



7505 South Holden Street
Midvale, UT 84047
Phone (801) 567-7200
www.midvalecity.org

MIDVALE PLANNING AND ZONING COMMISSION MEETING AGENDA OCTOBER 14, 2015

WORKSHOP MEETING
COUNCIL CHAMBERS
6:30 PM

- UPD UPDATE – MIDVALE APARTMENT COMPLEXES/GOOD LANDLORD PROGRAM
- STAFF BRIEFING OF AGENDA ITEMS AND UPDATES

GENERAL SESSION
COUNCIL CHAMBERS
7:00 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC HEARING(S)

1. CUP-21-25-103-009; POISE DANCE CENTER; 7067 SOUTH COMMERCE PARK DRIVE; CONDITIONAL USE PERMIT FOR COMMERCIAL RECREATION FACILITY; CLEAN INDUSTRIAL ZONE; BROOK CAIN AND BRITTNEY DAHLMAN (APPLICANTS)
2. TXT-15-08; PROPOSED TEXT AMENDMENT TO ADD FEATHER FLAGS AS AN ALLOWED TEMPORARY SIGN IN THE RM-12, RM-25, 7200 SOUTH OVERLAY, SSC, RC, TOD, BJ, HC, CI AND SSO ZONE DISTRICTS; CITY STAFF (APPLICANT)

ACTION ITEM(S)

3. SPR-22-30-152-041; BOHEMIAN RESTAURANT PARKING EXPANSION; 94 EAST FORT UNION BOULEVARD; REDUCTION OF RESIDENTIAL LANDSCAPE BUFFER; REGIONAL COMMERCIAL ZONE/7200 SOUTH OVERLAY; RANDY SPARROW (APPLICANT)

MINUTES

4. REVIEW AND APPROVE MINUTES OF AUGUST 12, 2015 AND SEPTEMBER 23, 2015

ADJOURN

The workshop meeting is open to the public; however, there is no public participation. This meeting includes City Staff briefing Commission Members on the technical aspects of the agenda items. Members of the public will be given an opportunity to address the Commission during public hearing items in the general session. The Commission reserves the right to amend the order of the agenda if deemed appropriate. No item will be heard after 10:00pm without unanimous consent of the Commission. Items not heard will be scheduled on the next agenda. In accordance with the Americans with Disabilities Act, Midvale City will make reasonable accommodations for participation in the meeting. Request assistance by contacting the CED Administrative Assistant at (801) 567-7211, providing at least three working days advance notice of the meeting.

A copy of the foregoing agenda was provided to the news media by email and/or fax; the agenda was posted in the City Hall Lobby, the 2nd Floor City Hall Lobby, on the City's website at www.midvalecity.org and the State Public Notice website at <http://pmn.utah.gov>. Commission Members may participate in the meeting via electronic communication. Commission Members' participation via electronic communication will be broadcast and amplified so all Commission Members and persons present in the Council Chambers will be able to hear or see the communication.

Midvale City
Department of Community Development
Planning and Zoning

Planning and Zoning Commission Staff Report

APPLICATION:	CONDITIONAL USE PERMIT (CUP)
LOCATION:	7041 South Commerce Park Drive (620 W.)
APPLICANT:	Brook Cain & Brittney Dahlman
FILE #:	CUP-21-25-103-007
REQUEST:	COMMERCIAL RECREATIONAL FACILITY
MEETING DATE:	Wednesday, October 14, 2015
ZONING DESIGNATION:	Clean Industrial (CI)
AUTHOR:	Matt Hilderman, Associate Planner
APPLICABLE ORDINANCE (S):	MMC Chapter 17-3-4; 17-7-13.2; 17-7-13.9
AGENDA #:	1

SUMMARY:

Brook Cain and Brittney Dahlman, authorized agents representing the property owner, Centennial Financial, LLC, submitted a complete application proposing to operate and manage a commercial recreational facility for the purpose of a dance studio. The total acreage of this site is estimated at 0.37 acres with several existing office suites, retail businesses, and warehousing space located on and surrounding the premise. The applicant is proposing to operate at 7041 South, estimated to be a total square footage of 2,418 sq. ft.

