



Staff Report

PLANNING DIVISION
COMMUNITY AND NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Lauren Parisi, Principal Planner
Date: May 9th, 2018
Re: PLNPCM2018-00123 – 801 Event and Convention Center

Conditional Use

PROPERTY ADDRESS: 1055 W. North Temple, Unit 2

PARCEL ID: 08-35-379-002

MASTER PLAN: Northwest Master Plan (1992)/North Temple Boulevard Plan

ZONING DISTRICT: TSA-SP-T: Transit Station Area – Special Purpose – Transitional

REQUEST: Javier Armenta, the lessee of the subject property and owner of 801 Event and Convention Center, has requested conditional use approval from the City to allow for a “convention center” in the existing building at 1055 W. North Temple Street, Unit 2.

RECOMMENDATION: Based on the information contained in this report, Planning Staff recommends that the Planning Commission approve the proposed conditional use for a convention center subject to the conditions listed below and referenced in the motion sheet:

1. A 6-foot solid fence of a durable material shall be installed along the east property line of the subject property where it abuts residential properties as depicted in “Exhibit A” attached.
2. The building shall be updated to ensure any sound level originating within the premises, measured within fifty feet (50’) 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 Salt Lake City’s Health and Safety Code.
3. A parking lease agreement shall be established to allow the proposed convention center to use parking dedicated to Unit 1 and/or Unit 3 on the Fairpark Commercial Condominium Plat to fulfill their parking requirement prior to the issuance of any building permits.

PROJECT DESCRIPTION:

Javier Armenta, the lessee of the subject property and owner of 801 Event and Convention Center, has requested conditional use approval from the City to allow for a convention center in the *existing* building at 1055 W. North Temple Street, Unit 2. Mr. Armenta is also currently leasing Unit 1 on the site or the front building off of North Temple (see site plan below), which is used as a reception center for banquet-type events. Over the past year since the reception center first opened, the business has evolved and Mr. Armenta hopes to hold different types of larger events in Unit 2 on the site that qualify as a convention center use. While reception centers are permitted outright in the TSA-SP-T: Transit Station Area – Special Purpose – Transitional zoning district, convention centers are permitted as a conditional use.

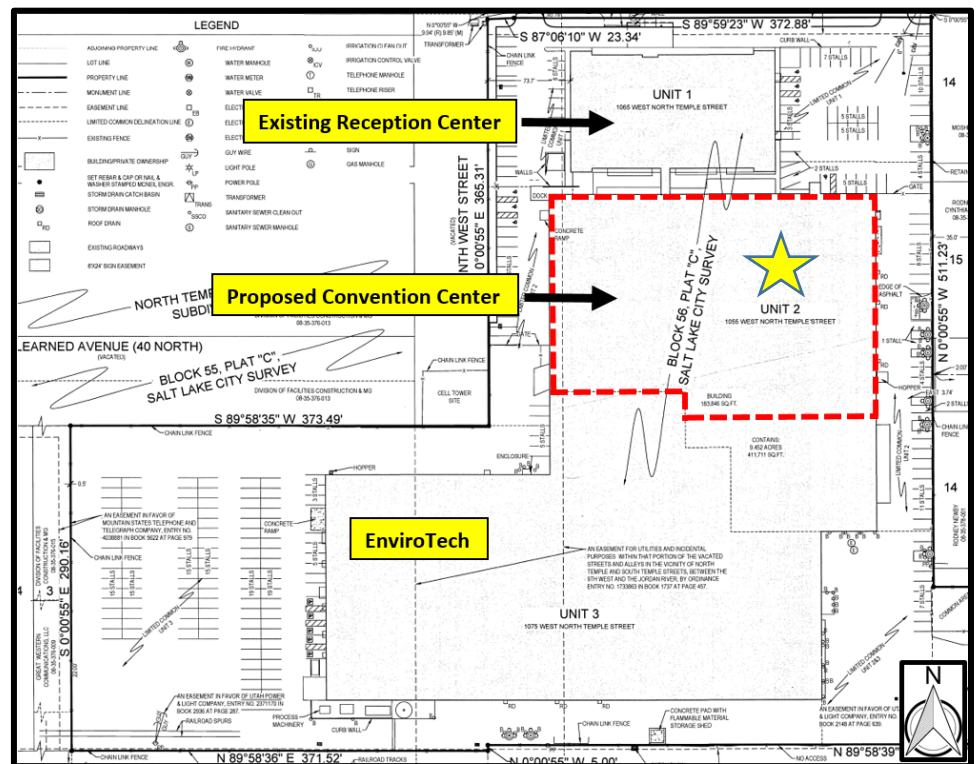
Salt Lake City's Zoning Ordinance defines:

Reception Center as –

An establishment which is rented by individuals or groups to accommodate private functions including, but not limited to, banquets, weddings, anniversaries and other similar celebrations or gatherings. Such a use may or may not include on site kitchen/catering facilities. In some cases, a bed and breakfast and/or a restaurant may be associated with a reception center.

Convention Center as –

A facility designed for conventions, conferences, seminars, product displays, recreation activities, and entertainment functions, along with accessory functions including temporary outdoor displays, and food and beverage preparation and service for on premises consumption.



Proposal Details – The proposed 801 Event and Convention Center would accommodate trade or specialty shows, Latino expositions, swap meets, concerts, car shows, gun shows, garden shows, etc., in addition to larger banquets such as class reunions, family reunions and corporate retreats (see applicant's business description attached). The applicant has indicated that they are looking to accommodate medium-sized events that do not need a space as large as the Salt Palace or The Complex. Though the proposed events may not be as large of scale as what's held at a "convention center" in the traditional sense (i.e. the Salt Palace Convention Center), these types of events do fall under the City's definition of a convention center and; therefore, the proposal needs conditional use approval before a building permit can be issued to finish the space for this type of use.

The event center will only be open on the weekends (Friday-Sunday, ranging from 10 a.m. – 1 a.m./2 a.m. as needed) to start, but the applicant would like to expand operations to weekdays in the future as the business evolves and starts to hold different types of events. 20 employees of the event center and 20 sub-contracted employees may be working at one time during a larger event. Additionally, anywhere from 50-600 people may attend a single event. Food is catered from outside vendors for different events as needed.

The space within Unit 2 to be converted into a convention center is approximately 55,636 square feet. It is an open, unfinished space. Fixed stages, seating, etc. will *not* be installed in order to more easily accommodate different types of events. The applicant would like to install a fixed bar area and expand the bathroom facilities as indicated on the floor plan attached.

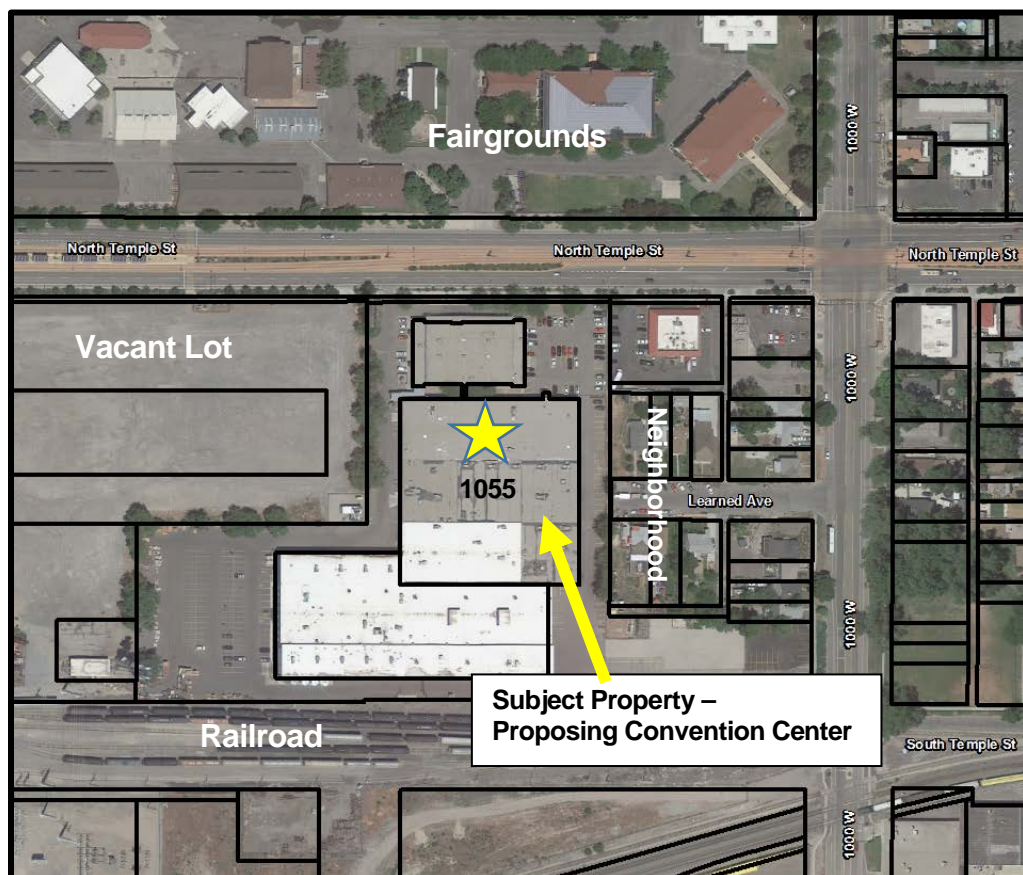
Surrounding Development – There are three buildings on the same property that have been condominiumized into separate units; the existing reception center towards the front of north of the site (Unit 1), the proposed convention center in the middle (Unit 2), and EnviroTech – a plastic mold company – towards the rear (Unit 3). The site is located directly off of North Temple between the Jordan River to the West and 1000 West to the East. It is also located directly across from the Salt Lake County Fairgrounds. All of the surrounding land uses are as follows:

North: Salt Lake County Fairgrounds

East: Fast Food Restaurant and Residential Neighborhood

South: Western Pacific Railroad

West: Vacant Lot – Fairground's Property



KEY CONSIDERATIONS

The following considerations have been identified for the Planning Commission's review through the analysis of the project, community input and department review comments.

Consideration #1 – Residential Neighborhood to the East

While the development off of North Temple and surrounding the subject property is predominantly commercial, there is a small single-family neighborhood just to the east of the site off of Learned Avenue with approximately 14 homes. Therefore, staff does feel it is important to place certain conditions on this approval try and limit any negative impacts on this existing neighborhood.

