

Attachment 1
Conditions of Approval
Tropical Smoothie Drive-Thru Conditional Use Permit (22002252)

1. An automatic gain control must be installed as part of the menu board speaker to prevent any inadvertent increase in noise decibels that exceed Zoning Code standards.
2. Noise thresholds may not exceed the levels established in the Noise Impact Study.
3. Hours of operation for the drive-thru limited to 6am to 10pm.
4. No signage copy on the west side of the subject pad may be visible from on-site properties to the west.
5. No drive-thru signage copy may be visible to on-site properties to the south. The menu-board shall be oriented and screened by screen wall and landscaping as depicted on site plan dated July 2023.
6. A small tree species with low mature canopy will be selected for all trees north of the building to protect mountain views as seen from the restaurant patio to the northwest of this project.
7. The use is limited to drive thru businesses that require no more vehicle stacking capacity than represented in the application. If the stacking capacity is significantly exceeded by any business, the CUP is subject to reconsideration by Planning & Zoning Commission and Town Council.