The applicants are proposing to operate a dance instruction studio for children. A description of the business is attached. The business will employ a total of two instructors with class sizes ranging between 5 -8 participants. Classes and training will be conducted in the existing 2,418 sq. ft. warehouse space, which is part of a multi-tenant office/warehouse building. There are no modifications proposed to the exterior building and only minor changes in the interior. There are a total of twenty-seven (27) on-site parking spaces for the entire building. Hours of operation will be 4:00 p.m. – 9:30 p.m., Monday – Thursday.

This proposal is located in the Clean Industrial (CI) zone district, which requires a Conditional Use Permit for a commercial recreational facility use. In order to approve a Conditional Use Permit, the following applicable criteria must be satisfied:

1. The application complies with all applicable provisions of the zoning ordinance, state and federal law;
2. The structures associated with the use are compatible with surrounding structures in terms of use, scale, mass and circulation;
3. The use is not detrimental to the public health, safety and welfare;
4. The use is consistent with the Midvale City General Plan, as amended;
5. Traffic conditions are not adversely effected by the proposed use including the existence of or need for dedicated turn lanes, pedestrian access, and capacity of the existing streets;
6. Sufficient utility capacity;
7. Sufficient emergency vehicle access;
8. Location and design of off-street parking as well as compliance with off-street parking standards provided for in §17-7-13.7;

9. Fencing, screening, and landscaping to separate the use from adjoining uses and mitigate the potential for conflict in uses; and
10. Exterior lighting that complies with the lighting standards of the zone and is designed to minimize conflict and light trespass with surrounding uses.

This business will be located within an existing development that includes adequate infrastructure and facilities for a variety of uses. Based on the proposed class sizes and the hours of operation, Staff believes there is adequate parking for this dance facility. The Zoning Ordinance requires 5 spaces per 1,000 square feet of floor area for a commercial recreation area. This ratio equates to twelve (12) parking spaces required for this proposal. The other tenant space within this building requires approximately four (4) parking spaces for an identified office use, and the existing tenant spaces for this area, identified as office and warehousing uses, require a total amount of twenty (20) parking spaces. In total, there are 41 parking spaces identified for all these multi-tenant buildings and a total of 30 parking spaces are required for the existing uses, as well as the proposed dance studio use. In addition, this business is proposed to operate mostly during non-business hours when the other businesses in the building are closed. Because this use will be entirely conducted inside the tenant space, Staff does not anticipate any adverse impacts being created on the surrounding area.

STAFF RECOMMENDATION:

Based on the proposal's compliance with the Conditional Use Permit criteria and the above analysis, Staff would recommend that the Planning Commission approve the Conditional Use Permit for **Poise Dance Center**, a commercial recreation facility use, to be located at **7041 South Commerce Park Drive**, with the following conditions:

1. All employee and customer parking shall occur in designated parking spaces within the developed site. If sufficient parking becomes an issue, the applicant shall re-evaluate the training and class schedules to reduce the number of people coming to the facility at any one time.
2. All requirements of the Building Official and Fire Marshall shall be satisfied.
3. The applicant shall obtain and maintain a Midvale City Business License in order to operate at this location.
4. All signage shall comply with the sign requirements of the Clean Industrial zone and sign permits obtained before such signage is installed.

RECOMMENDED MOTION:

*"Based on the proposal's compliance with the Conditional Use Permit criteria and the above analysis, including the use not being detrimental to or negatively impacting the surrounding area and uses, I move to approve the Conditional Use Permit for a commercial recreational facility use for **Poise Dance Center**, to be located at **7041 South Commerce Park Drive**, with the following conditions:*

1. *All employee and customer parking shall occur in designated parking spaces within the developed site. If sufficient parking becomes an issue, the applicant shall re-evaluate the training and class schedules to reduce the number of people coming to the facility at any one time.*
2. *All requirements of the Building Official and Fire Marshall shall be satisfied.*
3. *The applicant shall obtain and maintain a Midvale City Business License in order to operate at this location.*
4. *All signage shall comply with the sign requirements of the Clean Industrial zone and sign permits obtained before such signage is installed."*

ADJACENT LAND USES:

North: CI (Clean Industrial)

South: CI (Clean Industrial)