In particular, a few of the property owners have indicated that noise coming from the existing reception center late at night on the weekends is a concern. Of course, the convention center's operations would be subject to the City's Noise Ordinance or Section 9.28 of the City Code: Noise Control. The Salt Lake County Health Department partners with City law enforcement to investigate any noise complaints. Additionally, any business activity other than what's specified by the definition of convention center would have to take place inside the building as described in Section 21A.36.010(A.) of the City's Zoning Ordinance here:

A. Enclosed Business Activity: All business activity, service, storage, merchandise, display, repair, processing, assembly and manufacturing shall be conducted wholly within an enclosed building except where specifically provided otherwise. Permitted off street parking lots, off street loading facilities, and outdoor sales in zoning districts where such outdoor sales are permitted, need not be enclosed.

In addition to these general standards, staff feels it would be appropriate to condition installing a 6-foot solid fence on the east side of the property that abuts residential lots (see "Exhibit A" for location details) to combat noise and create more of a buffer or separation between the proposed convention center and the existing residential neighborhood. The applicant has indicated that he will work with neighboring property owners to decide on the type of fencing material (i.e. wood, cinderblock, etc.) that they feel might both combat noise and be aesthetically pleasing.

Staff has also conditioned that the building itself be updated to ensure any sound level originating within the premises, measured within thirty feet (30') 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 Salt Lake City's Health and Safety Code. This is the same regulation alcohol related establishments are held to, except in this case the sound measurement can be taken at 50 feet instead of 15 feet. All of the residential lots are approximately 50 feet away from the building. This type of noise reduction can typically be achieved by installing noise reducing insulation. Any new lighting installed on the property shall also be shielded as to not negatively impact the neighbors to the east.



As mentioned previously, the event center will only be open on the weekends (Friday-Sunday, ranging from 10 a.m. – 1 a.m./2 a.m. as needed) to start. If/when operations expand to weekdays, it's not anticipated that any event will run past 12 p.m. Staff does *not* feel it necessary to limit the hours of operation at this time as other control factors are in place. Utah's Department of

Alcoholic Beverage Control (DABC) limits the sale of alcohol for on premise retailers like the convention center from 10 a.m. to 1 a.m. The applicant explained that alcohol sales will always end at 1 a.m. as regulated by the State, but it does take some time for all patrons to leave the premises. Of course, the convention center must also comply with Salt Lake County's Noise Ordinance, which regulates loud noise between the hours of 10 p.m. to 7 a.m. With these control factors in place as well as the installation of the fence and sound proofing, noise should be mitigated without limiting the hours of operation. More generally, the nature of a convention center should be acknowledged and, with that, some events may run until 1 a.m. on weekends similar to the Fairgrounds across the street and other businesses in the area.

Consideration #2 – On-Site Parking Requirement

Salt Lake City's Zoning Ordinance, Table 21A.44.030 (2.) – District Specific Minimum Parking Requirements, indicates that all uses in TSA – Transitional zoning districts are only required to have half the number of stalls normally required as a means of encouraging the use of public transportation or (TRAX) ridership in these areas. Therefore, the proposed convention center is required to have 1.5 parking spaces per 1,000 square feet of usable floor area, or 83 spaces to accommodate the proposed 55,636 square-foot space.

As indicated on the Fairpark Commercial Condominiums Plat attached, all of the parking stalls on the site have been dedicated to a particular unit. Less than the required 83 parking stalls have been dedicated to Unit 2 – or the proposed convention center. However, more than the required number of stalls have been dedicated to Units 1 and 3 (see parking calculations attached). Therefore, as a condition of this approval, the property owner(s) must record a parking lease agreement to allow the convention center to use parking dedicated to Unit 1 and/or Unit 3 on the Fairpark Commercial Condominium Plat to fulfill their parking requirement prior to the issuance of any building permits. The applicant has received preliminary approval to do this from the property owner of Unit 1 as indicated on the draft parking lease agreement attached; however, this agreement is pending review by the City Attorney's office.

While staff does feel it's important that the convention center meet this minimum parking requirement, additional parking stalls will not be required as a condition of this approval. This is partially because of subject property's close proximity to the TRAX Green Line's Fairpark stop just across the street. Since the recordation of the Plat, additional area in the southeast corner of the site has been hard surfaced and striped for parking; however, this was never permitted by the City. If this work is permitted in the future, it can also be utilized as additional parking for Unit 2.

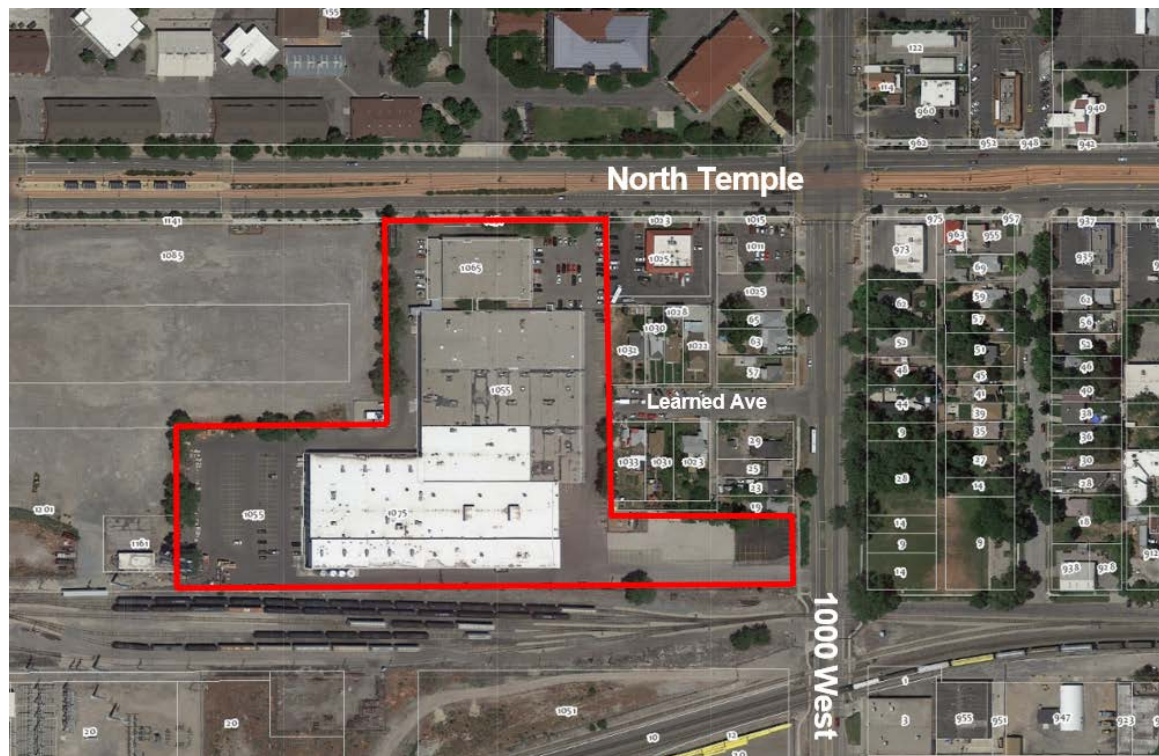
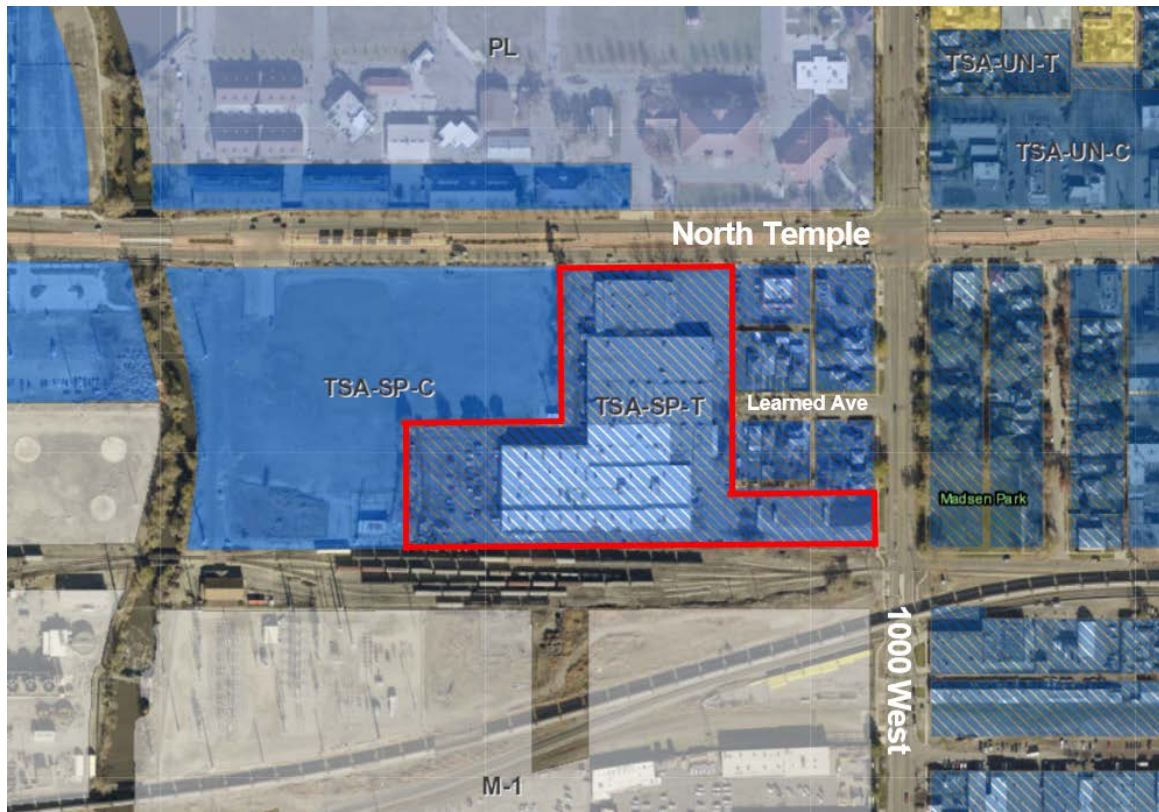
NEXT STEPS:

If approved, the applicant will be required to obtain all necessary building permits and comply with the conditions of approval listed above and in the motion sheet. If denied, the applicant would not have City approval for the conditional use and a building permit could not be issued for a convention center at the proposed location.

