Planning Commission Staff Report

File #1C25-CUP-000502-2024

Consideration of a Conditional Use Permit to Operate a Reception Center at 4311 S. 2700 W., in Taylorsville, Utah.

Department of Community Development

Meeting Date:	January 28, 2025
Agenda Item:	Consideration of a Conditional Use Permit to Operate a Reception Center at 4311 S. 2700 W., in Taylorsville, Utah.
Subject Property Address:	4311 S. 2700 W.
Applicant:	Marcela Ayala and Mike Lowe
Applicant Agent:	N/A
Author:	Terryne Bergeson, Planner I
Zoning Designation:	Professional Office
General Plan Designation:	Professional Office
Parcel #:	21042510120000
Applicable Ordinances:	13.08.020, 13.11.250, 13.24.080, 13.33
Agenda item #:	4

Attachments:

Exhibit A: Zoning Map
Exhibit B: General Plan Map
Exhibit C: Subject Property
Exhibit D: Vicinity Map
Exhibit E: Owner Affidavit
Exhibit F: Reception Center Affidavit
Exhibit G: Site, Floor Plan
Exhibit H: Site Photos
Exhibit I: Ordinance 24-12
Exhibit J: Certificates and Licenses

Summary:

Marcela Ayala currently operates Muñequitos Event Center in the Westwood shopping center. She and her business partner are looking to relocate the business to a larger space at Beltway West Plaza. Under the newly adopted standards, a reception center with an active license may relocate with approval of an administrative conditional use permit and venues with more than 2,500 square feet of floor area shall be reviewed by the Planning Commission.

Adjacent Land Uses

North	South	East	West
Professional Office- (Beltway West, building B)	Professional Office- (State of Utah Office Complex)	I-215	Professional Office- (Beltway West, building D)

Public Comment

A public notice was mailed to property owners within 300 feet of the subject property on January 15, 2025. At the time of writing staff has received no response from the public. Any public feedback received will be noted in the public hearing presentation.

Analysis

Reception centers over 2,500 square feet are a permitted use in the professional office zone with the approval of a nonadministrative conditional use permit. The owner of an actively licensed center may relocate within the city, subject to review for compliance with newly adopted standards for reception centers, §13.11.250 (Ex I). The new location is not within 1,000 feet of another licensed center and is over 900 feet from the nearest residential zone. The proposed location meets proximity requirements and qualifies to hold events until 12 am as outlined in the standards.

Beltway West has adopted cross-access agreements that allow shared parking but encourage owners to attempt to keep parking on their own lot. The reception center will be located at the far south end of Building A, on lot 1. The lot has over 136 parking spaces within its boundaries, well over the required 10 per 1,000 SF now required for reception centers.

Property owners are making improvements to prepare the space for the use and have stated that soundproofing in the walls will be installed, as well as additional bathrooms (based on occupant load). Building Department reviewed the preliminary floor plan (Ex G) and estimated that the proposed space could have a maximum occupant load of 506. A final determination will require coordination with an architect to show how the gathering space will be used and to satisfy bathroom to occupant ratios defined in the IBC. Occupant load calculations range from 15 sq ft per person with permanent tables and chairs in the gathering space, to 7 sq ft per person if calculated as a standing room only. This maximum occupant load will be determined prior to issuance of a building permit and will be listed on the Required Business Information form that will be posted in public view, as required in the special use standards.

Currently, the applicant allows hosts to provide alcohol at their private parties (private guest list, not open or advertised to the public, and no ticket or drink sales). Prior to adoption of the new standards, the applicant employed servers with alcohol certification to serve alcohol and a licensed and insured security guard. The updated standards now require that alcohol served at reception

centers is done by person(s) with certification, and applicants plan to continue to operate their events this way and in compliance with DABS rules.

Section 13.33.050 of the LDC states the following related to the City's authority to impose conditions of approval on a conditional use permit application:

> *In order to achieve compliance with the standards set forth herein, the city may impose conditions that address:*
>
> *A. Size, configuration, and location of the site and the proposed site plan layout.*
> *B. Proposed site ingress and egress to existing and proposed roads and streets.*
> *C. The adequacy, provision, relocation, or protection of public facilities and amenities, including roads and streets, culinary water, secondary water, sanitary sewer, storm drainage, public safety and fire protections, and other utilities.*
> *D. Design, location, and amount of off street parking, loading areas and solid waste disposal, and refuse collection areas.*
> *E. Site circulation patterns for vehicular, pedestrian and other traffic.*
> *F. Massing, size, number, location, design, exterior features, materials, and colors of buildings, structures, and other facilities.*
> *G. The location and design of all site features, including proposed signage, lighting, and site furnishings.*
> *H. The provision of usable open space, public features, and recreational amenities.*
> *I. Fencing, screening and landscape treatments, and other features designed to increase the attractiveness and safety of the site and protect adjoining property owners from noise, visual, and other impacts.*
> *J. Measures directed at minimizing or eliminating possible nuisance factors including, but not limited to, noise, vibrations, smoke, dust, dirt, debris, plant materials, odors, gases, noxious matter, heat, glare, electromagnetic disturbances, and radiation.*
> *K. Measures designed to protect the natural features of the site including wetlands and drainageways, groundwater protection, soils, wildlife, and plant life.*
> *L. The regulation of operating hours for activities affecting normal schedules and functions.*
> *M. Identifying a time for regular review and monitoring, as determined necessary, to ensure the use continues to operate in compliance with all conditions and requirements of approval.*
> *N. Measures to ensure compliance with all conditions and requirements of approval, including, but not limited to, bonds, letters of credit, improvement agreements, agreements to conditions, road maintenance funds, and restrictive covenants.*
> *O. Such other conditions determined reasonable and necessary by the city to allow the operation of the proposed conditional use, at the proposed location in compliance with the requirements of this code.*