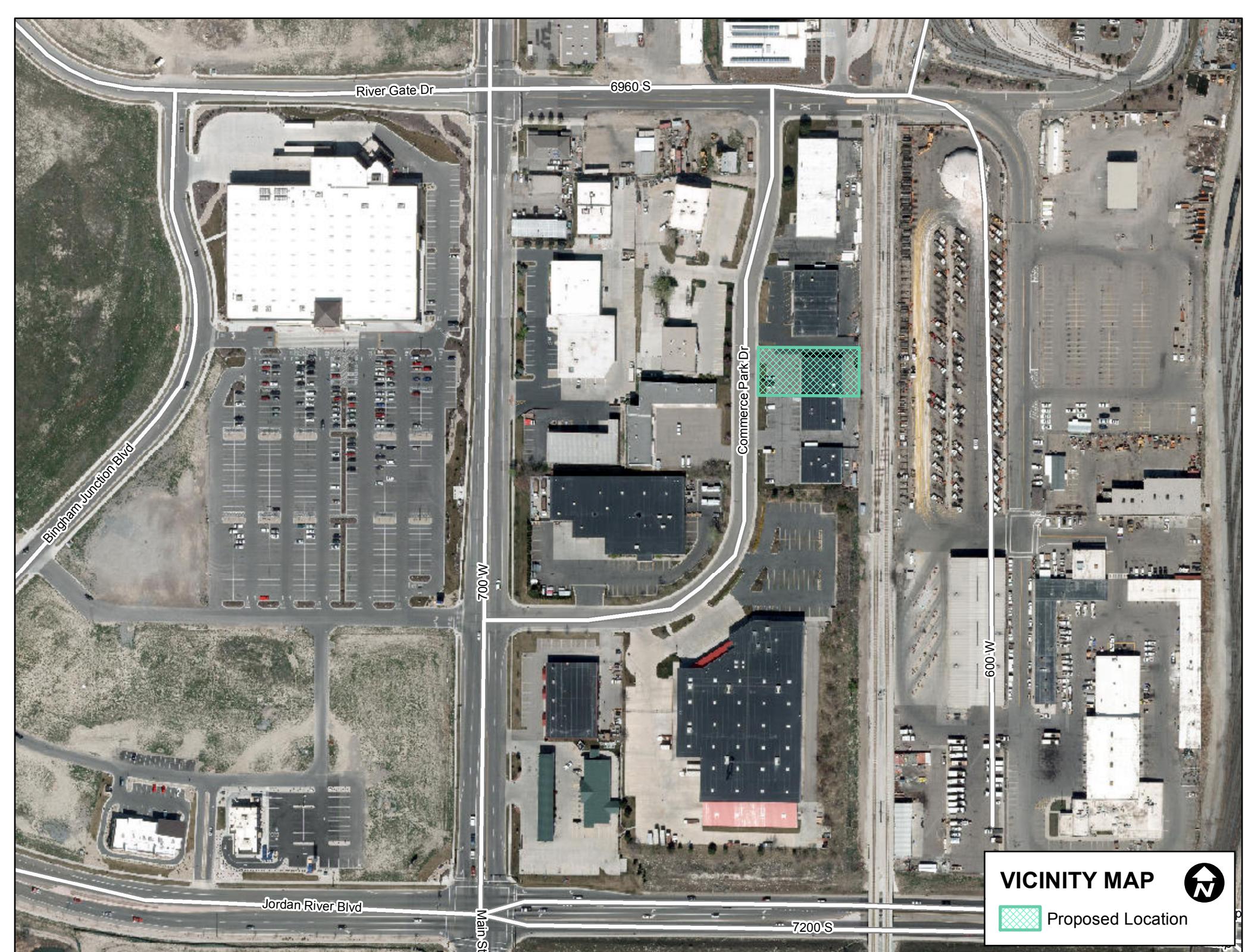
East: CI (Clean Industrial)

West: CI (Clean Industrial)

ATTACHMENTS:

- Vicinity Map
- Site Plan
- Submittal Documents
- Close up aerial of tenant building

