

COMMUNITY DEVELOPMENT SERVICES

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TO: Planning Commission

Agenda of:

May 10, 2018

FROM:

Evan Mattes, Assistant Planner

Item No.:

DATE:

May 8, 2018

RE:

S16-0008/Leaning Tree Lodge; Revised Applicant Name, Revised Condition of Approval

7, and Corrections to Exhibit Naming Conventions

Staff recommends changes to Condition of Approval 7 to reflect the request of the project applicant and an update to the project applicant name(s). Additional corrections have been made to the Conditions of Approval to reflect the accurate staff exhibit naming convention.

Updated Applicant Name:

APPLICANT: Cara Nelson and Bre Zimbelman

Corrected Condition of Approval (Exhibit Naming Convention):

1. This Conditional Use Permit approval is based upon and limited to compliance with the project description and following hearing Exhibits:

- 5. **Outdoor Music:** All amplified music shall be limited from 4 P.M to 9:45 P.M. Additionally amplified music sound levels shall not exceed 73 dB Leq at a distance of 50 feet from the speakers. Subwoofers will not be utilized at this venue. The owners shall procure a sound level meter and periodically monitor sound levels during events to ensure the noise thresholds identified in the noise analysis (Exhibit GH) are being satisfied at positions 100 feet from the nearest residence.
- 14. **Amplified Noise Conformance:** The property owner shall adhere to Exhibit GH and Exhibit K.

Revised Condition of Approval:

7. **Special Events Hours Operation:** Special event guests and employees associated with special events may arrive on-site at 1:00 P.M 9:00 A.M. All guests and employees, excluding property owners and overnight guests staying at the Bed and Breakfast must exit the property by 10:00 P.M.