Findings

1. Marcela Ayala currently operates Muñequitos Event Center at 2596 W. 4700 S.
2. The applicants, Marcela Ayala and Mike Lowe, are seeking to relocate the licensed reception center to 4311 S. 2700 W.
3. The property is zoned Professional Office and designated Professional Office on the General Plan map.
4. Required documents have been submitted according to special use standards for reception centers.

5. The size and use require review and approval of a nonadministrative conditional use permit.
6. A building permit for improvements, including noise mitigation and occupant load determination will be required.
7. An active business license will be required.
8. The Required Business Information form will be posted within public view with all information outlined in §13.11.250 prior to hosting events.

Staff Recommendation

Staff is recommending approval of File #1C25- CUP-000502-2024 subject to the conditions below:

Conditions of Approval

1. The applicants comply with the requirements of all applicable reviewing agencies.
2. The applicants will receive a copy of and shall comply with the adopted Salt Lake County Noise Ordinance.
3. A building permit for improvements is required.
4. Events shall not exceed the occupant load determined by the Building Department and Fire Marshal.
5. The Business Information Form shall be filled out and remain posted in an area within public view prior to hosting events.
6. The Director may request a noise mitigation report as outlined in §13.11.250 if complaints are received or citations are issued at the property.
7. The Conditional Use Permit is subject to review and revocation upon substantiated complaint or citation.

Recommended Motion

I move that we approve File #1C25- CUP-000503-2024 request for a conditional use permit to operate a reception center at 4311 S. 2700 W. in Taylorsville, Utah, based on the findings and conditions listed in this staff report.