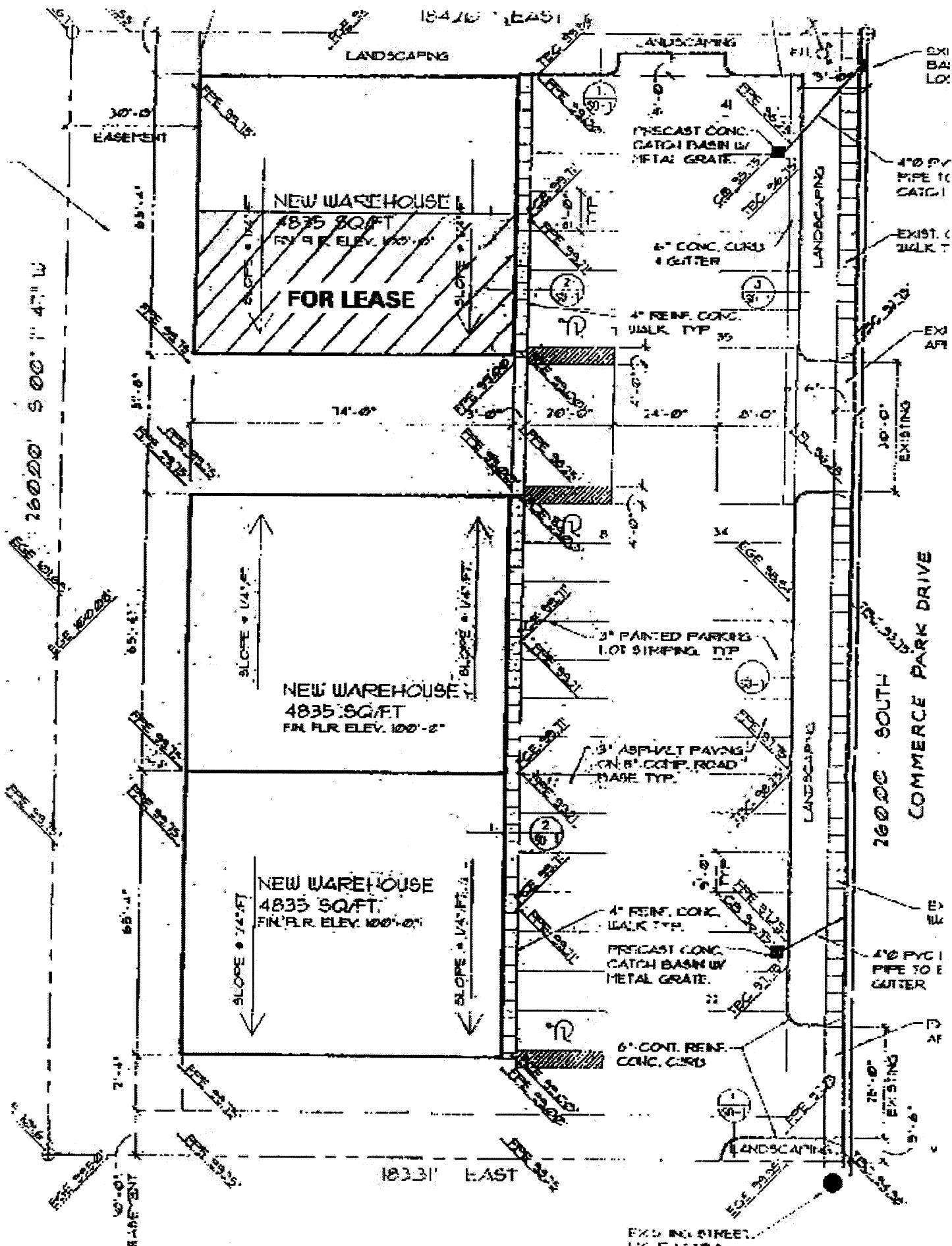
PUBLIC NOTICE: No Yes



VICINITY MAP



 Proposed Location



SITE PLAN