ATTACHMENTS:

- A. [Zoning Map and Aerial](#)
- B. [Site Photographs](#)
- C. [Exhibit A – Required Fence Location](#)
- D. [Application Materials](#)
- E. [Analysis of Standards](#)
- F. [Public Process and Comments](#)
- G. [Department Review Comments](#)

ATTACHMENT A: ZONING MAP AND AERIAL



ATTACHMENT B: SITE PHOTOGRAPHS

Subject Property – 1055 W. North Temple



Single-Family Homes to the East



Front of Existing Reception Center



Fairgrounds Building to the North



EnviroTech Building to the South



Vacant Lot to the West



801 Event and Convention Center –
Example Setup 1

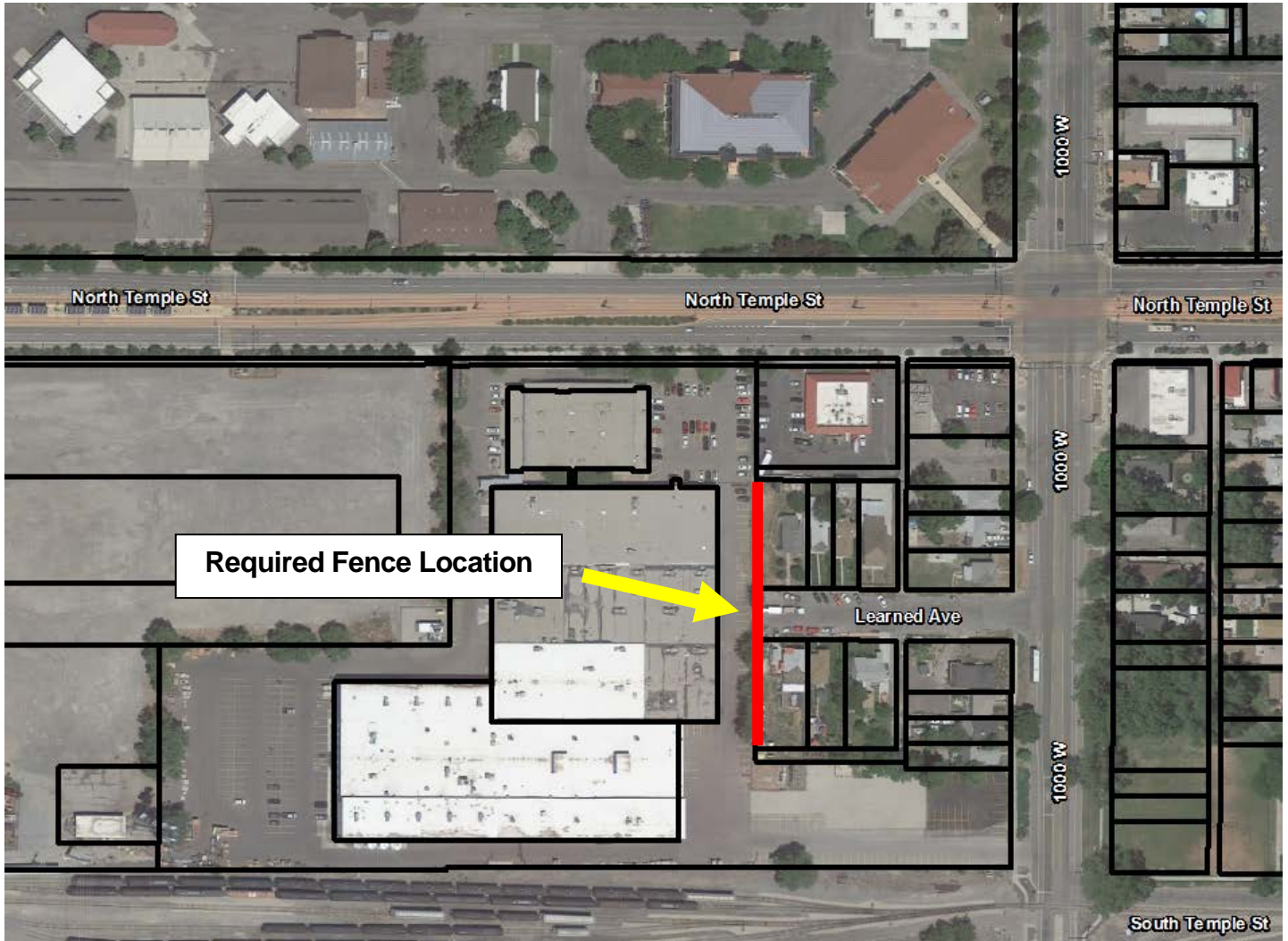


801 Event and Convention Center –
Example Setup 2



ATTACHMENT C: EXHIBIT A

Required Fence Location – As a condition of this approval, a 6-foot solid fence of a durable material shall be installed along the east property line to buffer the convention center from the residential properties to the east beginning at the north end of 1032 W. Learned Avenue and ending at the south end of 1033 W. Learned Avenue as depicted by the red line on the map below.



ATTACHMENT D: APPLICATION MATERIALS



Conditional Use

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Project #: PLNPCM2018-00123	Received By: MUMA	Date Received: 2/28/18	Zoning: TSA SP.T
--------------------------------	----------------------	---------------------------	---------------------

Project Name:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request: Convention Center	
Address of Subject Property: 1055 West North Temple SLC UT 84116	
Name of Applicant: Sauler America	Phone:
Address of Applicant:	
E-mail of Applicant:	Cell/Fax:

Applicant's Interest in Subject Property:

☒ Owner ☐ Contractor ☐ Architect ☐ Other:

Name of Property Owner (if different from applicant):

Keppel LLC	Phone:
E-mail of Property Owner:	

➔ Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

➔ Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address:	Planning Counter PO Box 145471 Salt Lake City, UT 84114	In Person:	Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700
------------------	---	------------	---

REQUIRED FEE

- ➔ Filing fee of \$728.
- ➔ Plus additional cost of postage for mailing notice.

SIGNATURE

➔ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent: 	Date: 2/28/18
----------------------------------	------------------

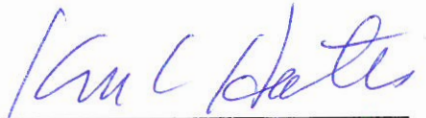
AFFIDAVIT OF CONSENT

STATE OF UTAH)
) SS
COUNTY OF SALT LAKE)

VERIFICATION

COMES NOW, the undersigned and state on oath:

1. I, Ken hatch (Keppel One, LLC), consent to give permission to Javier Armenta to apply for a Conditional Use for the Convention Center located at 1055 West North Temple, Salt Lake City, Utah 84116

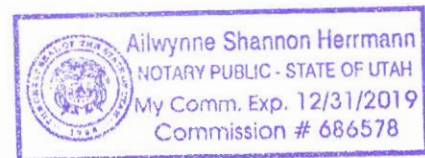


Ken Hatch (Keppel One, LLC)

SUBSCRIBED AND SWORN TO before me this 20th day of April,
2018.



NOTARY PUBLIC



My Commission Expires:

12/31/2019



801 EVENT & CONVENTION CENTER

We are pleased to submit our business description, which provides a great and unique solution to local businesses, corporations and more, mainly but not limited to the Wasatch Front. We also provide another great option to many nationwide and international promoters to have their events with us. In Utah, there are limited options that can host events with large amount of people, especially convention type of events. We are confident that 801 Event & Convention Center will quickly become one of the favorite alternatives to many small, medium, and large sized companies, corporations and private social events in the Wasatch Front, especially to those who experienced parking problems. With us, you will never have a parking problem.

Our offer includes two venues, with different capacities each one that will meet our client's needs. Our management team will guide our clients to adjust our services to their needs and will do the best we can to meet or exceed their expectations and offer the best price in the market. We will also provide concert type of events, working together with promoters and artist that offer a wide variety of popular music events from local, nationwide, and/or international representatives.

Our Customers

The target audience for **801 Event & Convention Center** is mainly but not limited to local businesses and corporations, as well as artist's promoters and seasonal event's managers in the community. Our connections to local leaders in the Hispanic community will bring another market opportunity for traditional festivities. Some specific samples of business customers are: Kinas Promotions, Latino community, Valdivia Promotions, Frias Promotions, and much more.

Our Future Plans

Complete the construction of the Convention side of the building, once this is completed and ready to use, the company will significantly increase the revenue easily from \$3 to \$5 millions of dollars in annual sales. Although this market is not competitive, at his point, we need to grow and adjust along the current and future generations and traditions is a challenge, we believe that there is a huge opportunity and place for us in the market, we provide and experienced venue that will renew over the time to make it even more attractive, durable, and affordable to our customers. Our goal is to build a close relation with every client to make our business relationship even more durable.

Mission Statement

To become the preferred alternative to every company, corporation and promoter who is looking for a venue or hall in Utah for generations.

Additional revenue alternatives

- Class reunions
- Corporate retreats
- Memorial Services
- Private Holiday Parties
- Family reunions
- Anniversaries
- Receptions
- Food Parties
- Trade or Specialty Shows
- Latino expositions
- Swap meets
- Car Shows
- Gun Shows
- Much more...

801 Event & Convention Center Advantages

801 Event & Convention Center has the following advantages compared to competitors:

- We have over-flow parking for large events.
- It is located in a safe and centric area in Salt Lake City
- We are ONLY 8 MINUTES from Airport (and 10 minutes thru the city).
- Best prices in the region, we will match and improve any quote from competitors
- We can connect customers with more providers, so they can save even more money or compare their options with another alternatives.
- Management team is willing to help and make you happy with a flawless event.
- Face-to-face interaction with customers, any issue can be resolve quickly.

List of Major Competitors

801 Event & Convention Center, and Utah currently have the following limited options for their events, proven the need to have another alternative to the market:

- Salt Palace
- Maverick Center
- The Complex
- South Towne Expo

CONDITIONAL USE OF INFORMATION

2a.- If applicable, what is the anticipated operating/delivery hours associate with the proposed use

From 10:00 AM to 1:00 AM as needed

2b.- What are the land uses adjacent to the property (abutting and cross-the-street properties)

In front: North Temple Street

West: Empty parking lot

East: Panda Buffet Restaurant

South: Enviro Tech

2c.- How many employees are expected to work on site during the highest shift

Usually 20 employees and about 20 sub-contractors

2d.- If applicable, how many seats will be provided as part of the conditional use

This is Not applicable. It is a wide open multipurpose space

2e.- Have you discussed the project with nearby property owners? If so, what responses have you received?

Yes, we had received a positive feedback.