Exhibit A

Zoning Map: 4311 S 2700 W

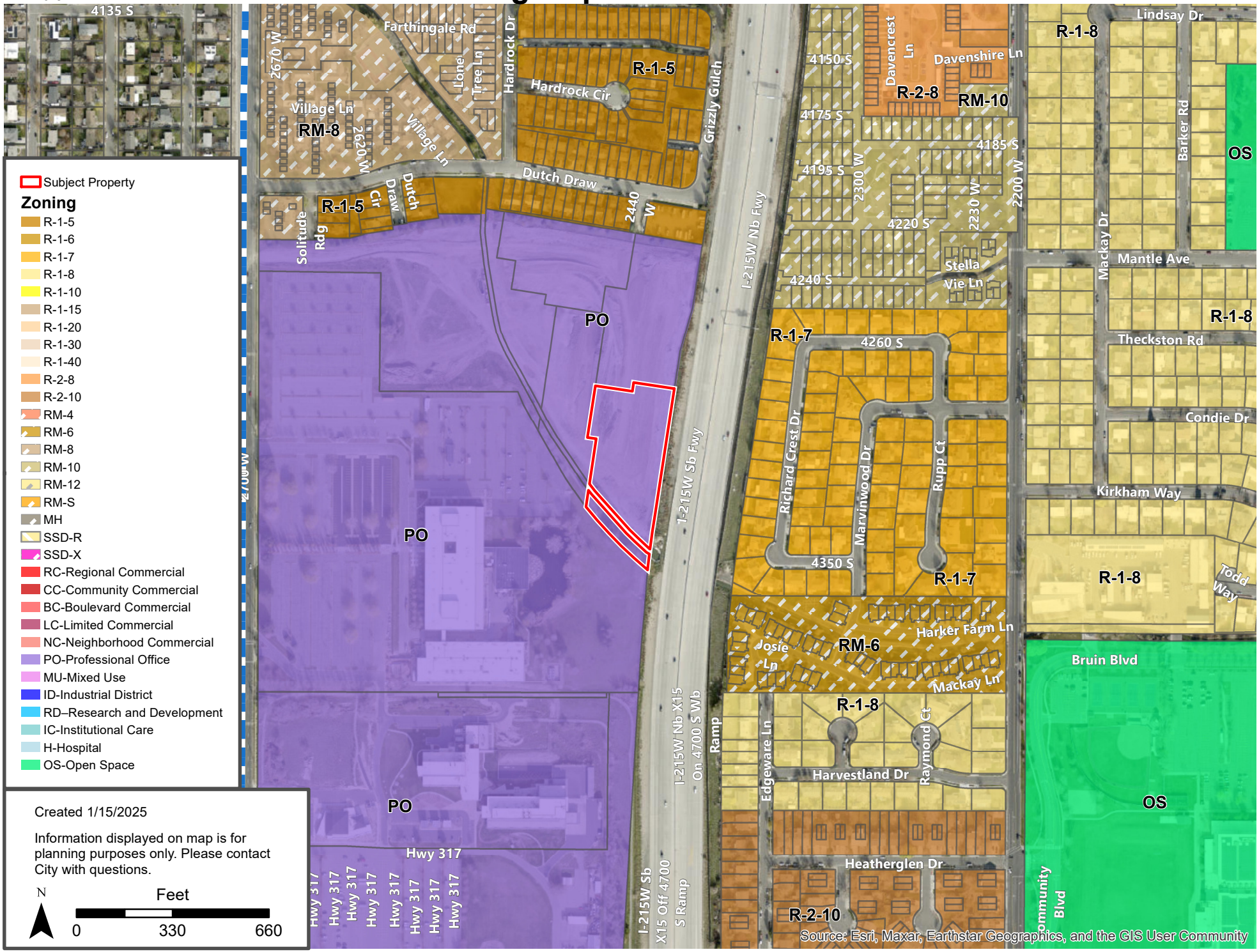
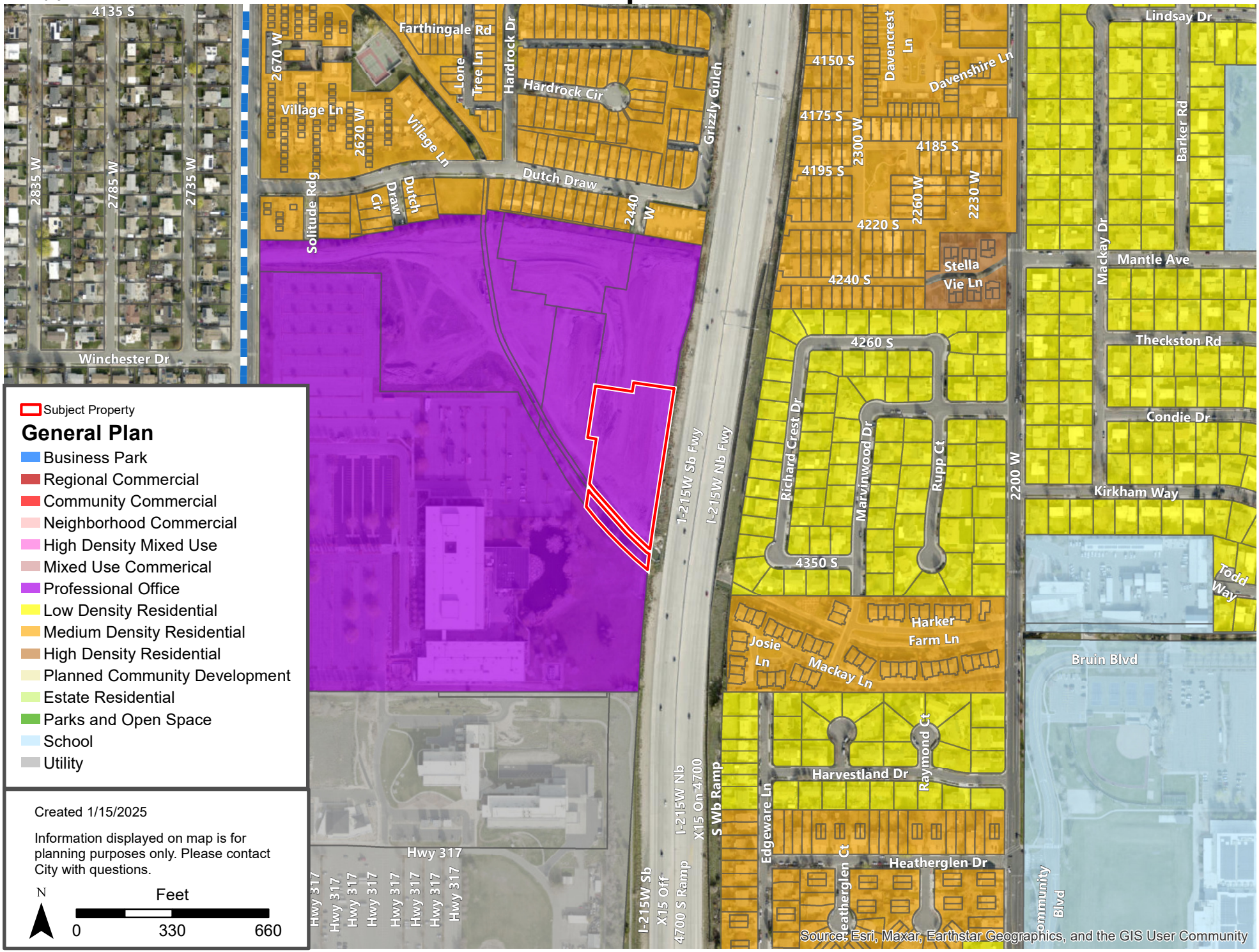


Exhibit B

General Plan Map: 4311 S 2700 W



Subject Property

General Plan

- Business Park
- Regional Commercial
- Community Commercial
- Neighborhood Commercial
- High Density Mixed Use
- Mixed Use Commerical
- Professional Office
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Planned Community Development
- Estate Residential
- Parks and Open Space
- School
- Utility

Created 1/15/2025

Information displayed on map is for planning purposes only. Please contact City with questions.

N

Feet

0 330 660

Exhibit C

Site Map: 4311 S 2700 W



Exhibit D

Vicinity Map: 4311 S 2700 W



EXHIBIT D

Property Owner's Affidavit

I (we) Beltway West Utah, LLC, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my (our) personal knowledge.

