



DRAPER CITY HALL

Community Development | 1020 E. Pioneer Rd. Draper, UT 84020

August 30, 2022

***Draper City Planning Division
Administrative Interpretation***

RE: Siempre Events Center Parking

This letter is in regards to the parking requirements at the Siempre Events Center. Siempre Events Center is located at 1283 E Mike Weir Dr., parcel number 34-08-200-013. In 2021 the developer entered into a Development Agreement (Agreement) with the city concerning parking. The Agreement outlined the City's concurrence with the Developer provided parking study which states only 193 parking spaces are required for the development, and that the developer will provide 224 parking spaces as a buffer during peak demand times (Section 2.3 of the Agreement). The Agreement further stated the parking would be provided with the following parking breakdown:

- 197 existing paved stalls
- 7 new paved stalls
- 20 geo-grass pavers or similar

The 1990 Draper City Municipal Code (1999 DCMC) does not allow for parking that is not paved with asphalt or cement. The applicant proposed in the Agreement to include 20 stalls that did not meet this standard. These stalls would be used during the spring and summer peak months, but unavailable during the slower winter months due to the material used.

During the construction of the property the developer was able to install 14 new paved parking spaces and is now asking to only install 13 geo-grass paver stalls. The total parking provided would still equal the required 224 spaces.

It is the Zoning Administrators determination that the provision of additional paved parking stalls provides a site that complies more substantially with the 1990 DCMC than would have otherwise been provided if the developer provided the originally called for 7 new paved stalls. In addition, the Agreement required a total of 224 parking stalls and listed the way the developer planned to provide said spaces. The provision of 14 new paved stalls

and 13 geo-grass pavers or similar still complies with the Agreements provision for 224 parking stalls. The proposed parking stall breakdown is as follows:

- 197 existing paved stalls
- 14 new paved stalls
- 13 geo-grass pavers or similar

If you wish to pursue this matter further you may appeal this determination. An appeal is subject to DCMC Section 9-5-180 and shall be made within 10 days of the decision which is appealed. The application form can be found on the city's website.

If you have further questions, please contact me at jennifer.jastremsky@draperutah.gov or at 801-576-6328.

Respectfully,

A handwritten signature in black ink, appearing to read 'Jennifer Jastremsky', written over a horizontal line.

Jennifer Jastremsky, AICP
Planning Manager / Zoning Administrator
Community Development Department