 am time listed in the narrative is proposed to be the cut off time for serving alcohol. To comply with state regulations the establishment would need to remain open until 2 am at which time patrons are no longer allowed in the

building. [§13.23.200](#) requires that any commercial use located within 250 feet of residential must apply for a nonadministrative conditional use permit to operate past 10 pm.

Chapter 13.33 establishes the general review criteria and process for conditional use permit requests. The purpose of a nonadministrative conditional use review is two-fold: First, 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). Second, 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. The table below includes staff’s analysis of those impacts that could be reasonably expected from the proposed bar establishment use, based on police reports and a public comment from a resident, which outlines the resident’s experience during operation of the previous business (Exhibit H).

Code Reference	Review Criteria	Staff Analysis
13.33.040(A)(1)	The health, safety, and welfare of the city and its present and future inhabitants and businesses.	Yes
13.33.040(A)(2)	The prosperity of the city and its present and future inhabitants and businesses.	Yes
13.33.040(A)(3)	The morals, peace and good order, comfort, convenience, and aesthetics of the city and its present and future inhabitants and businesses.	(Discuss)
13.33.040(A)(4)	The tax base.	Yes
13.33.040(A)(5)	Economy in governmental expenditures.	Yes
13.33.040(A)(6)	The state's agricultural and other industries.	Yes
13.33.040(A)(7)	The urban and nonurban development.	Yes
13.33.040(A)(8)	Access to sunlight for solar energy devices.	Yes
13.33.040(A)(9)	Property values.	Yes
13.33.040(C)	The proposed conditional use shall promote and conform with the objectives of the general plan and shall not limit the effectiveness of land use controls, promote blight, or injure property values.	Yes

The zoning designation for this property was amended in 2026 from Limited Commercial to Regional Commercial (see file#8Z25 - DCA-000569-2025 and 9Z25 - DCA-000570-2025). During that process police reports were provided to planning staff documenting nine police responses to the property during the timeframe a previous business was operating a bar establishment (from 2021-2025). The incidents included altercations, complaints related to vehicles, and one minor attempting to purchase alcohol. The documented incidences and public comment response(s) should be considered as the planning commission considers impacts and potential mitigation measures.

The applicant has submitted a demolition permit and is removing signage, flooring, and drywall. At this time there are no changes proposed to the site. Building plans illustrate that the applicants will undertake cosmetic improvements such as window installation and interior remodeling. No exterior changes are planned at this time so staff does not recommend imposing conditions that will require site changes. However, any future updates site (such as parking lot or addition/ changes to outdoor dining) would require a nonadministrative conditional site plan review. Below is a list of types of conditions that may be imposed to mitigate negative impacts.

Code Reference	Review Criteria	Staff Recommendation
13.33.050(A)	Size, configuration, and location of the site and the proposed site plan layout.	
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.	No site changes proposed, no recommendations.
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.	(Discuss)
13.33.040(G)	The location and design of all site features, including proposed signage, lighting, and site furnishings.	Signage will be reviewed under separate permits, subject to standards in Chapter 13.26.
13.33.040(H)	The provision of usable open space, public features, and recreational amenities.	No site changes proposed, no recommendations.
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.	No changes proposed. Residential and commercial are separated by an existing masonry wall that meets standards in §13.23.070.

Code Reference	Review Criteria	Staff Recommendation
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.	(Discuss)
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.	No site changes proposed, no recommendations.
13.33.040(L)	The regulation of operating hours for activities affecting normal schedules and functions.	(Discuss)
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.	(Discuss)
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.	(Discuss)
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)	No additional.

13.33.040(F) Exterior features, design: While the patio is not planned to be used at this time, staff recommends that a condition relating to the use of the outdoor patio be considered with this permit. To mitigate potential noise, potential outdoor use of the existing patio should be permitted only after the approval a building permit showing the addition of sound mitigation features at the west end of the patio. Additionally, staff recommends 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.

13.33.040(J) Measures to mitigate nuisances, 13.33.040(L) Conditions relating to hours: Staff requested information regarding how other locations for the proposed business manage concerns related to those expressed in the public comment. The applicant will be present to answer commissioner inquiries about operations and training. However, the applicant did respond that an earlier close time on weeknights is reasonable for the business. She also stated that this location will contract trash removal services five times per week. To mitigate impacts from odor, staff recommends including a condition of approval related to the frequency of trash removal and adopting earlier hours of operation for weeknights (in the conditions). To mitigate noise from patrons in parking lot, staff discussed enforcement capabilities with an officer from the police department. It was stated that installing “No Loitering” signs allow the police to issue citations for loitering, or property owner coordination with a tow company and restricting parking hours may encourage patrons to

leave promptly. Staff recommends the planning commission discuss mitigation measures with the applicant during the meeting and include a condition aimed at discouraging gathering in the parking lot.