Owner's Signature

Owner's Signature (co-owner if any)

State of Utah / County or Salt Lake

On 11th day of December, 2024, Daniel Thomas personally appeared before me, to be the signer(s) of the above *Property Owner's Affidavit* and acknowledged that he/she signed it.

CAMILA CASTRO
NOTARY PUBLIC • STATE OF UTAH
My Commission Expires July 31, 2027
COMMISSION NUMBER 732421

Notary Public

Residing in: Utah County

My commission expires: July 31, 2027

Agent Authorization

I (we), Beltway West Utah, LLC, the owner(s) of the real property located at 4311 S. 2700 W. Taylorsville UT 84129 in the City of Taylorsville, Utah, do hereby appoint Michael Lowe as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize Michael Lowe to appear on my (our) behalf before any City Board or Commission considering this application.

Owner's Signature

Owner's Signature (co-owner if any)

State of Utah / County of Salt Lake

On 11th day of December, 2024, Daniel Thomas personally appeared before me, to be the signer(s) of the above *Agent Authorization* and acknowledged that he/she signed it.

CAMILA CASTRO
NOTARY PUBLIC • STATE OF UTAH
My Commission Expires July 31, 2027
COMMISSION NUMBER 732421

Notary Public

Residing in: Utah County

My Commission Expires: July 31, 2027

EXHIBIT E

WHEN RECORDED, RETURN TO:
Taylorsville City Recorder
2600 W Taylorsville Blvd
Taylorsville, UT 84129

TAYLORSVILLE
COMMUNITY DEVELOPMENT

Reception Center Affidavit

I (we) Beltway West Utah, LLC., being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application that:

DT I (we) have read the application, attached plans and other exhibits and am familiar with its contents;

DT said contents are in all respects true and correct based upon my personal knowledge;

DT I (we) understand that conditions of approval may be imposed, and I (we) will receive a copy of the conditions;

DT I (we) understand that property owner(s) is responsible to ensure the facility is operating in compliance with applicable laws, including state and municipal ordinances.

Daniel Thomas
Owner's Signature

Owner's Signature (co-owner if applicable)

ACKNOWLEDGEMENT

State of Utah) § County of Utah)

On this 8th (date) day of January (month), in the year 2025 (year), before me, Camila Castro (notary public name) a notary public, personally appeared Daniel Thomas, proved on the basis of satisfactory name of document signer evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

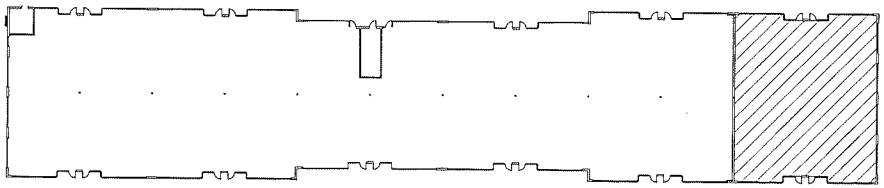
(notary signature)

CAMILA CASTRO
NOTARY PUBLIC • STATE OF UTAH
My Commission Expires July 31, 2027
COMMISSION NUMBER 732421
(Seal)

EXHIBIT F

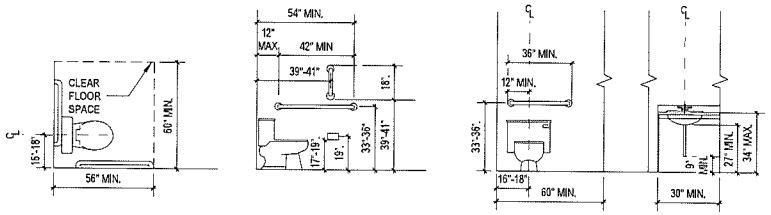
MUNEQUITOS - EVENT CENTER

4311-4313 SOUTH 2700 WEST
BUILDING IV | 4311-4313
TAYLORSVILLE, UTAH 84129



KEYPLAN
NOT TO SCALE

1 / A0.0 — 01 KEY PLAN
1" = 40'-0"



PLAN OF TOILET CLEARANCE WITH 5'-7" TURNING RADIUS

ELEVATION OF SIDE WALL OF TOILET

ELEVATION OF BACK WALL OF TOILET & SINK

NOTE: ADA ACCESSIBLE RESTROOM DETAILS ARE SHOWN FOR TYPICAL DIMENSIONING PURPOSES ONLY. PLACEMENT OF FLUSH CONTROLS, ETC., TO BE PLACED AS APPROPRIATE FOR EACH INDIVIDUAL FIXTURE.

2 / A0.0 — ADA RESTROOM DETAIL - MULTI-STALL
1/4" = 1'-0"

NOTE: ALL FURNITURE, EQUIPMENT, AND/OR APPLIANCES SHOWN FOR DEMONSTRATIONAL PURPOSES ONLY. TENANT IS RESPONSIBLE FOR ALL DATA & COMMUNICATIONS WIRING.