- Please provide a floor plan of the interior of the space. I think it would be helpful to understand the general layout of the space and if there is a stage, bar, fixed seating, etc.

Our place is a wide open area, we don't really have a stage, when needed, we rent what is needed to set it up. And because of this, we do not have fixed seating. We use a few removable chairs, if needed. There will be a fixed place for the bar.

- Please provide photos of the interior space.

Photos attached

- Can you discuss more about how food and/or drink are prepared for different events. Is there a kitchen? Is there a bar? Are meals prepared within the event center or typically catered from somewhere else?

They are catered from a third party company and constantly change. We do not prepare any food inside the promises.

- Can you please discuss more about the different types of events you hold, especially pertaining to banquets vs. concerts?

Banquets are cater as needed. Venue is provided to promoters to do the concerts.

Does the event center tend to specialize more in concerts? No

- In addition to hours of operation, is the center open on a daily basis or only on the weekends?

Except for the cleaning task, which will usually happen the day after any event, the business will be closed on weekdays. All communication with our customers are made thru the different social networks, email, and mobile phone calls. Our hours of operation will be mainly on the weekends but as we grow we may be open on weekdays.

- Will there be any new signage on the building?

Yes, we do have a sign attached to the building

- I see that this particular property (because the property lines are drawn around the building) does not actually have parking on site same site. Please indicate how parking is accommodated off site. Do you have a lease agreement? Please submit a copy if so.

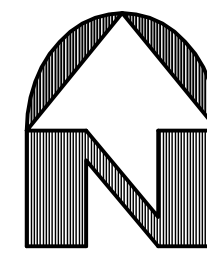
There are some parking spaces at the East, West and South side of the building. The lease agreement is attached.

- Can you please describe how cars enter and exit the site? From North Temple, South Temple or both?

From both. To enter North Temple Street (Eastbound) can be used to enter/exit to our facilities, and South side of the building can be used as an exit.

- Finally, have you spoken to the homes to the east regarding the convention center? You do not have to, but if so, what kind of feedback did you receive?

We did, and we received a positive feedback.



SCALE VERIFICATION

0 1/2" 1" 2"

☐ 24x36 FULL

☐ 12x18 HALF

☐ OTHER N.T.S.

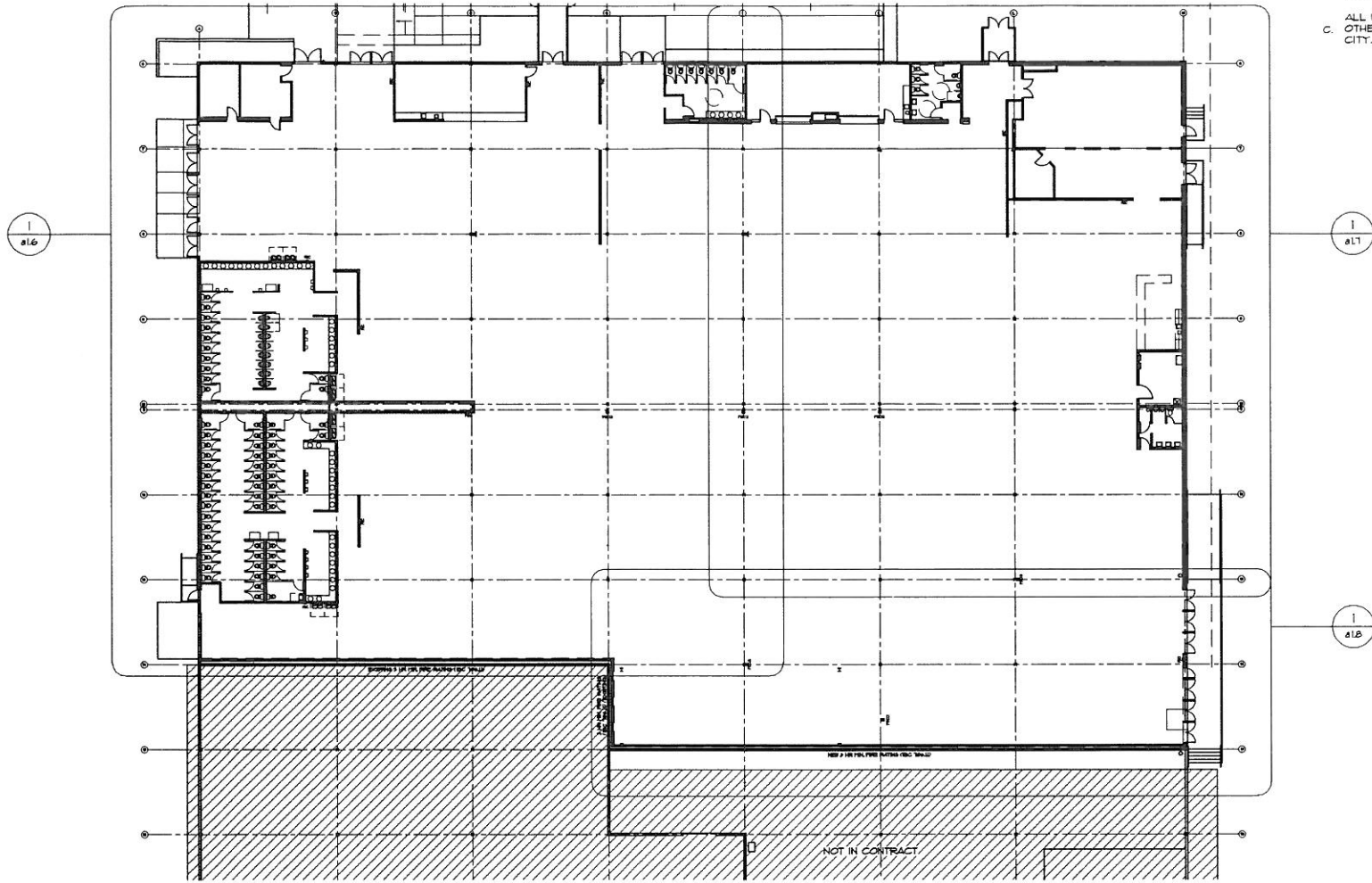
02/26/18

**801 CONVENTION CENTER
1055 WEST NORTH TEMPLE SALT LAKE CITY UTAH**

NEH & A

380 east main st.
american fork
utah, 84003
801-492-9330
fax 801-492-9331

© THIS DRAWING IS THE PROPERTY OF NH&A ARCHITECTS. REUSE OR REPRODUCTION OF THIS DOCUMENT WITHOUT EXPRESS PERMISSION IS PROHIBITED.



1 REVISED FLOOR KEY PLAN
SCALE: 1"=20'

GENERAL NOTES:

- A. FIRE SPRINKLING SHALL BE MAINTAINED IN AN ACTIVE CONDITION DURING DEMOLITION. FIRE SPRINKLER CONTRACTOR SHALL ENGINEER AND DESIGN THE NEW FIRE SPRINKLER SYSTEM FOR THIS SPACE PER NFPA 13. PLANS AND CALCULATIONS SHALL BE SUBMITTED TO THE LOCAL AND STATE FIRE MARSHALS FOR REVIEW AND APPROVAL.
- B. THE FIRE ALARM'S SYSTEM SHALL BE MAINTAINED AS REQUIRED BY CODE. THE ENGINEERING, CALCULATIONS AND DRAWINGS FOR ANY MODIFICATIONS SHALL BE SUBMITTED TO THE LOCAL AND STATE FIRE MARSHALS FOR REVIEW AND APPROVAL.
- C. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE 2015 IBC, AND ALL OTHER NATIONAL STATE AND LOCAL CODES AS ADOPTED BY EAGLE MOUNTAIN CITY.

SCALE VERIFICATION
0 1/2" 1" 2"
24x36 FULL
12x18 HALF
OTHER N.T.S.



drawing title:

REVISED FLOOR KEY PLAN

date: 12/18/17

sheet: a1.4

REMODEL FOR
801 CONVENTION CENTER
1066 WEST NORTH TEMPLE SALT LAKE CITY UTAH

Nelson Howden & Associates
architects / planners

300 east north st.
salt lake city, utah 84103
801-462-0500
fax 801-462-0501

NH&A

FAIRPARK COMMERCIAL CONDOMINIUMS

A UTAH CONDOMINIUM PROJECT
1055, 1065 AND 1075 WEST NORTH TEMPLE STREET SALT LAKE CITY, UT 84117
SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
NORTH TEMPLE STREET (100 NORTH)
(PUBLIC RIGHT OF WAY)

AMENDING LOTS 1-4 AND 15-19
OF BLOCK 1 OF THE BOTHWELL &
MC CONAUGHY SUBDIVISION

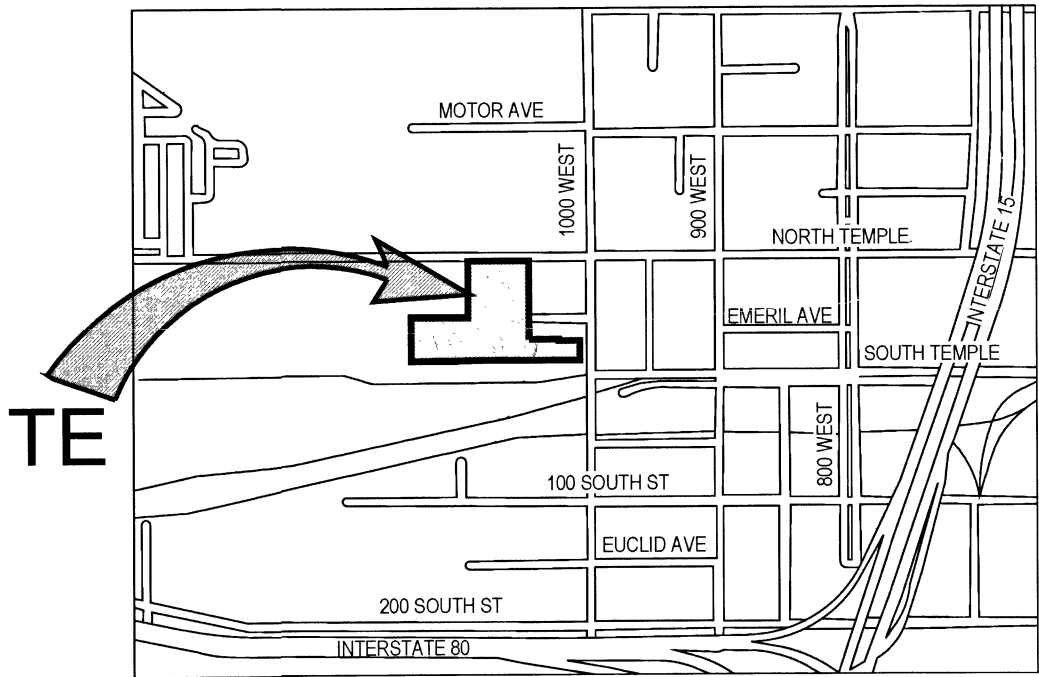
200 NORTH STREET

FOUND BRASS CAP MONUMENT WITH RING & LID

S 0°00'55" E 782.37' (RECORD PER SALT LAKE CITY SURVEY) 782.69' (CALCULATED)

MONUMENT NOT FOUND

SITE



VICINITY MAP

SCALE: N.T.S.