13.33.040(M) Identifying time for regular review, 13.33.040(N) Measures to ensure compliance: The planning commission has the authority to impose a condition such as requesting a review to determine if the approved conditions are mitigating the anticipated impacts. The planning commission may decide to request a review sometime after approval to determine if changes to the conditions or operating hours need to be considered. If the planning commission grants conditional approval, a list of those conditions will be provided to the applicant and will be included in the business license file for reference.

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 has been received via email (Exhibit H). 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. The planning commission has the authority to impose certain conditions, as stated in Chapter 13.33.
11. Staff have identified conditions of approval (listed below) for planning commission consideration.
12. The planning commission is the decision-making authority for nonadministrative conditional use permit review.
13. Nonadministrative conditional use permits must be considered at a properly noticed public hearing.
14. Notices were mailed to all property owners within 300 feet of the subject property.
15. Notice of public hearing must also be posted to city and state websites.
16. The notices were not posted to websites in a timely manner, therefore final action must take place at a later date during a public hearing that has been properly noticed.

Conditions of Approval

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

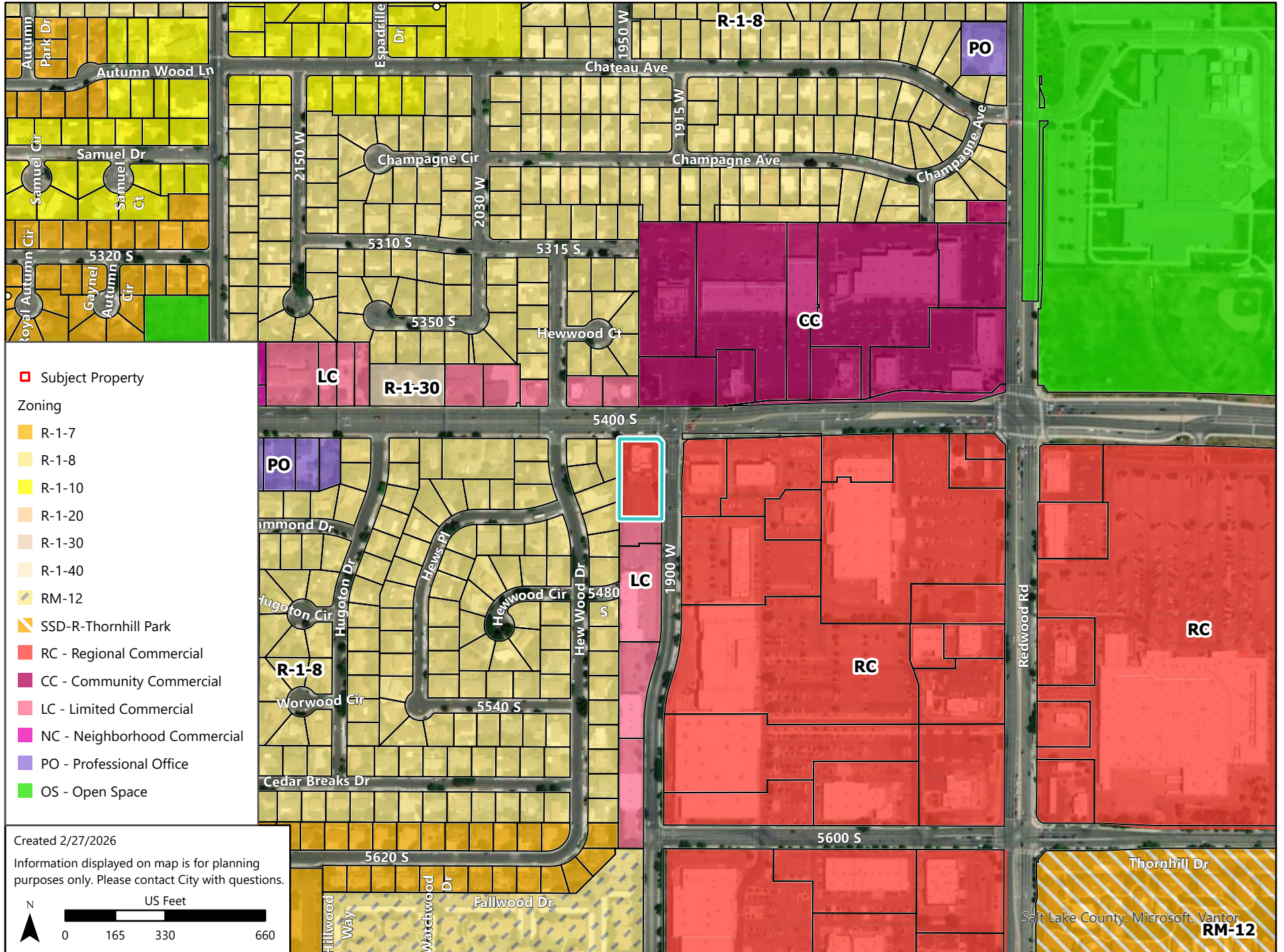
1. The existing patio feature may be used only after approval of a building permit that includes the installation of sound mitigating features.
2. While expansion will require nonadministrative site plan review and approval, future expansion of outdoor patio or dining area is limited to eastward expansion 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 **X** times per week. ***(Determine at meeting between commission and applicant.)***
5. Hours of operation shall be as follows:
 - a. Sunday-Thursday 11 am – 1 am (“last call” at 12 am)
 - b. Friday-Saturday 10 am – 2 am (“last call” at 1 am)
6. ***Condition to discourage loitering.***
7. An administrative review shall take place 6 months after final approval to ensure compliance with the approved conditions to determine if the identified 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.
8. The conditional use permit is subject to the same review outlined above upon receipt of substantiated complaint or citation.
9. The operation shall remain compliant with all applicable city and state review agencies.