NOTE: THIS PLAN IS SUBJECT TO EXISTING FIELD CONDITIONS. THIS DRAWING IS PROPRIETARY AND THE EXCLUSIVE PROPERTY OF ST. JOHN PROPERTIES, INC. ANY DUPLICATION, DISTRIBUTION, OR OTHER UNAUTHORIZED USE IS STRICTLY PROHIBITED. DRAWING IS PROPORTIONATE. DRAWING SCALE IS ONLY GUARANTEED WHEN PRINTED BY ST. JOHN PROPERTIES.

PROJECT MANAGER:
TBD
TBD
TBD

REVISIONS

EVENT CENTER - MUNEQUITOS
4311-4313 SOUTH 2700 WEST
BUILDING IV | 4311-4313
TAYLORSVILLE, UT 84129

ST. JOHN PROPERTIES
ST. JOHN PROPERTIES, INC.
1064 S. NORTH COUNTY BLVD.
SUITE 190
PLEASANT GROVE, UT 84062
OFFICE: (410) 788-0100

COVER SHEET

TOTAL: 5,440 SQ. FT.

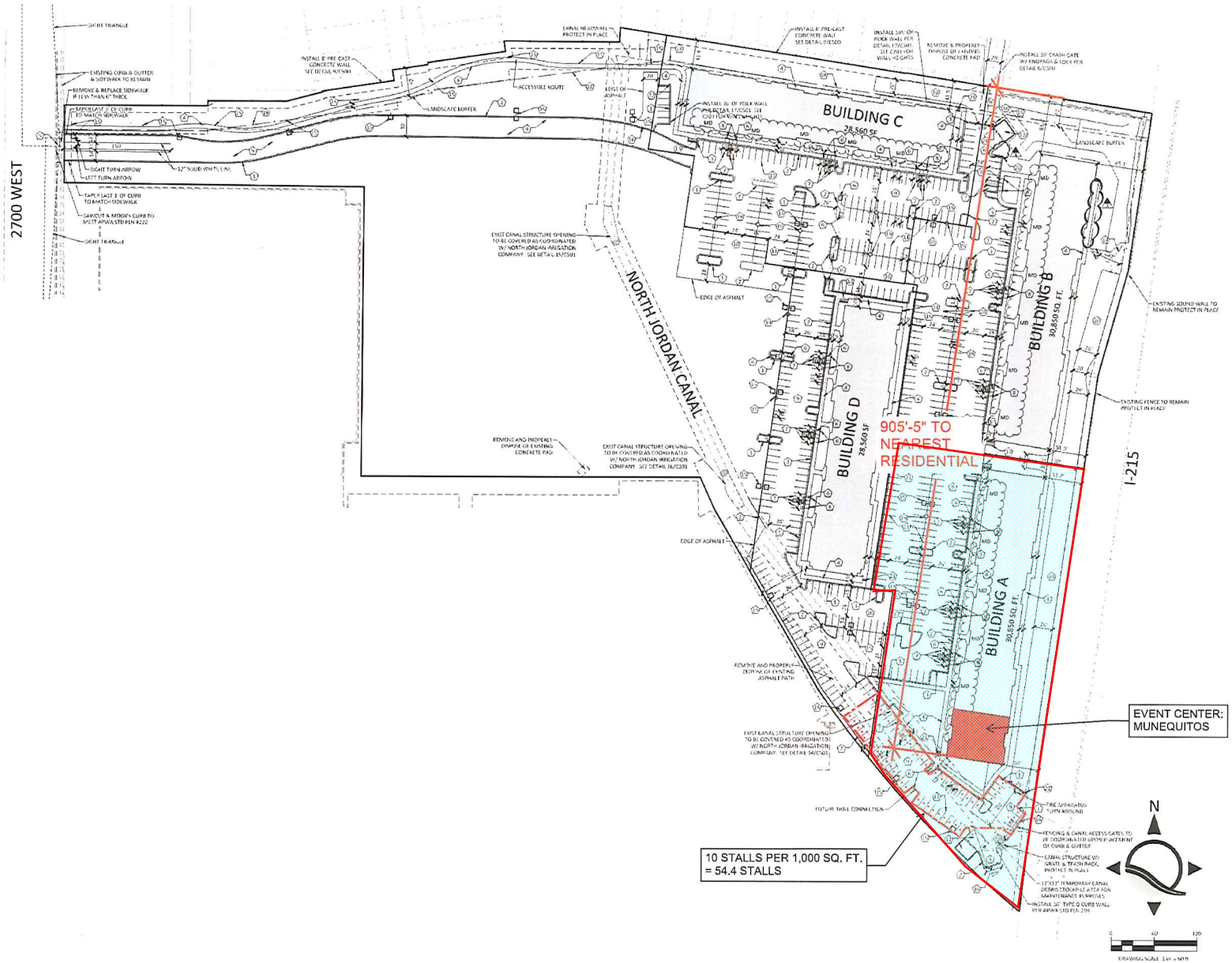
SCALE: As indicated
DRAWN: J. YOUNG
DATE: 12/16/2024