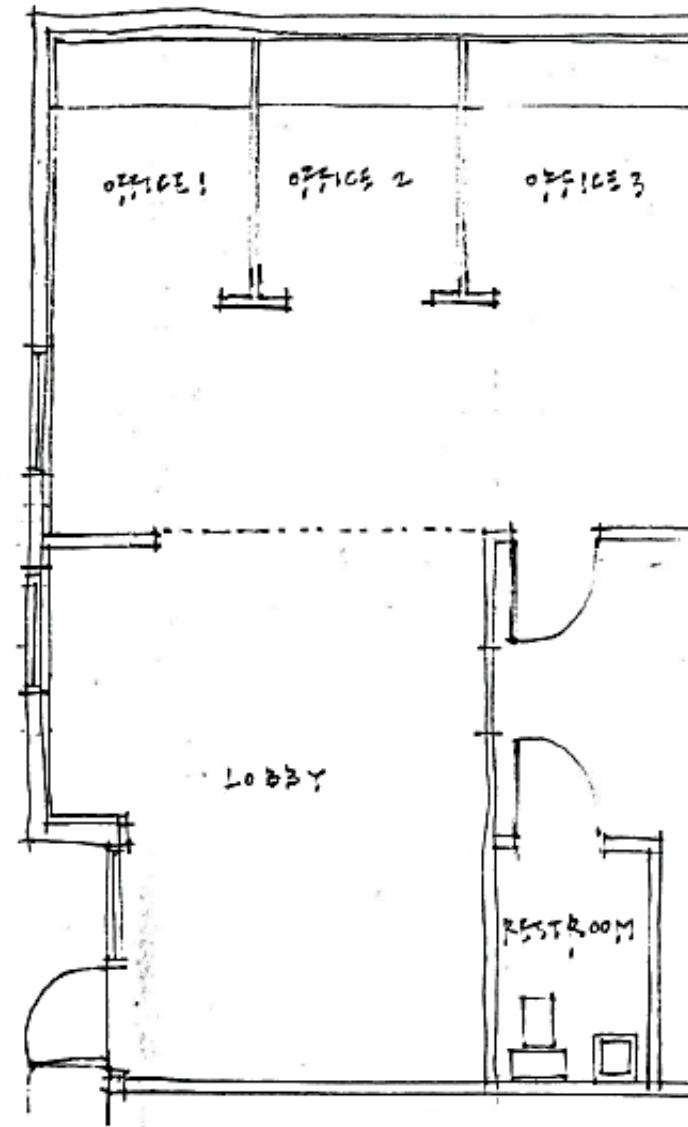
SCAF : 18 x 20 x 24



EX-5 LINE STREET
1 X 5 1/2" x 11
1000' (100)