Recommended Motion

I move that we continue 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. to the March 24, 2026 planning commission meeting.

Zoning Map: 5418 S 1900 W

Exhibit A



- Subject Property
- Zoning**
- R-1-7
- R-1-8
- R-1-10
- R-1-20
- R-1-30
- R-1-40
- RM-12
- SSD-R-Thornhill Park
- RC - Regional Commercial
- CC - Community Commercial
- LC - Limited Commercial
- NC - Neighborhood Commercial
- PO - Professional Office
- OS - Open Space

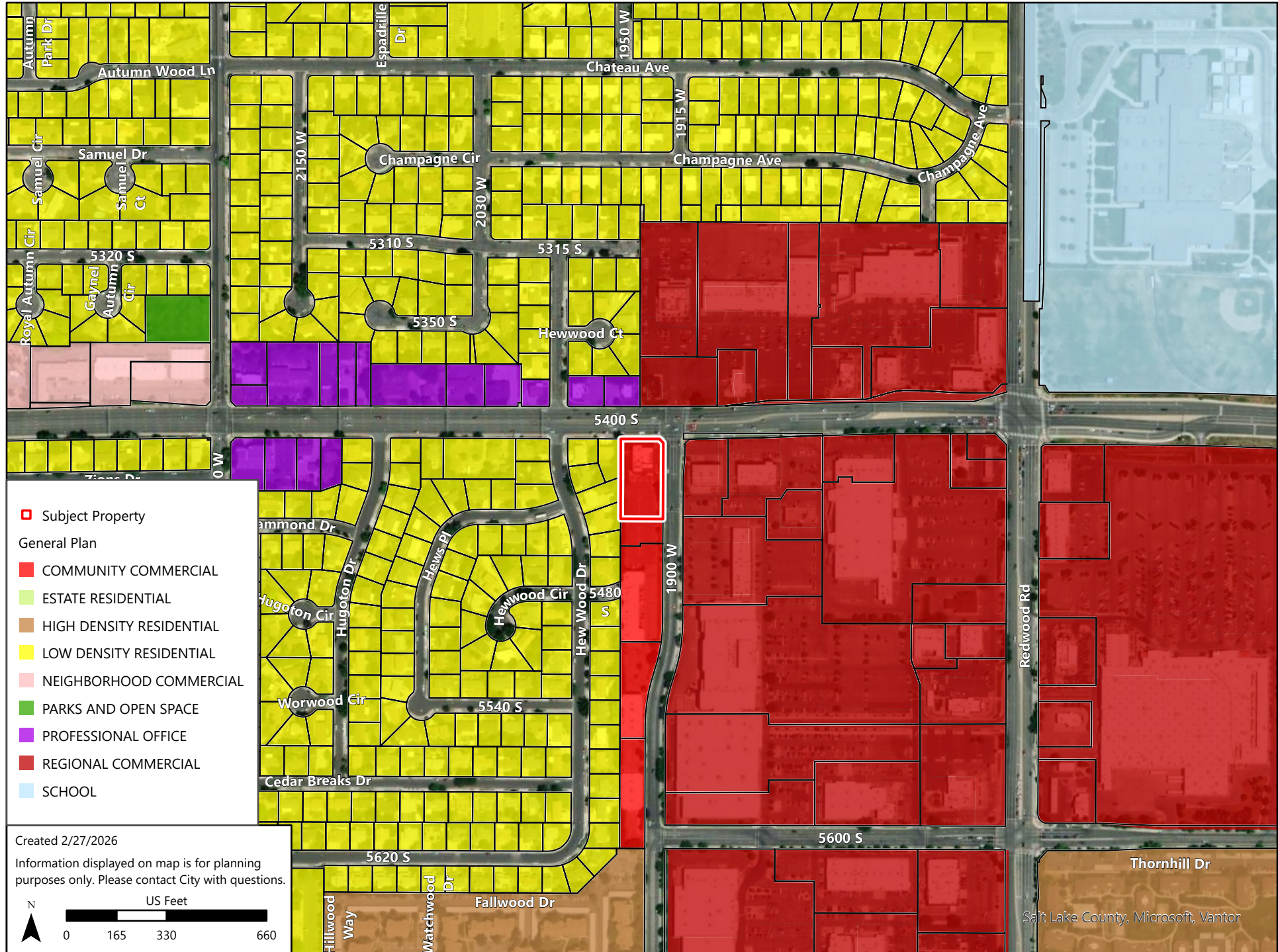
Created 2/27/2026
 Information displayed on map is for planning purposes only. Please contact City with questions.