APPLICATION PLANS

SHEET NO.
A0.0

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EXHIBIT F



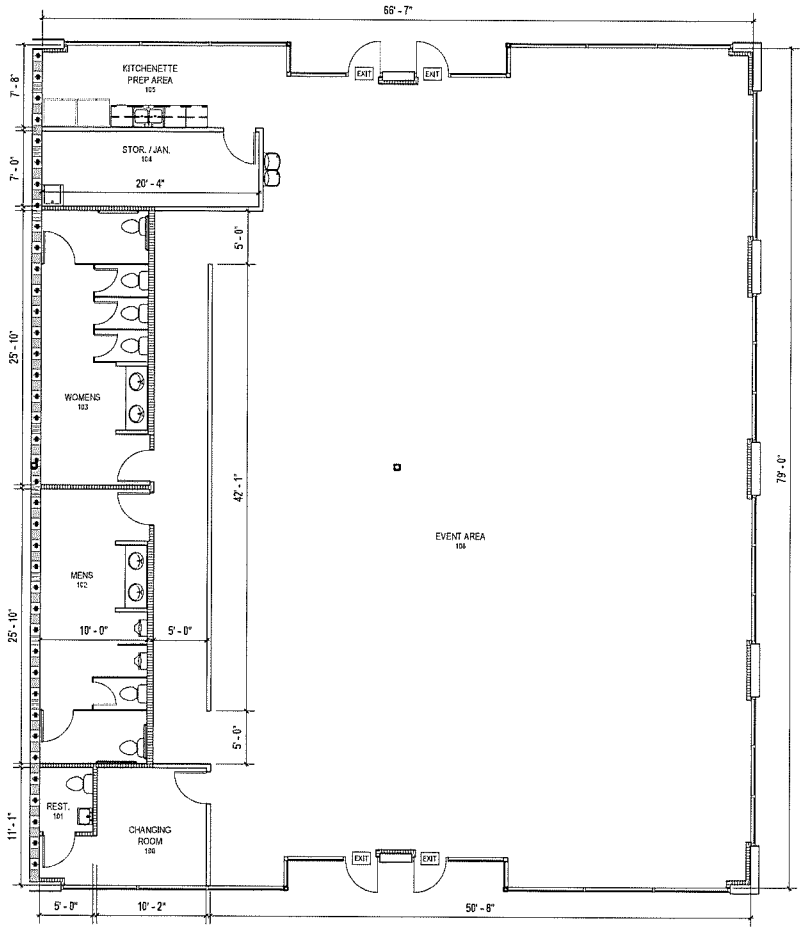
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REVISIONS					
	EVENT CENTER - MUNEQUITOS 4311-4313 SOUTH 2700 WEST BUILDING IV | 4311-4313 TAYLORSVILLE, UT 84129	ST. JOHN PROPERTIES	ST. JOHN PROPERTIES, INC. 1064 S. NORTH COUNTY BLVD. SUITE 190 PLEASANT GROVE, UT 84062 OFFICE: (410) 788-0100	SITE PLAN TOTAL: 5,440 SQ. FT.	SCALE: DRAWN: J. YOUNG DATE: 12/16/2024 APPLICATION PLANS	SHEET NO. A1.1

S:\Interior Design\Projects\Belkway West\Building A\Space Plans\Revit\Event Center Munequitos - 4311-4313 S 2700 W - 5,440 SF.rvt

EXHIBIT F



1 / A1.0 01 CONSTRUCTION PLAN
1/8" = 1'-0"

BUILDING INFORMATION

EXISTING BUILDING	APPROVED PERMIT DATE: 06/27/2022
USE GROUP	B
CONSTRUCTION TYPE	IIB
HEIGHT	22'-0"
NUMBER OF STORIES	1
ADA PARKING STALLS	24 TOTAL
ACTUAL AREA/FLOOR	30,940 SQ. FT.
SPRINKLERED	YES THROUGHOUT

TENANT INFORMATION

TENANT USE GROUP	A-3	
TENANT AREA	5,440 SQ. FT.	
EVENT AREA SQUARE FOOTAGE	4,038 SQ. FT.	
MAX OCCUPANCY	269 PEOPLE	ASSEMBLY WITHOUT FIXED SEATS - UNCONCENTRATED - 15NET
WATER CLOSETS REQUIRED		
MALE	1 PER 125	2 REQUIRED
FEMALE	1 PER 65	4 REQUIRED
LAVATORIES	1 PER 200	1 REQUIRED
SPRINKLERED	YES THROUGHOUT	
NO SEPARATION REQUIRED	IBC TABLE 508.4	

PROJECT CODE ANALYSIS

FIRE PROTECTION	NFPA 13 FIRE SPINKLERS THROUGHOUT
A-3 OCCUPANCY EXITS	2 REQUIRED : 4 PROVIDED
FIRE EXTINGUISHERS	4 WILL BE PROVIDED AT MAX. DISTANCE OF TRAVEL TO EXTINGUISHERS AT 75'-0"
PLUMBING FIXTURES:	
PER IBC SECTION 2902	269 OCCUPANTS
WATER CLOSETS	2 MENS REQUIRED | 4 MENS PROVIDED 4 WOMENS REQUIRED | 4 WOMENS PROVIDED
LAVATORIES	1 MENS REQUIRED | 2 MENS PROVIDED 1 WOMENS REQUIRED | 2 WOMENS PROVIDED
SERVICE SINK	1 REQUIRED | 1 PROVIDED
DRINKING FOUNTAIN	1 REQUIRED | 1 PROVIDED
ADDITIONAL RESTROOM	1 WATER CLOSET AND 1 LAVATORY

NOTE: ALL FURNITURE, EQUIPMENT, AND/OR APPLIANCES SHOWN FOR DEMONSTRATIONAL PURPOSES ONLY. TENANT IS RESPONSIBLE FOR ALL DATA & COMMUNICATIONS WIRING.

