

SUMMARY OVERVIEW

Amendment to an existing commercial use

Balancing Rock LLC, landowner of commercial property located at 840 West Highway 12 in Boulder, Utah leases business space for community and visitor services including a convenience store, DABC package liquor store, gas station and bakery. Other leased spaces include acupuncture, chiropractic, and hosting community events like pizza night.

This amendment is for additional lease space of a food truck will be installed on the South end of the existing parking area, adjacent to the public restrooms and other leased spaces. This food truck was purchased with intentions of selling food items prepared with Boulder raised beef. It will provide a benefit to the local economy through business opportunity, employment and supporting local agriculture.

The food truck has a serving area open to the North where customers will walk- up to order and pick up their food. Orders will be offered to stay or to go, as there is existing outdoor seating on-premises on the south side of the store and bakery oven. The option of a metal tray with parchment paper will provide a to-stay option for customers to reduce the waste impact. Operating hours will stay within current operating businesses of the Town between 7am-9pm.

The exterior of the food truck currently has another businesses label on the sides and will be replaced with appropriate, permitted signage by a lessee. The food truck will stay on- premises and not move to other locations. Utility hook-ups are provided by land owner including power through Garkane and an existing RV hook up installed by a licensed electrician, Boulder Farmstead water connection and septic, for which a letter from the SWHD has been obtained. Propane tank and access is provided on the exterior of the food truck for the lessee. Exterior lighting consists of 4 sockets located on the North serving area where IDA light bulbs will be used if lessee needs.

Existing access to Highway 12 on the North and South side of property provides a flow for all businesses and has been able to host pizza night and music events over the years without parking congestion. Current amendments to the Boulder General plan do not identify this commercial property as a traffic flow problem area, thus no additional parking will be added. Existing watercourse buffer, moderate slopes, crossings, views, natural features, retaining vegetation, protecting vegetation, storm water and buffering/ screening. Outdoor sales area is shielded with existing trees which will remain in place.

Shawn Owen