US Feet

N

General Plan Map: 5418 S 1900 W

Exhibit B



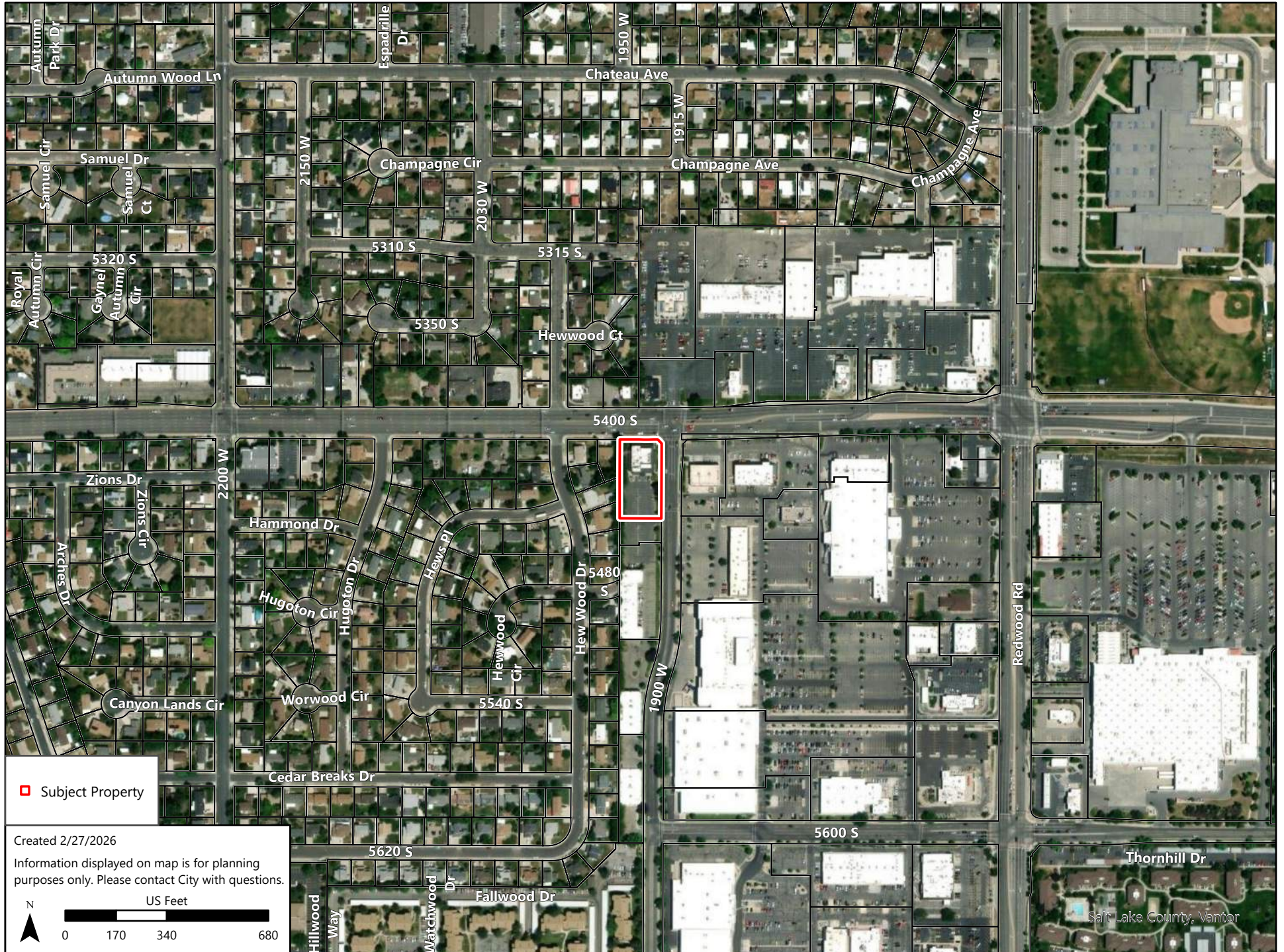


■ Subject Property

Created 2/27/2026

Information displayed on map is for planning purposes only. Please contact City with questions.

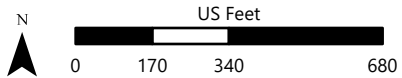




■ Subject Property

Created 2/27/2026

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Property Owner's Affidavit

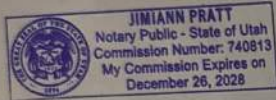
I (we) James Peck, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application; that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.

Owner's Signature _____ Owner's Signature (co-owner if applicable) _____

Subscribed and sworn to before me this 20 day of February, 2024.

Jim Ann Pratt
Notary Public

Residing in Utah
My commission expires: December 26, 2028



Agent Authorization

I (we), James Peck, the owner(s) of the real property located at 5418 S. 1900 W. 84129, Taylorsville, Utah, do hereby appoint Jessica Blakeman as my (our) agent to represent me (us) with regard to this application affecting the above described real property located in the City of Taylorsville, and authorize _____ to appear on my (our) behalf before any City Board or

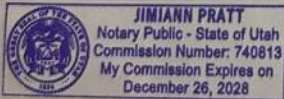
Commission considering this application.

Signature _____ Owner's Signature (co-owner if applicable) _____

On the 20 day of February, 2024, personally appeared before me James Peck the signer(s) of the above Agent Authorization who duly acknowledged to me that they executed the same.

Jim Ann Pratt
Notary Public

Residing in Utah
My commission expires: December 26, 2028



The Break Sports Grill is a higher-end sports bar with multiple locations throughout the valley. Founded 14 years ago in Daybreak, the concept has successfully expanded to six total locations, with a proven track record of strong community presence and consistent operations.

We pride ourselves on high-quality food and an inviting, energetic atmosphere. Unlike many traditional sports bars, our concept is uniquely food-driven—we serve as much food as liquor, which is uncommon in the bar industry and a key differentiator for our brand.

The Break Sports Grill offers a full lunch and dinner menu seven days a week, along with brunch service on weekends.

Based on performance at our existing locations, we anticipate approximately 200–300 customers per day on weekdays, with higher volume on weekends, special events, and during peak brunch hours.

Hours of Operation:

- Monday–Friday: 11:00 AM – 1:00 AM
- Saturday–Sunday: 10:00 AM – 1:00 AM

Each location typically employs approximately 30–40 team members. Prior to opening, we conduct 2–3 weeks of in-house training to ensure staff are fully prepared and brand standards are met from day one.