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REVISIONS					
	EVENT CENTER - MUNEQUITOS 4311-4313 SOUTH 2700 WEST BUILDING IV | 4311-4313 TAYLORSVILLE, UT 84129	ST. JOHN PROPERTIES	ST. JOHN PROPERTIES, INC. 1084 S. NORTH COUNTY BLVD. SUITE 190 PLEASANT GROVE, UT 84062 OFFICE: (410) 788-0100	CONSTRUCTION PLAN TOTAL: 5,440 SQ. FT.	SCALE: 1/8" = 1'-0" DRAWN: J. YOUNG DATE: 12/16/2024 APPLICATION PLAN	SHEET NO. A1.0

S:\InteriorDesign\Projects\Beltway West\Building A\Space Plans\Revit\Event Center Munequitos - 4311-4313 S 2700 W - 5,440 SF.rvt

EXHIBIT G



EXHIBIT G



EXHIBIT H

Land Use Category	RC Regional Commercial	BC Boulevard Commercial	CC Community Commercial	NC Neighborhood Commercial	LC Limited Commercial	PO Professional Office	ID Industrial District	MU Mixed Use	TC Transit Corridor	RD Research and Development
Reception center [1]	N	AC[12]	AC [12]	N	N	AC [12]	N	N	N	N

Notes:

12. Reference regulatory standards in the special use standards section of this Code.

13.11.250 RECEPTION CENTERS

Planning Commission Review Required

Reception centers with a gross floor area of 2,500 square feet or more shall be subject to the non-administrative conditional use permit procedure.[2]

Number and Proximity

1. No more than one reception center per 10,000 population in the city shall be permitted. Population numbers are based on the U.S. Census Bureau's annual estimates. The owner of a reception center with an active business license originally issued prior to the effective date of Ordinance 24-12, may relocate the reception center within the city, regardless of the number of active reception center licenses, subject to the standards of this LDC.
2. A reception center shall not be located closer than 1,000 feet from another licensed reception center. This distance shall be measured in a straight line, from the primary entry door of each business. This standard does not apply if the properties are bisected by a freeway or principal arterial street, as identified in the Taylorsville General Plan.[3]

Operation Standards

1. The maximum total occupancy of the facility shall be determined by the Building Official and Fire Marshal as part of the conditional use permit review and shall be posted at the main entrance and inside the facility.
2. Consecutive or repeated similar events shall not be held by the same customer. [4]
3. Events shall comply with the Salt Lake County Health Department Noise Regulations, as amended. [5]
4. Events shall terminate, meaning music is off and guests are vacating the premises, according to the following:
   a. Events held within 250 feet of a residential district, measured from the nearest property line, shall terminate at 10:00 p.m., unless otherwise approved by the Planning Commission. In no case shall an event continue past 12:00 a.m. (midnight).
   b. Events held more than 250 feet from a residential district shall terminate no later than 12:00 a.m. (midnight).
   c. In all cases, the premises shall be completely vacated by all persons no later than one hour after the event's designated termination time.
5. For events without alcohol, a minimum of one reception center employee shall be on-site for the duration of the event if it continues past 10:00 p.m. and 75 or more people are present.[6]

Supplemental Information Required

1. A noise mitigation report prepared by a licensed sound engineer, acoustician, or related professional may be required as part of the conditional use permit review. Additional noise and/or vibration mitigation efforts including, but not limited to soundproofing and noise reduction solutions may be required as part of the conditional use permit approval to reduce potentially negative impacts to adjacent land uses.
2. The current property owner shall provide a signed affidavit sworn before a notary public that certifies to the city that:
   a. They are the current property owner of the subject property;
   b. They have reviewed and are familiar with the reception center conditional use permit application contents along with any attached plans, exhibits, and other information;
   c. That said contents are in all respects true and correct based upon their knowledge;
   d. They understand that conditions of approval may be imposed and that they will receive a copy of the conditions; and
   e. They understand the property owner(s) is responsible to ensure the facility is operating in compliance with applicable laws, including state and municipal ordinances.

On-Site Posting and Noticing Requirements

EXHIBIT H

1. Prior to issuance of a business license, the Required Business Information form and associated conditions of approval shall be mailed to all property owners and residents within 300 feet of the reception center.
2. The conditional use permit approval letter and the Required Business Information Form must be posted so they are visible at all times on the exterior side of the main entrance of the reception center. The business owner or a designated representative shall be available at all times to immediately respond by telephone and, when necessary, be able to physically respond within one hour. If the owner is unreachable after three attempted contacts by Taylorsville City, a notice of violation will be issued.
3. Notices of violation or citations issued may warrant the review and suspension or revocation of the conditional use permit by the original approval authority.

On-Site Alcohol Consumption

For any event where alcohol is present on-site, the following shall apply:

1. The sale or distribution of alcoholic beverages on-site shall be in accordance with applicable regulations of the Utah Department of Alcoholic Beverage Services (DABS), the City of Taylorsville, and other applicable entities.
2. For events that continue past 10:00 p.m., a minimum of one reception center employee and one licensed and insured security guard per 75 people at the event shall be on-site for the duration of the event.[7]
3. Alcohol shall only be served on-site by a person(s) with an active certification to serve alcohol in the state of Utah.