SURVEYOR'S CERTIFICATE

I, DAVID B. DRAPER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6861599, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND THAT THE DESCRIPTION CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH THERE HAS BEEN CONSTRUCTED FAIRPARK COMMERCIAL CONDOMINIUMS, A UTAH COMMERCIAL CONDOMINIUM PROJECT. I FURTHER CERTIFY THAT THIS RECORD OF SURVEY MAP IS ACCURATE AND HAS BEEN PREPARED IN COMPLIANCE WITH THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS MAP, AND THAT THE BUILDING DIMENSIONS ARE OR WILL BE AS SHOWN ON THIS MAP.

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 56, PLAT C, SALT LAKE CITY SURVEY, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, BOTHWELL AND MC CONAUGHY'S SUBDIVISION AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK D OF PLATS AT PAGE 94, AND RUNNING THENCE NORTH 0°00'55" WEST ALONG THE EAST LINE OF SAID BLOCK 56 A DISTANCE OF 132.07 FEET TO THE NORTHEAST CORNER OF LOT 4 OF SAID BLOCK 1; THENCE SOUTH 89°58'39" WEST ALONG THE NORTH LINE OF SAID LOT 4 A DISTANCE OF 136.57 FEET TO THE NORTHWEST CORNER OF SAID LOT 4, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 5 OF SAID BLOCK 1; THENCE NORTH 0°00'55" WEST ALONG THE WESTERLY LINE OF SAID LOT 5 A DISTANCE OF 8.26 FEET TO A POINT ON THE NORTH LINE EXTENSION OF LOTS 15 THROUGH 19 OF SAID BLOCK 1; THENCE SOUTH 89°58'39" WEST ALONG SAID NORTH LINE AND LINE EXTENDED 193.59 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF SAID BLOCK 56, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 15; THENCE NORTH 0°00'55" WEST ALONG SAID EAST LINE 511.23 FEET TO A POINT ON THE SOUTH LINE OF THAT CERTAIN PARCEL CONVEYED TO THE UTAH TRANSIT AUTHORITY BY WARRANTY DEED RECORDED AUGUST 25, 2010 AS ENTRY NO. 1101708 IN BOOK 9852 AT PAGE 318 OF THE OFFICIAL RECORDS OF THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE WESTERLY ALONG SAID SOUTH LINE THE FOLLOWING (2) COURSES: (1) SOUTH 89°59'23" WEST 372.88 FEET, (2) SOUTH 87°08'10" WEST 23.34 FEET TO A POINT ON THE CENTER LINE OF 1100 WEST STREET (VACATED); SAID POINT BEING 1.97 FEET EASTERLY OF THE CALCULATED MONUMENT LINE OF SAID 1100 WEST STREET; THENCE SOUTH 0°00'55" EAST 1.97 FEET EASTERLY AND PARALLEL WITH SAID MONUMENT LINE 385.31 FEET TO A POINT ON THE SOUTH LINE EXTENSION OF LEARNED AVENUE (VACATED); THENCE SOUTH 89°58'39" WEST 373.49 FEET; THENCE SOUTH 0°00'55" EAST 230.16 FEET TO A POINT ON THE SOUTH LINE OF BLOCK 55 OF SAID PLAT C; THENCE NORTH 89°58'39" EAST ALONG SAID SOUTH LINE AND LINE EXTENDED 371.52 FEET TO A POINT ON THE CALCULATED MONUMENT LINE OF SAID 1100 WEST STREET; THENCE NORTH 0°00'55" WEST ALONG SAID MONUMENT LINE 5.00 FEET TO A POINT ON THE SOUTH LINE EXTENSION OF SAID BLOCK 56; THENCE NORTH 89°58'39" EAST ALONG SAID SOUTH LINE 728.32 FEET TO THE POINT OF BEGINNING.

CONTAINS 411,711 SQ. FT. OR 9.452 ACRES

COUNTY TAX ID: 08-35-376-011

David B. Draper
7-3-13

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____, THE UNDERSIGNED OWNER, OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS THE:

FAIRPARK COMMERCIAL CONDOMINIUMS

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, IN WITNESS WHEREOF, I HAVE HEREUNTO SET _____ THIS 3rd DAY OF July, A.D. 2013.

David B. Draper
Surveyor
David B. Draper
Surveyor

NOTICE TO PURCHASERS:

-EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON BOTHWELL AND MC CONAUGHY SUBDIVISION PLAT RECORDED JUNE 02, 1903 AS ENTRY NO. 170131 IN BOOK D OF PLATS AT PAGE 94.
-CONDITION AND MAINTENANCE EASEMENT FOR DRAIN PIPE AND INCIDENTAL PURPOSES, AS DISCLOSED IN THAT CERTAIN WARRANTY DEED RECORDED JUNE 14, 1971 AS ENTRY NO. 239130 IN BOOK 2968 AT PAGE 974 OF OFFICIAL RECORDS.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE
ON THE 3rd DAY OF July, A.D. 2013, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF SALT LAKE, IN THE STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT SAID _____ IS THE _____ OF SAID CORPORATION, AND THAT HE, _____, SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.

My Commission Expires: 10/11/2016
Commission No. 659545 Expires 10/11/2016
Sandra K. Kuter
Notary Public
Residing in Salt Lake County

FAIRPARK COMMERCIAL CONDOMINIUMS, A UTAH CONDOMINIUM PROJECT

LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

SALT LAKE COUNTY RECORDER

RECORD NO. 1119933
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF GARY SANDBERG
DATE: 9/6/2013 TIME: 4:46PM BOOK: 2013P PAGE: 179
\$124.00
FEE \$
SALT LAKE COUNTY RECORDER

BUILDING ZONE T3A-SP-1
WAREHOUSE
PARKING = 3 SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA FOR THE FIRST 10,000 SQUARE FEET PLUS 1/2 SPACE PER 2,000 SQUARE FEET FOR THE REMAINING SPACE. OFFICE AREA PARKING REQUIREMENTS SHALL BE CALCULATED SEPARATELY BASED ON OFFICE PARKING RATES.
GENERAL OFFICE
PARKING = 3 SPACES PER 1,000 SQUARE FEET GROSS FLOOR AREA FOR THE MAIN FLOOR PLUS 1 1/4 SPACES PER 1,000 SQUARE FEET GROSS FLOOR AREA FOR EACH ADDITIONAL LEVEL, INCLUDING THE BASEMENT.

LEGEND

ADJOINING PROPERTY LINE	FIRE HYDRANT	IRRIGATION CLEAN OUT
LOT LINE	WATER MANHOLE	IRRIGATION CONTROL VALVE
PROPERTY LINE	WATER METER	TELEPHONE MANHOLE
MONUMENT LINE	WATER VALVE	TELEPHONE RISER
EASEMENT LINE	ELECTRIC BOX	AIR CONDITIONING UNIT
LIMITED COMMON DELINEATION LINE	ELECTRIC MANHOLE	BOLLARD
EXISTING FENCE	ELECTRIC METER	MAILBOX
BUILDING/PRIVATE OWNERSHIP	ELECTRIC WIRE	SIGN
SET REBAR & CAP OR NAIL & WASHER STAMPED MCNEIL ENGR.	LIGHT POLE	GAS MANHOLE
STORM DRAIN CATCH BASIN	POWER POLE	
STORM DRAIN MANHOLE	TRANSFORMER	
ROOF DRAIN	SANITARY SEWER CLEAN OUT	
	SANITARY SEWER MANHOLE	
EXISTING ROADWAYS		
8'X24' SIGN EASEMENT		

NORTH TEMPLE STREET SUBDIVISION
LEARNED AVENUE (40 NORTH)
BLOCK 55, PLAT "C", SALT LAKE CITY SURVEY
DIVISION OF FACILITIES CONSTRUCTION & MG
08-35-376-013
S 89°58'35" W 373.49'

S 89°58'35" W 373.49'

S 89°58'35" W 373.49'

S 89°58'35" W 373.49'

S 89°58'35" W 373.49'

S 89°58'35" W 373.49'

S 89°58'35" W 373.49'

S 89°58'35" W 373.49'

S 89°58'35" W 373.49'

S 89°58'35" W 373.49'

S 89°58'35" W 373.49'

S 89°58'35" W 373.49'

S 89°58'35" W 373.49'

S 89°58'35" W 373.49'

S 89°58'35" W 373.49'

S 89°58'35" W 373.49'

S 89°58'35" W 373.49'

S 89°58'35" W 373.49'

S 89°58'35" W 373.49'

S 89°58'35" W 373.49'

S 89°58'35" W 373.49'

S 89°58'35" W 373.49'

S 89°58'35" W 373.49'

S 89°58'35" W 373.49'

S 89°58'35" W 373.49'

S 89°58'35" W 373.49'

S 89°58'35" W 373.49'

S 89°58'35" W 373.49'

S 89°58'35" W 373.49'

S 89°58'35" W 373.49'

S 89°58'35" W 373.49'

S 89°58'35" W 373.49'

S 89°58'35" W 373.49'

S 89°58'35" W 792.15' (RECORD PER SALT LAKE CITY SURVEY) 792.47' (CALCULATED)

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

S 89°58'35" W 792.00' (RECORD PER SALT LAKE CITY SURVEY) 792.32' (CALCULATED)

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

MONUMENT NOT FOUND

S 89°58'35" W 792.00' (RECORD PER SALT LAKE CITY SURVEY) 792.32' (CALCULATED)