DABS BAR ESTABLISHMENT

A bar establishment license allows the storage, sale, service, and consumption of alcoholic beverages on the premises of a bar (a social drinking establishment), an equity (such as a country club), or a fraternal (such as a mutual benefit or patriotic association that is organized under a lodge system). Food must be available for customers the entire time the bar is open, but there is no required percentage of food sales. Liquor, wine, heavy beer, and beer may be sold from 10:00 a.m. until 1:00 a.m. every day.

Social drinking bars are usually open to the public, though the licensee may choose to be private and restrict access to only those who are on a list and/or pay a fee. No one under the age of 21 is allowed in social bars, and they are required to verify proof of age of persons who appear to be 35 years of age or younger by a scanner or electronic age verification device.

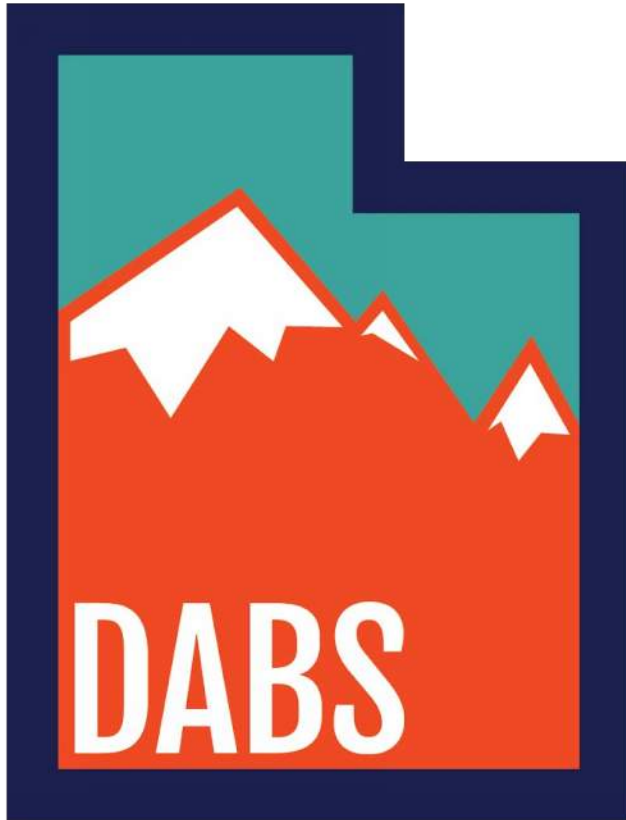
Equity and fraternal licensees must have membership requirements. Qualifications for membership are set in their bylaws or house rules, however, a member must be an individual who is 21 years of age or older. Equity and fraternal licensees are not required to have the electronic age verification device, and minors may be on the premises - but may not be in the bar area.

Bar licenses run from July 1 to June 30 and must be renewed annually during the month of May.

- Application fee - \$300 non-refundable
- Initial licensing fee - \$2,750
- Renewal fee - \$2,000

BAR SIGNS:

All bars are required to have signs at the entrance to their premises to let patrons know they are entering an adult only business and to help prevent minors from accidentally entering the premises of a place they are not allowed to enter. The bar sign must measure at least 8 ½" long by 11" wide (landscape orientation) and must be posted in a conspicuous place at the bar entrance. The sign does not otherwise have a certain template or font type requirement, but it should be in a font and style large enough to be understood by the reader. The sign must identify that the premises is "a bar" and that no one under 21 is allowed. The example below uses both of those requirements as stated. The most



Department of Alcoholic Beverage Services

P.O. Box 30408

Salt Lake City, UT 84130-0408

Telephone: 801-977-6800

Website: www.abs.utah.gov

BAR ESTABLISHMENT LICENSE SPECIFICS¹

Utah Code, Title 32B, Chapter 5, Retail License Act, and Chapter 6, Part 4, Bar Establishment License allows the storage, sale, service, and consumption of alcoholic beverages on the premises of a bar establishment.

Cap: Limited to a quota, formulated by the population of the state^[1]

Effective Dates: July 1 to June 30

Application Fee: \$300 (non-refundable)

Licensing Fee: \$2,750 (prorated based on application date)^[2]

Renewal Period: May 1 to May 31

Renewal Fee: \$2,000

Bond: \$10,000

Dramshop (Liquor Liability) Insurance: \$1,000,000 per occurrence and \$2,000,000 in the aggregate

- Utah Code specifically defines "**Bar Establishment**" as a license issued in accordance with Chapter 5, Retail License Act, and Chapter 6, Part 4, Bar Establishment License. "Bar establishment license" includes: an equity license; a fraternal license; or a bar license.