EXHIBIT H

Bar, tavern, club	3.5 spaces per 1,000 square footage of floor area
Business or financial services	4.0 spaces per 1,000 square footage of floor area
Dance hall, discotheque	3.5 spaces per 1,000 square footage of floor area
Daycare, group	4.0 spaces per 1,000 square footage of activity or assembly area. Childcare facilities providing care or instruction to 10 or more individuals at any one time shall also provide a designated passenger loading/unloading zone
Medical and healthcare	5.0 spaces per 1,000 square footage of floor area
Motel, hotel	1.0 space per rental unit; 1.0 space for each 200 square footage of floor area of assembly, conference space, banquet, sit down restaurant facility, and office space
Office, call center	6.0 spaces per 1,000 square footage of floor area
Office, professional	5.0 spaces per 1,000 square footage of floor area
Reception Center	10.0 spaces per 1,000 square feet of assembly area
Veterinary office	5.0 spaces per 1,000 square footage of floor area
Recreation, indoor:	
Bowling center	5 spaces per lane
Movie theater	1 space per 4 seats
Skating rink	3 spaces per 1,000 square footage of floor area of skating area
Restaurants:	
Restaurant	10 spaces per 1,000 square feet of floor area. Required parking spaces do not include spaces required in drive-through lanes
Public uses:	
Elementary and middle school (public or private)	1 space per teacher and staff, plus 1 space per 2 classrooms
Hospital	2 spaces per bed
Rehabilitation center	0.5 space per bed
Religious or cultural activity	1 space per 4 seats
Senior high school (public or private)	1 space per teacher and staff, plus 1 space per 5 nonbussed students
Theater or concert hall	1 space per 4 seats
Industry:	
Industry, light and medium	1 space per 1,000 square footage of floor area
Warehouse, wholesale, storage	1 space per 1,000 square footage of floor area
Special review:	
Athletic, tennis or health centers	Specific off street parking shall be determined by the planning commission
Auto, truck, RV, and equipment sales and storage	Specific off street parking shall be determined by the planning commission
Cemetery, columbarium, mausoleum	Specific off street parking shall be determined by the planning commission
Golf course	Specific off street parking shall be determined by the planning commission
Park (active and passive)	Specific off street parking shall be determined by the planning commission

EXHIBIT H

Recreation center	Specific off street parking shall be determined by the planning commission
Recreation, outdoor	Specific off street parking shall be determined by the planning commission

13.36.190: “R” DEFINITIONS

RECEPTION CENTER: A building, together with its accessory buildings and premises, which is a place of assembly with the purpose of hosting single contracted private events (not open to the public) either occurring alone or as part of another activity or business. Typical uses include wedding receptions, birthday parties, quinceañeras, conventions, and other similar private events. This definition does not include religious assembly. [8]

EXHIBIT I

360 TRAINING™ LEARN 2 SERVE™

CERTIFICATE OF COMPLETION

This certifies that

Marcela Ayala

is awarded this certificate for

Utah On-Premise Alcohol Seller-Server Training

Completion Date	Expiration Date	Certificate #
07/28/2023	07/27/2026	UT-ON-02047314

Official Signature

THIS CERTIFICATE IS NON-TRANSFERABLE

5000 Plaza on the Lake, Suite 305 | Austin, TX 78746 | 877.881.2235 | www.360training.com

EXHIBIT I


Gmail
65
StateFoodSafety
Food Safety Training & Certification
Certificate of Training
Awarded to
Michael Lowe
For successfully completing the
State of Utah Alcohol Server Course
Alcohol Training approved by the Utah Department of Human Services
1i3a59-k4fgacg
Certificate Verification Number
Verify at www.statefoodsafety.com/Verify
Dec 20, 2024
Issue Date (valid for 3 years)
John Comly
CEO, StateFoodSafety
225 E Robinson St Orlando, FL
Scan with a smart device to verify.
Congratulations!
You have successfully completed the StateFoodSafety Online
Alcohol Server Training Course.
This certificate provides proof of training for the State of Utah.
Please retain a copy for your records.
Utah Department of Human Services
195 North 1950 West
Salt Lake City, Utah 84116
StateFoodSafety
statefoodsafety.com

EXHIBIT I

UTAH DIVISION OF PROFESSIONAL LICENSING
LICENSEE LOOKUP & VERIFICATION SYSTEM

Details for David Antonio Lara

License Information

Name:	David Antonio Lara
City, State, Zip, Country:	Salt Lake City UT 84116 United States
Profession:	Security Companies & Guards
License Type:	Armed Private Security Officer
License Number:	12538207-6302
Obtained By:	Application
License Status:	Active
Original Issue Date:	07/28/2023
Expiration Date:	11/30/2026
Agency and Disciplinary Action*:	NO DISCIPLINARY ACTIONS WITHIN THE TIME ESTABLISHED IN UTAH CODE 63G-4-106 AND
Docket and Citation Number(s):	N/A
E-Prescriber:	

Education:

School Name	Major	Graduation Date	Degree
Defencify (Online)	Basic Education	2023-03-30	Certificate of Cc
CBI	Basic Education	2023-07-14	Certificate of Cc