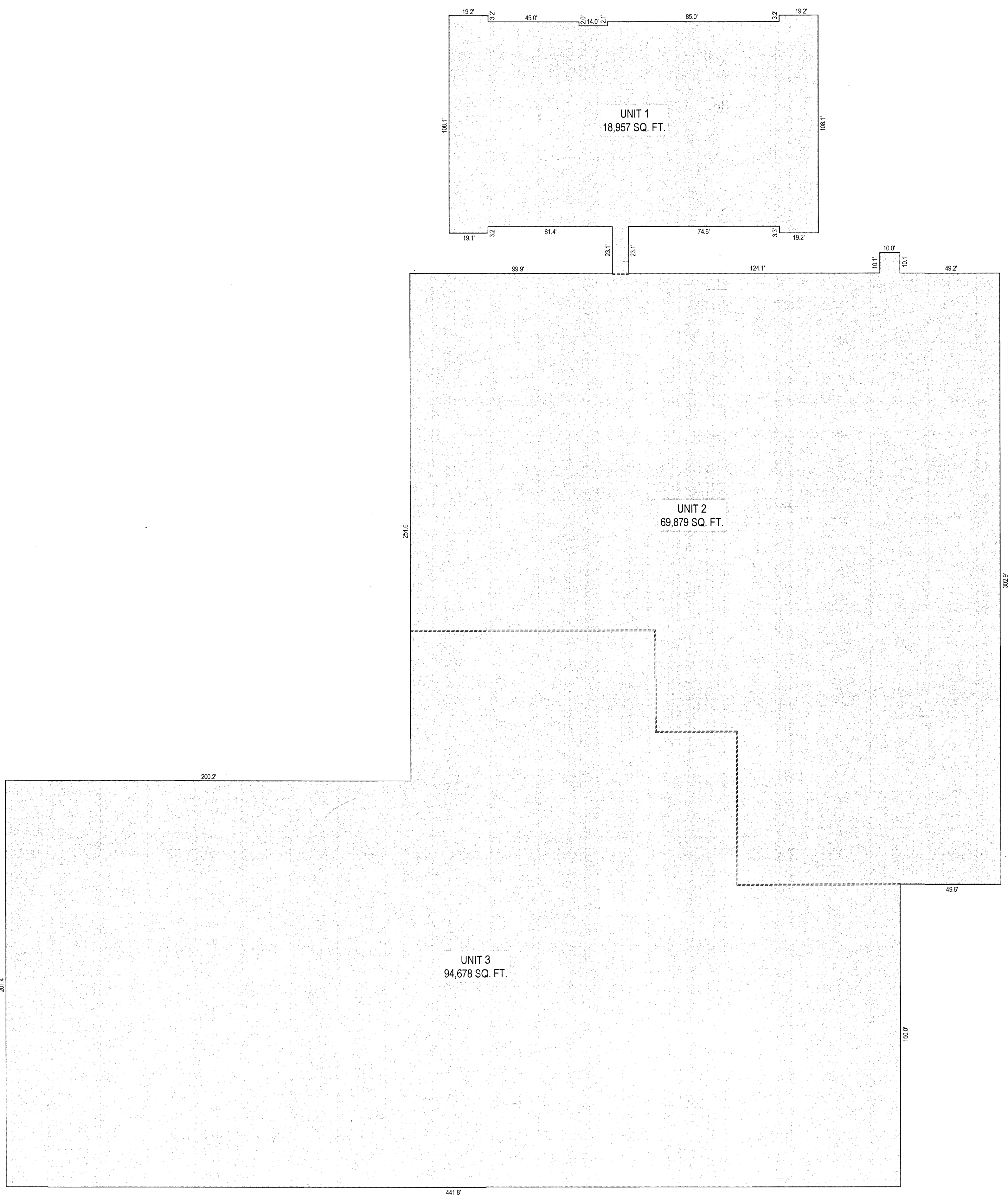
MONUMENT NOT FOUND

MONUMENT NOT FOUND

FAIRPARK COMMERCIAL CONDOMINIUMS

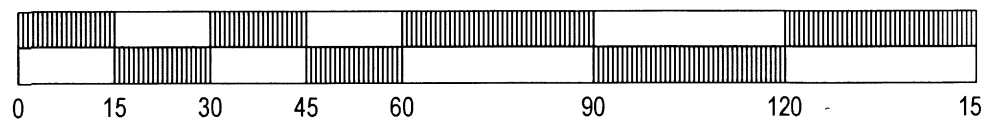
A UTAH CONDOMINIUM PROJECT
1055 WEST NORTH TEMPLE STREET SALT LAKE CITY, UT 84117
SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

AMENDING LOTS 1-4 AND 15-19
OF BLOCK 1 OF THE BOTHWELL &
MCCONAUGHY SUBDIVISION



PRIVATE OWNERSHIP
COMMON AREA

SCALE: 1" = 30'



SHEET
2
OF
4

PREPARED BY:
McNEIL ENGINEERING
Designing for the Future Since 1983™
8610 So. Sandy Parkway, Suite 200 Sandy, Utah 84070
TEL. (801) 255-7700 FAX (801) 255-8071
E-MAIL: info@mcneileng.com WEB SITE AT www.mcneil-group.com

FAIRPARK COMMERCIAL CONDOMINIUMS,
A UTAH CONDOMINIUM PROJECT

LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

SALT LAKE COUNTY RECORDER

RECORD NO. 11119933

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF GARY SANDBERG

DATE: 9/6/2013 TIME: 4:46PM BOOK: 2013P PAGE: 179

\$124.00

FEE \$

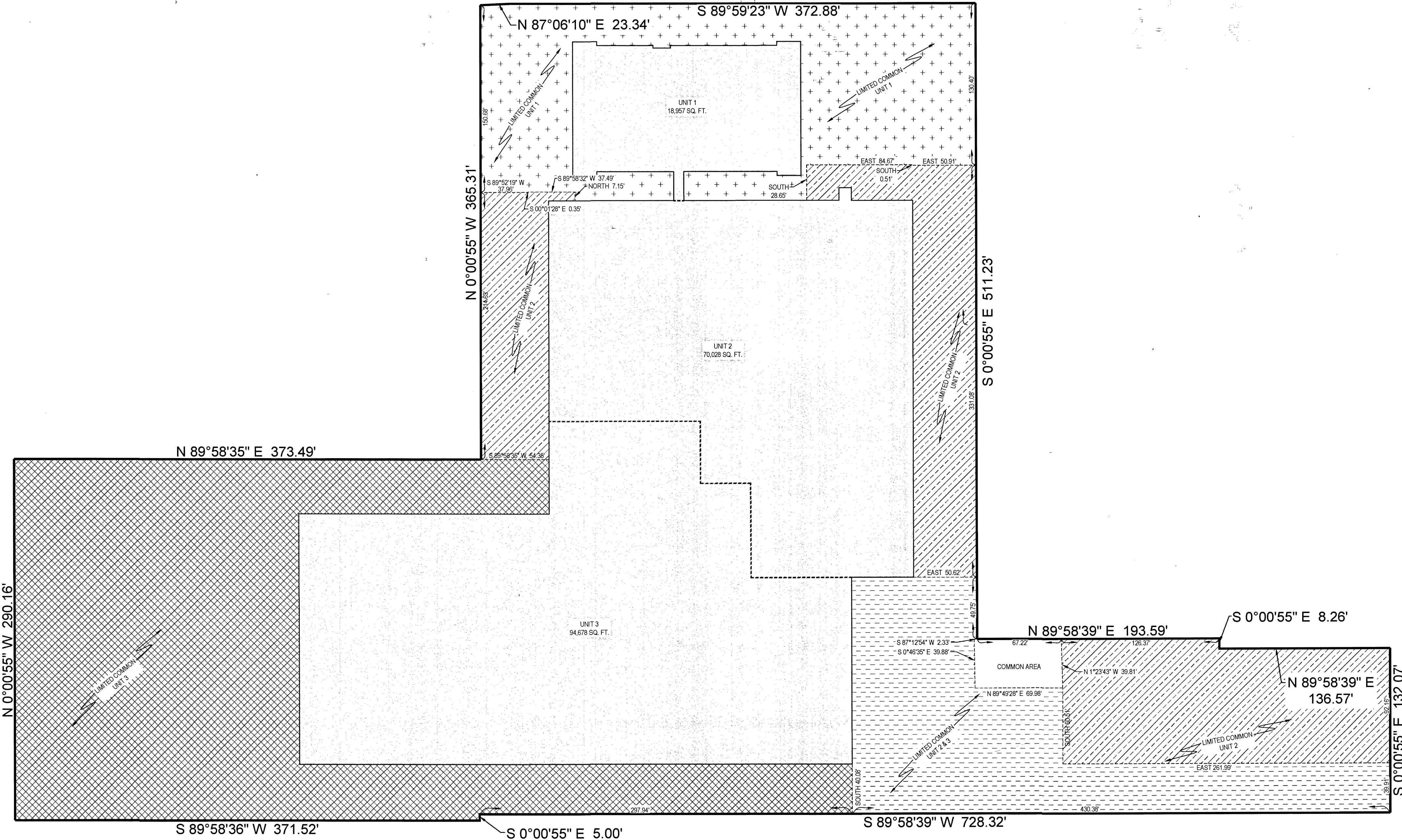
KR ROLLO, DEPUTY

SALT LAKE COUNTY RECORDER

FAIRPARK COMMERCIAL CONDOMINIUMS

A UTAH CONDOMINIUM PROJECT
1055 WEST NORTH TEMPLE STREET SALT LAKE CITY, UT 84117
SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

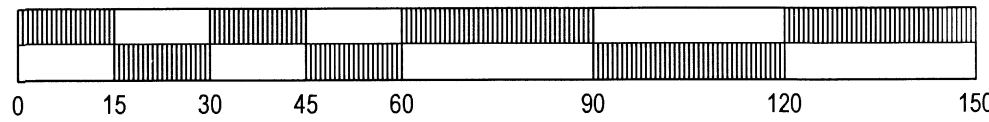
AMENDING LOTS 1-4 AND 15-19
OF BLOCK 1 OF THE BOTHWELL &
MC CONAUGHY SUBDIVISION



OWNERSHIP DIAGRAM

- PRIVATE OWNERSHIP
- LIMITED COMMON AREA UNIT 1
- LIMITED COMMON AREA UNIT 2
- LIMITED COMMON AREA UNIT 3
- LIMITED COMMON AREA UNIT 2&3
- COMMON AREA

SCALE: 1" = 30'