BAR LICENSES²

There are three types of bar licenses. The bar, the equity, and the fraternal. However, this reference guide pertains only to the bar establishment.

Bar licenses are issued to drinking establishments that are open to the public. However, the bar may choose to be private and restrict access to only those who are on a list or pay a fee if they choose.

SALES AND CONSUMPTION HOURS³

Alcoholic beverages may be sold on any day from 10:00 a.m. until 1:00 a.m. Bars must remain open an extra hour after alcohol sales and service have ended to allow a patron to finish consuming. Consumption of alcohol in bars is prohibited between the hours of 2 a.m. and 10 a.m.

- a single drink containing spirituous liquor
- a single serving of wine not exceeding 5 ounces
- a single serving of heavy beer
- a single serving of beer not exceeding 26 ounces
- a single serving of a flavored malt beverage
- a single serving of hard cider not exceeding 16 ounces

Bars do not have to remain open after all patrons have vacated the premises, or during an emergency.

SIGNAGE⁴

A Bar licensee must display:

- The DABS License
- The Local Business License
- Alcoholic Beverage Warning Sign
- **NO ONE UNDER 21** - Bars must also display a sign 8-1/2 inches long and 11 inches wide indicating that the premises is “A BAR” and that “NO ONE UNDER 21 IS ALLOWED”. It must be posted in a conspicuous place at the entrance of the premises. Templates can be found on the DABS website [here](#), or you may make your own.

The warning sign: The warning sign contains two messages, each of which must be in a different font. It may be used as-is or custom-made, but the size of the sign and the size of the fonts may not be any smaller than the template. The color of the print does not have to be red, and the sign does not have to be white, but it has to be easily readable and posted in a prominent place (obviously, not behind the pickle jar or in the office) on each sublicensed premises. [GO HERE](#) to download a warning sign template from the DABS website.

ELECTRONIC AGE VERIFICATION - ID SCANNERS⁵

The ID scanner requirement applies to bars (except equity and fraternal) whether or not they choose to restrict access by way of membership.

Bars must electronically verify age before anyone who appears to be 35 years of age or younger may gain admittance.

Bars must be able to keep, read, print, or download 7 days worth of data from the ID scanners and no more. Owners/managers should have the knowledge and capability to produce the data upon request of a law enforcement officer or an authorized representative of the DABS.

The DABS does not provide a list of approved scanners, but they are available from multiple manufacturers and vendors. Any ID scanner selected must meet legal requirements in Utah Code Section [32B-1-407](#) and Administrative Rule [R82-4-101](#).

PRICE LISTS⁶

A bar must have readily available for its patrons, a printed alcoholic beverage price list (including shot prices), or a menu containing current prices of all alcoholic beverages.

NO BROWN-BAGGING (WINE EXCEPTION)⁷

Patrons may not bring in or store spirituous liquor, heavy beer, or beer on the premises of the bar. However, at the licensee's discretion, a patron may bring in bottled wine for consumption on the premises.

- Wine brought in must be immediately delivered to a server or an employee of the bar..
- A wine service may then be performed, and patrons may serve themselves or others at the table.
- A patron may leave with their unfinished bottle of wine as long as it has been re-corked by the server.

FOOD AVAILABILITY⁸

Bars shall have a variety of food prepared on the premises, available at all times when an alcoholic product is sold, offered for sale, furnished, or consumed on the licensed premises.

RECORDKEEPING⁹

A bar establishment is required to keep current, detailed quarterly records for expenses and sales of alcohol.

Dispensing liquor through an approved dispensing system is required for any licensee selling spirituous liquor. Dispensing records must also be kept and matched daily to the sales records of all primary liquor beverages sold. Spills, miss-clicks, returned beverages, etc. must all be accounted for on a dispensing record. Your DABS Compliance Specialist can help you with questions and formulating an appropriate form. Licensees shall maintain records for at least three years. **Remember, falsifying records is illegal.**

ALCOHOL STORAGE¹⁰

Alcohol may be stored only in a lockable designated place approved by the DABS on the initial application floor plan. **Any changes to the storage area(s) must first be approved by the DABS.** Storage or dispensing systems located at a patron's table are prohibited.

