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PLANNING COMMISSION AGENDA ITEM REPORT

DATE: April 17, 2024

SUBMITTED BY: Greg DeLong, Planning & Community Development

ITEM TYPE: Resolution

AGENDA SECTION: AGENDA ITEMS

SUBJECT: **Quasi-Judicial:** Special Use Application, Resolution 24-28, Case SU.24.0894:

Request for a Special Use Permit to allow for a distillery and brew pub; for property located at 1008 4th Avenue West (Parcel ID 3291400004) in the T6 (Urban Core) transect zoning district. Application filed by Margaret Tusing of ZNS Engineering, LC and Michael Krail of GL Distillery BRA, LLC, agents for owner 3rd Avenue Associates, LLLP.

SUGGESTED ACTION: Approval of Resolution 24-28, Case SU.24.0894 with stipulations.

Is this item Quasijudicial?

No

Does this item require a public hearing?

Yes

EXPLANATION:

Requesting Special Use approval to allow onsite distilling and brewing at property located at 1008 4th Avenue West, otherwise known as the future location of Good Liquid Distillery and Taproom Downtown.

The subject property is located in the T6 Urban Core Transect Zoning District, which is within the city's Form Based Code Area. In review of the Form Based Code, the proposed uses (distillery and brewery) don't appear to fall into any

specific use category; therefore, per Section 4.7.3.e of the Form Based Code, when a use cannot be clearly placed into a use category, and it is not prohibited, the PCD Director may allow an applicant to seek approval through a Special Use application.

FINANCIAL IMPACT:

N/A

ATTORNEY REVIEW/RECOMMENDATION:

Reviewed by City Conflict Counsel Augello.

SUGGESTED MOTION:

Motion to recommend to City Council approval of Resolution 24-28, Case SU.24.0894 with the following stipulations:

1. Onsite distilling equipment shall not produce batches in excess of 6-gallons or the equivalent of thirty (30) 750 mL bottles.
2. Onsite brewing equipment shall not produce batches in excess of 45-gallons.
3. Fire sprinkler system shall be designed for the storage of flammable liquids.
4. Still Room shall be upgraded to meet fire ratings.
5. Ventilation shall be upgraded to meet codes for flammable operations.
6. Any expansion and/or increase in production of onsite distilling/brewing shall require Special Use approval prior to commencement of said expansion and/or increase.

ATTACHMENTS:

[Application - Resolution 24-28, Case SU.24.0894.pdf](#)

[Staff Report - Resolution 24-28, Case SU.24.0894.pdf](#)

[Resolution 24-28.pdf](#)