SHEET
3
OF
4

PREPARED BY:
McNEIL ENGINEERING
Designing for the Future Since 1983™
8610 So. Sandy Parkway, Suite 200 Sandy, Utah 84070
TEL. (801) 255-7700 FAX (801) 255-8071
E-MAIL info@mcneileng.com WEB SITE AT www.mcneil-group.com

FAIRPARK COMMERCIAL CONDOMINIUMS,
A UTAH CONDOMINIUM PROJECT

LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

SALT LAKE COUNTY RECORDER

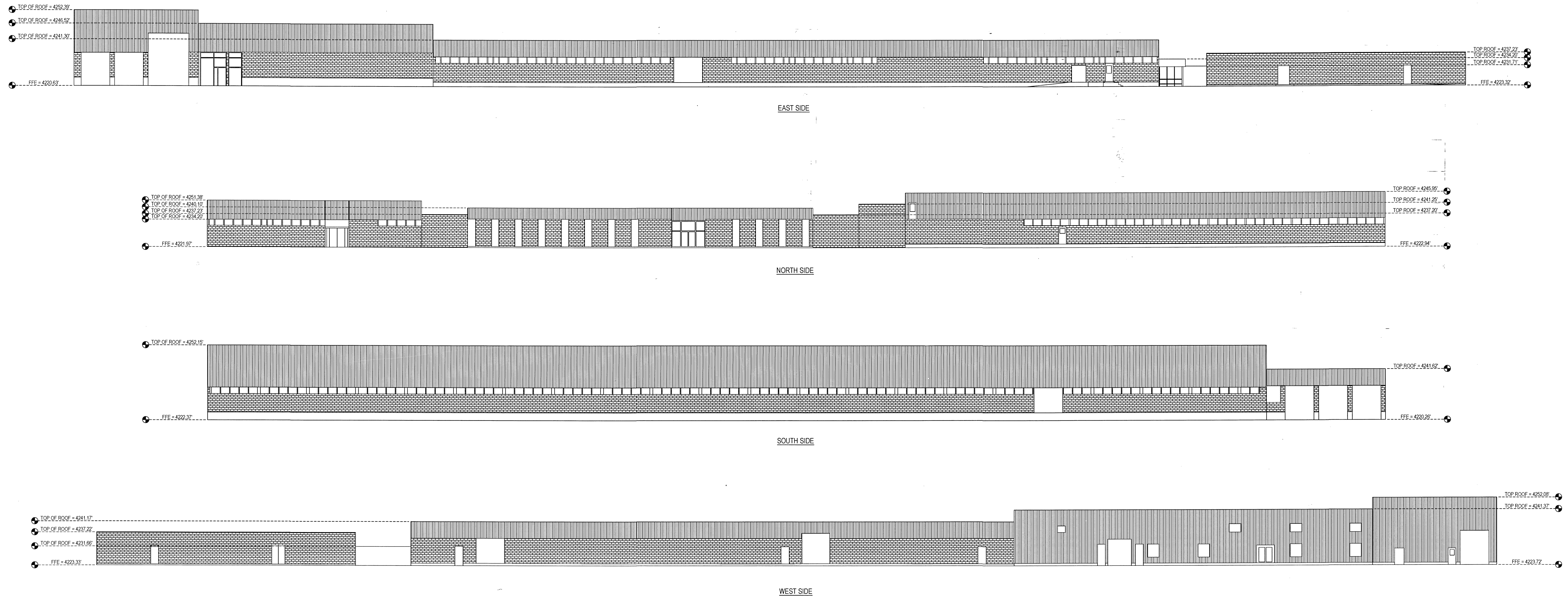
RECORD NO. 11719933
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF GARY SANDBERG
DATE 9/16/2013 TIME 4:46PM BOOK 2013P PAGE 179
\$124.00
FEE \$

KR ROLL, DEPUTY
SALT LAKE COUNTY RECORDER

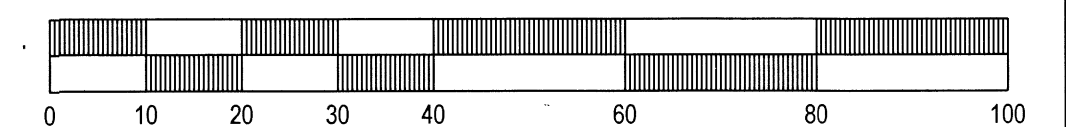
FAIRPARK COMMERCIAL CONDOMINIUMS

A UTAH CONDOMINIUM PROJECT
1055 WEST NORTH TEMPLE STREET SALT LAKE CITY, UT 84117
SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

AMENDING LOTS 1-4 AND 15-19
OF BLOCK 1 OF THE BOTHWELL &
MC CONAUGHY SUBDIVISION



SCALE: 1" = 20'



SHEET
4
OF
4

PREPARED BY:
McNEIL ENGINEERING
Designing for the Future Since 1983™
8610 So. Sandy Parkway, Suite 200 Sandy, Utah 84070
TEL. (801) 255-7700 FAX (801) 255-8071
E-MAIL info@mcneileng.com WEB SITE AT www.mcneil-group.com

FAIRPARK COMMERCIAL CONDOMINIUMS,
A UTAH CONDOMINIUM PROJECT

LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

SALT LAKE COUNTY RECORDER

RECORD NO. 11719933	STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF GARY SANDBERG
DATE 09/06/2013 TIME 4:46 PM	BOOK 2015 PAGE 179
\$124.00	KR ROL-1 DEPT
FEE \$	SALT LAKE COUNTY RECORDER







Parking for the 801 Event and Convention Center Site

- **Unit 1 – Reception Center**
 - Requirement = 3 spaces per 1,000 square feet of usable floor area
 - 18,957 square feet
 - 57 spaces typically required
 - 29 spaces required in the TSA-SP-T zoning district
- **Unit 2 – Convention Center**
 - Requirement = 3 spaces per 1,000 square feet of usable floor area
 - 55,636 square feet
 - 167 spaces typically required
 - 83 spaces required in the TSA-SP-T zoning district
- **Unit 3 – Warehouse/Manufacturing**
 - Requirement for Warehouse = 2 spaces per 1,000 square feet of usable floor area for the first 10,000 square feet plus $\frac{1}{2}$ space per 2,000 square feet for the remaining space.
 - 108,780 square feet
 - 45 spaces typically required
 - 23 spaces required in the TSA-SP-T zoning district

Totals = Need 135 stalls in the TSA district

Dedicated Parking

Front of Lot Dedicated to Unit 1 – 56 Stalls

Surrounding Building Dedicated to Unit 2 – 60 Stalls

Southwest Corner Dedicated to Unit 3 – 106 Stalls

All of site has 222

MEMORANDUM OF LEASE (OFF-SITE PARKING AGREEMENT)

THIS MEMORANDUM OF LEASE (this “Memorandum”) is executed by
and between:

[Name]

Ken Hatch

Keppel One, LLC

[Address]

LESSOR

[Name]

801 Convention Center

Galaxy LLC

[Address]

LESSEE

- Lessor and Lessee (“Parties”) have entered into a Lease Agreement concerning **23** spaces (“Lease”) located on Lot one at 1055 West North Temple Salt Lake City Utah 84116 and to be share with lot two located in the same address to comply with the zoning guidelines.

Reception Center – Unit 1, requires only 29 parking spaces in the TSA-SP-T zoning and currently has 56 spaces available.

Convention Center – Unit 2, requires only 83 parking spaces in the TSA-SP-T zoning and currently has 60 spaces available. The 23 spaces leased will be use to meet this requirement at 83 parking spaces.

- The Lease is effective from April 19, 2018 to April 30th, 2028.
- The Parties certify that the Lease is intended be a legally binding agreement

under the laws of the State of Utah

- The Parties certify that the parking facilities that are the subject of the Lease are not being used by any person or entity to satisfy the parking requirements of the Code, except by Lessee through the Lease.
- The Parties acknowledge that the Lease is required to have an effective term of at least ten years.

IN WITNESS WHEREOF, Lessor and Lessee have executed this Memorandum upon the dates set forth below.

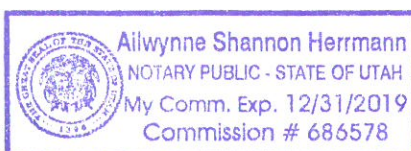
"LESSOR"

SIGNED: *Ken L Hatch*
PRINTED: KEN L HATCH

THE STATE OF UTAH §
 §
COUNTY OF SALT LAKE §

This instrument was acknowledged before me on the
20th day of April, 2018, by
Kenneth Hatch

(Notary Seal)



Ailwyne Shannon Herrmann

Notary Public, State of Utah

“LESSEE”

SIGNED: _____

PRINTED: _____

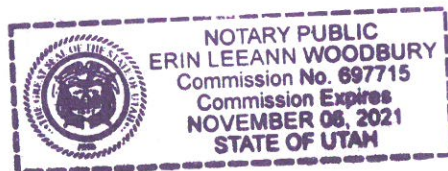
THE STATE OF UTAH §
 §
COUNTY OF SALT LAKE §

This instrument was acknowledged before me on the
20 day of April, 2018, by
Javier Armenta

(Notary Seal)

erin woodbury

Notary Public, State of Utah



ATTACHMENT E: ANALYSIS OF STANDARDS

21A.54.080 Standards for Conditional Uses

A. Approval Standards: A conditional use shall be approved unless the planning commission, or in the case of administrative conditional uses, the planning director or designee, concludes that the following standards cannot be met:

1. The use complies with applicable provisions of this title;

Analysis: Section 21A.33.035 Table of Permitted and Conditional Uses for Transit Station Area Districts lists “convention centers” as a conditional use within the TSA-SP-T: Transit Station Area-Special Purpose-Transitional zoning district.

Finding: Staff finds that the use complies with, *or can be made to comply with*, all applicable provisions of this title, including the conditional use standards and requirements of the TSA-SP-T zoning district and described in further detail below.

2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;

Analysis: All of the surrounding properties are zoned TSA: Transit-Station-Area – which is a mixed-use zoning district in nature – or M-1: Light Manufacturing. All of the surrounding land uses are commercial/industrial except for the single-family neighborhood off of Learned Avenue just east of the subject property.

Finding: As elaborated on in the analysis below, Staff finds that the project, as proposed, can be made compatible with the surrounding uses, including the neighborhood to the east, with the application of certain conditions of approval to combat noise and create a buffer between properties.

