

Anya Grahn

From: Sanford Melville <smelville@outlook.com>
Sent: Tuesday, October 02, 2018 3:55 PM
To: Anya Grahn
Cc: Bruce Erickson; edp.edco@gmail.com
Subject: Kimball Event Space - Proposed Conditions of Approval
Attachments: Kimball CUP Conditions of Approval.docx

Anya,

Thank you and Bruce for taking the time to meet with Ed and I today. I continue to believe that the Kimball Event Space CUP should be denied for all the reasons stated previously and in City Council's Remand. Nevertheless, at our meeting I provided you with a hard copy of proposed Conditions of Approval should you decide that all of the issues raised by the City Council in their April 14, 2017 Remand to the Planning Commission have been addressed and adequately mitigated. You requested that I provide you an electronic copy of the proposed conditions which I have attached.

Thanks again,

Sandy Melville

Needed Additions to Conditions of Approval for Kimball Garage Event Center CUP

- A. Any event for over 100 guests requires an administrative CUP.
- B. Any event for over 200 guests requires that a City-approved compliance officer be on-site during the event, to be paid for by the operator of the event. This compliance officer must be available to take complaints from the public during the event, make a record of the complaint and the action taken to address the complaint, and must supply a copy of all such records to the City.
- C. For any event of over 100 guests, the event center operator must provide at least two (2) traffic control persons on the street to help control traffic and assure traffic flow is not impeded while vehicles are loading and unloading event attendees.
- D. Events are limited to the indoor spaces of the Event Center only. Use of the rooftop terrace for any event is for accessory uses only (such as “catching a breath of fresh air” by attendees), and no scheduled use of the rooftop terrace is permitted for portions of any event.
- E. *[alternately]: Use of the rooftop terrace for any event is limited to daytime hours, and no use of the rooftop terrace for events is permitted after sundown.*
- F. No lights are permitted on the rooftop terrace, except for lighting above the doorway.
- G. No heaters are permitted on the rooftop terrace.
- H. No speakers or amplification of music or voice is permitted on the rooftop terrace.
- I. All doors onto the rooftop terrace are to remain closed and have automatic closing devices to prevent noise from the interior spaces emanating onto the rooftop terrace.
- J. Shades must be provided on the west-facing glass doors and windows adjoining the rooftop terrace, and the shades must be lowered after sundown to prevent light pollution from the large amount of west-facing glass windows adjoining the rooftop terrace.
- K. No tents are permitted on the rooftop terrace.
- L. All deliveries and removals of equipment and supplies for the event center must comply with Municipal Code 9-8-3, limited to the hours of 7am and 12 noon.
- M. Applicant must develop an Emergency Management Plan to be submitted, reviewed, and approved by the City.
- N. The Planning Commission shall periodically review the CUP approval for the Event Center to determine compliance with the LMC and conditions of approval, and these reviews shall occur at least annually. At such reviews Planning Commission shall review compliance, take public input, and determine if additional conditions of approval are needed to mitigate the impacts of this CUP under LMC 15-1-10.**