NOTE: Liquor, wine, and heavy beer storage must remain locked at all times when alcohol sales are not permitted. However, the licensee may open the storage area during hours otherwise prohibited for the limited purpose of inventory, restocking, repair, and cleaning.

EMPLOYEES¹¹

A person's willingness to serve alcoholic beverages may not be made a condition of employment. Any employee who sells, serves, dispenses, or handles alcohol must be

twenty-one years of age or older. Servers of alcohol must wear a unique identification badge showing the employee's first name, initials, or a number assigned by the employer and must be worn above the waist. Employees may not consume or be under the influence of alcoholic beverages while on duty.

Employees can be FINED or suspended from alcohol sales for violations. The Alcoholic Beverage Services Commission is authorized to assess an administrative fine against an officer, employee, or agent of a licensee for a violation of the alcoholic beverage laws.

NO MINOR EMPLOYEES ARE ALLOWED

- Minors may not be employed on the premises of a bar. This includes band members, construction workers, etc.
- Minors may not be admitted into, use, or be on the premises of a bar EVER – even if closed.

¹ [32B-1-201](#); [32B-6-403](#); [32B-6-405](#); [32B-5-201](#); [32B-1-102\(10\)](#)

² [32B-6-403](#)

³ [32B-6-406](#)

⁴ [32B-6-406\(2\)](#); [32B-5-301\(3\)](#)

⁵ [32B-1-407](#);

⁶ [32B-6-406\(8\)](#); [32B-5-304](#)

⁷ [32B-5-307](#)

⁸ [32B-6-406\(6\)](#)

⁹ [32B-5-302](#); [R82-5-104](#)

¹⁰ [32B-5-201](#); [32B-5-301\(9\)\(b\)](#)

¹¹ [32B-6-406\(5\)](#); [R82-5-107](#); [32B-5-308](#)

[1]Reference to Utah Code Section [32B-6-403\(3\)\(a\)\(i\)\(ii\)](#)

[2]Reference to Utah Code Section [32B-6-405\(4\)\(b\)\(ii\)](#)

From: [Valen Cole](#)
To: [Terryne Bergeson](#)
Subject: [EXTERNAL] Public Comment – Conditional Use Permit JC26-CUP-000589-2026 (5418 S. 1900 W.)
Date: Tuesday, March 3, 2026 11:57:52 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear, Terryne Bergeson and Members of the Planning Commission,

I am writing to submit formal public comment regarding application JC26-CUP-000589-2026 for a Nonadministrative Conditional Use Permit to operate a bar establishment with extended hours past 10:00 PM at 5418 S. 1900 W.

My family resides within 300 feet of this property. We directly experienced the prior Trolley Wing co establishment that operated at this location for approximately four years, and the impacts were severe and ongoing. I was in communication with the management in regards to the issues we had but there was nothing they could do.

Between 1:00–3:00 a.m. everyday they were open, patrons routinely gathered in the parking lot yelling, playing loud music, revving engines, and racing vehicles. Law enforcement was frequently present. Guests littered over our fence and harassed our dogs. During summer months, outdoor oil containers and garbage receptacles emitted overwhelming odors that made it impossible for us to use our backyard due to the smell.

The disturbance was not occasional — it was chronic. It significantly interfered with our ability to sleep and enjoy our property.

Our immediate neighborhood is residential and includes families with children and elderly homeowners. My partner is an ICU nurse at the University of Utah who works 12-hour shifts and must sleep during early morning hours to ensure patient safety. I care for my elderly parents, who own this home, and they were also negatively impacted by the prior late-night activity.

While we understand that businesses have a place in our community, the prior operation demonstrated that a bar open into late-night hours at this location is incompatible with the surrounding residential neighborhood.

If this permit is approved, we respectfully request that:

- Operating hours be limited to no later than 10:00 or 11:00 PM.
- Strict enforcement conditions be imposed regarding parking lot loitering and post-closing activity.
- Outdoor oil and garbage storage be fully enclosed and regularly maintained to prevent odor.
- Clear noise mitigation requirements be established, including exterior monitoring and security presence at closing time.

We are not opposed to responsible business activity. However, we strongly oppose a return to the late-night conditions that previously created ongoing disturbance, sanitation issues, and public safety concerns.

Thank you for your consideration of the surrounding residents' quality of life when reviewing this application.

Sincerely,

Valen Cole

5455 s Hew wood Dr Taylorsville Ut 84129

801-598-3005