3. The use is consistent with applicable adopted city planning policies, documents, and master plans; and

Analysis: The North Temple Boulevard Plan calls out this subject property as being located within the “Fairpark Transitional Area.” Mixed-use, pedestrian-oriented development is encouraged in this area to support both the Fairgrounds and nearby neighborhoods. The plan also says to “allow any use that is generally considered compatible with transit-oriented development.” On the large state-owned site just west of the subject property (former White Ballpark property), the plan specifically calls out the development of State offices with retail, dining and a park ‘n’ ride lot.

Finding: Though a convention center may not instinctually come to mind in terms of transit-oriented development, staff finds that this type of use could certainly benefit and be supported by the nearby light rail stop. This use is also replacing a former manufacturing use, which is not transit or pedestrian oriented. Because the existing building is being used, there is limited opportunity for the implementation of pedestrian-oriented design. Still, this use would be relatively compatible with the proposed State development to the west and may attract a wide-range of clientele to the area.

4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions (refer to analysis contained in chart below).

B. Detrimental Effects Determination: In analyzing the anticipated detrimental effects of a proposed use, the planning commission, or in the case of administrative conditional uses, the planning director or designee, shall determine compliance with each of the following:

Criteria	Finding	Rationale
1. This title specifically authorizes the use where it is located;	Complies	A convention center is listed as a conditional use in the TSA-SP-T zoning district.
2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps;	Complies	As promoted within the North Temple Boulevard Plan, the proposed convention center can be considered “mixed-use” and is generally compatible with transit-oriented development. In fact, the site’s close proximity to the Fairpark TRAX Station may draw different types of clientele to events and bring vibrancy to the area, similar to the Fairgrounds across the street. While the design of the existing building will not change, the use itself is something that the North Boulevard Plan would not discourage.
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;	Complies	The uses in this particular area range from commercial, to manufacturing, to residential – a wide variety. Because of this, the types of construction also vary in this area. The Fairgrounds across the street is similar to the proposed convention center in that they hold a variety of events and have larger buildings. While the subject building itself is relatively large, it is an appropriate size to accommodate this type of convention center/multi-purpose use. Additionally, the building was originally constructed for manufacturing purposes, which is no longer permitted in this district. A use like a convention center is an appropriate conversion as it needs a building with a larger footprint. Similar uses of larger scale are also permitted outright in this zoning district such as an auditorium.
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered;	Complies	Again, the building is existing and being repurposed from its original manufacturing use. While the building itself is not extremely pedestrian friendly in terms of design, it is accommodating to something like a convention center use. The small amount of glazing also tends to give more privacy to the neighbors to the east.
5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows;	Complies	The access points and driveways on the site area also existing. The applicant has indicated that customers can access the site eastbound on North Temple. They can also exit the site onto North Temple or onto 1000 West from the South side of the property. The applicant has also indicated that parking or congestion does not tend to be an issue. There is also a midblock

		walkway that can be used to cross North Temple from the Fairpark TRAX Station.
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic;	Complies	The internal circulation system on the site is also an existing condition. Because there is parking and driveways located around the entirety of the property, Staff is recommending the installation of a fence to discourage pedestrians from cutting through the site from the neighborhood to the east. The existing sidewalk on the front of the lot is separated from the parking area by a distinguished landscape buffer.
7. The site is designed to enable access and circulation for pedestrian and bicycles;	Complies	The midblock walkway from the Fairpark TRAX Station enables pedestrians to easily access the front of the proposed convention center where the main entrance is located. The site plan also indicates that there are existing bike racks in the front of the building to hopefully encourage another mode of transit.
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street;	Complies	The existing access does not alter the access to other surrounding properties.
9. The location and design of off-street parking complies with applicable standards of this code;	Complies with Condition	Because not all of the required (83) parking spaces are dedicated to Unit 2 on the Fairpark Commercial Condominiums Plat, the applicant must establish a lease agreement to lease some of the additional parking spaces from Units 1 and 3. The site as a whole has more than enough parking stalls to accommodate all three uses on the site.
10. Utility capacity is sufficient to support the use at normal service levels;	Complies	The proposal will need to comply with all public utility regulations prior to the issuance of any permits. However, no initial concerns were called out by the Public Utilities Department upon their initial review of the proposal.
11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts;	Complies with Condition	There is currently a chain-link fence located between the subject property and the residential neighborhood to the east. As a condition of this approval, the applicant shall install a taller, solid fence of a more durable material to create a sufficient buffer between the residences and the convention center. This should also help to buffer noise and the cars parked against the property line.
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;	Complies	The proposed use is planned for a location that will allow visitors to access the site by transit, foot, or bicycle, which greatly supports City sustainability goals. The project will not negatively impact the quality of surrounding air or water, and will not introduce any hazards or damage to adjacent properties.

13. The hours of operation and delivery of the use are compatible with surrounding uses;	Complies with Condition	As discussed under Consideration #1, Staff does not feel it necessary to limit the convention center's hours of operation as other control factors are in place, especially as it relates to the mitigation of noise. Utah's Department of Alcoholic Beverage Control (DABC) limits the sale of alcohol for on premise retailers from 10 a.m. to 1 a.m. and the County's Noise Ordinance regulates loud noises from 10 p.m. to 7 a.m. With the condition to install some sound proofing, sound should be further mitigated without limiting hours of operation. Further, the general nature of a convention center should be acknowledged where events may run longer on weekends.
14. Signs and lighting are compatible with, and do not negatively impact surrounding uses; and	Complies	All signage will need to comply with requirements of 21A.46.
15. The proposed use does not undermine preservation of historic resources and structures.	Complies	There are no historic resources or structures on site.

ATTACHMENT F: PUBLIC PROCESS AND COMMENTS

The following is a list of public input opportunities related to the proposed project that have occurred:

Recognized Organizations:

Notice of the project and request for comment was sent to the Chairs of the Poplar Grove and Fairpark Community Councils (2) on March 9th, 2018. No response or request for a meeting presentation was received from either Council.

Open House:

Planning Staff held an Open House on April 19th, 2018 to solicit comments on the proposal. One of the property owners off of Learned Avenue representing the others on the street indicated that there are concerns with noise late at night and parking/loitering down Learned after some events. His comments are attached.

Notice of the public hearing for the proposal included:

- Public hearing notice mailed on: April 26th, 2018
- Public hearing notice sign posted on property: April 26th, 2018
- Public notice posted on City and State websites and Planning Division list serve: April 26th, 2018

Public Comments Received:

Received a phone call from property owner Dirk Groen that also indicated there are concerns with noise and some trash on the street.

OPEN HOUSE PUBLIC COMMENT FORM

April 19, 2018



Planning Division
Department of
Community and
Neighborhood

Conditional Use – 801 Event and Convention Center

Name:

Matt Groen

Address:

1028 Leaned Ave

Salt Lake City

UT 84116

Zip Code

Phone:

801-304-8921

E-mail

king-~~cro~~croMag@
yahoo.com

Comments:

Javier has been fairly good

about working on noise, but consistently
the noise is loud. The concerts
run til 2:00.

I have concerns about noise -
last Saturday we had trumpet
playing in alley or club at 11:00
and muscle cars revving their engines.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at lauren.parisi@slcgov.com or via mail at the following address: Lauren Parisi, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by May 8, 2018.

If the cinder block wall and insulation is ~~the~~ put in and we can't hear the music that would be good.

I would like a more responsive security and the cars to park on the west side of building's east boundary learned Ave.

If we can get a patrol car etc to pop in learned and area - sometime lately people hang out or park on street after or during concert - needles & beer cans have been found after concerts.

ATTACHMENT G: DEPARTMENT REVIEW COMMENTS

Planning Staff notified and requested input from all City divisions and departments pertinent to this Conditional Use request. The comments listed below represent all feedback received.

Engineering (Scott Weiler) – No objections.

Fire (Kenney Christensen) – Fire would have NO objections (“if” the following conditions are met) to the proposed conditional use application (PLNPCM2018-00123) for a convention center to be located at 1055 W. North Temple. The proposed convention center will be located within the existing building on the site and is also associated with active building permit BLD2017-07180 change of use.

The location of the proposed use is currently a noncompliant commercial HOA, the structure shall be brought up to code and into compliance for the proposed change of use, the structure spans more than one property line and shall be provided with both Fire Walls and Fire Barriers in accordance with IBC Sections 706 and 707; and with cornices, eave overhangs, exterior balconies and similar projections extending beyond the exterior wall shall conform to the requirements of IBC Section 1406. Projections shall not extend any closer to the line used to determine the fire separation distance than shown in IBC Table 705.2; and openings in exterior walls shall comply with IBC Sections 705.8.1 through 705.8.6 *OR* the lots shall be combined to create the required code compliant fire separation distance by the State of Utah adopted International Code set.

Therefore, the following condition would apply to both the application for permit and the application for conditional use:

- 2015 IFC 102.3 Change of use or occupancy. Changes shall not be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of this code and the International Building Code. Subject to the approval of the fire code official, the use or occupancy of an existing structure shall be allowed to be changed and the structure is allowed to be occupied for purposes in other groups without conforming to all of the requirements of this code and the International Building Code for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.
- Structures or portions of structures shall be classified with respect to occupancy in one or more of the groups listed in IBC Section 302. A room or space that is intended to be occupied at different times for different purposes shall comply with all of the requirements that are applicable to each of the purposes for which the room or space will be occupied. Structures with multiple occupancies or uses shall comply with IBC Section 508. Where a structure is proposed for a purpose that is not specifically provided for in this code, such structure shall be classified in the group that the occupancy most nearly resembles, according to the fire safety and relative hazard involved.

Compliance with the information in this review does not guarantee compliance with the International Fire and Building code, nor does it guarantee issuance of any building permit.

Zoning (Ken Brown) – Things to consider for this conditional use proposal:

1. Additional parking shall be provided in the amount by which the requirements for the intensified use exceed those for the existing use. The Site Plan Parking Study seems to indicate that the entire site is available for use in providing the required amount of parking for this proposal when in fact, the Fairpark Commercial Condominiums Plat shows very little common area that can be used by Lots 1, 2 and 3 collectively. Private ownership of Units 1, 2 and 3 is identified on this plat along with the Limited Common Areas that are assigned to each lot. Any use of another Limited Common Area for parking associated with this convention center would likely require a condominium plat adjustment or recording of an off-site parking lease agreement pursuant with 21A.44.040 B.5.

2. Bicycle parking required per 21A.44.

3. Any site plan for this proposal shall indicate the location of a permanent recycling collection station per 21A.36.250.