100 '4 00746
100 '4 00746
100 '4 00746

- OPEN PARKING



STORAGE

WAREHOUSE

LOBBY

REST ROOM

OFFICE 707 SF

WAREHOUSE 1,375 SF

TOTAL 2,082 SF

COMMERCIAL ZONE
INDIAH, UT

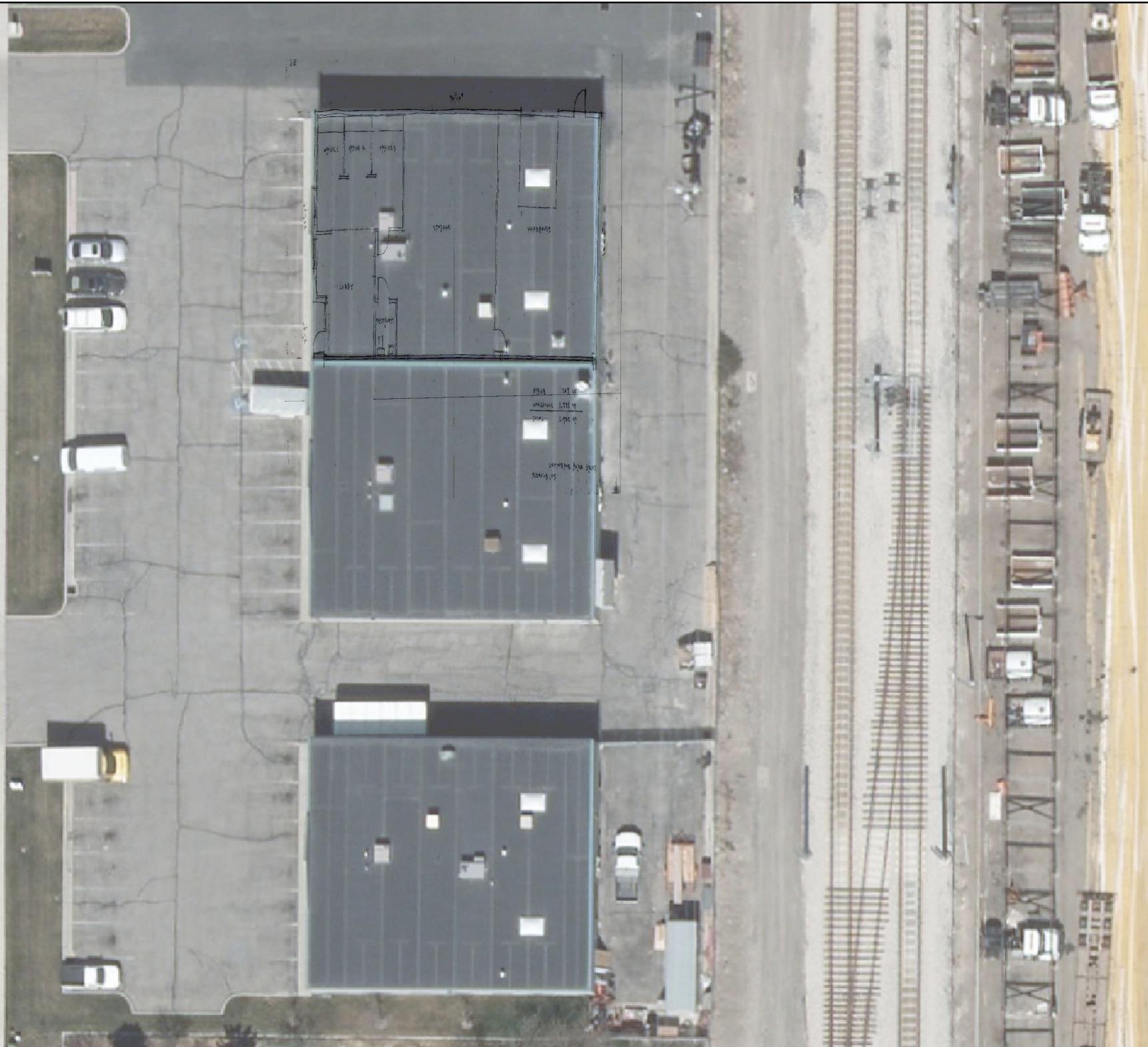


POISE DANCE CENTER MISSION STATEMENT

Poise promises to provide performance opportunity and to inspire dancers to be successful and excellent in all aspects of life. We are dedicated to providing exceptional technique in a positive and fun environment. We will go above and beyond to provide students with not only the technical skills such as self-esteem, commitment, hard work, self-discipline, responsibility, dedication, respect and team work. We promise to teach our love for dance all while helping students grow into a professional and hirable dancers.

- **HOURS OF BUSINESS:** 4:00pm - 9:30pm *M - Th*
- **NUMBER OF EMPLOYEES:** 2
- **ACTIVITIES:** Dance instruction *No recitals*

Commerce Park Dr



Midvale City
Department of Community Development
Planning and Zoning

Planning and Zoning Commission Staff Report

APPLICATION: Zoning Ordinance Text Amendment – Add category to Sign regulations that would allow Feather Flags as an allowed type of temporary signage.

LOCATION: RM-12, RM-25, 7200 S Overlay, SSC, RC, TOD, BJ, HC, CI, and SSOZ Zone Districts

APPLICANT: City Staff

REQUEST: Text Amendment

MEETING DATE: October 14, 2015

ZONING DESIGNATION: RM-12, RM-25, 7200 S Overlay, SSC, RC, TOD, BJ, HC, CI, and SSOZ Zone Districts

AUTHOR: Annaliese Eichelberger, Planner I

APPLICABLE ORDINANCE(S): 17-7-3.12, 17-7-4.12, 17-7-6.8.I.4, 17-7-7.10.K.7, 17-7-8.10.J.3, 17-7-9.4.D.11.f, 17-7-11.9.I.4, 17-7-12.10.K.7, 17-7-7-13.10.I.7, 17-7-15.15.I.4

AGENDA #: 2

SUMMARY:

Local business owners have asked that staff look into the possibility of adding Feather Flags as an allowable type of temporary sign requiring a temporary sign permit. This would apply to the RM-12, RM-25, 7200 S Overlay, SSC, RC, TOD, BJ, HC, CI, and SSOZ zone districts. Currently the city allows Banners, Mobile Changeable Copy signs, Balloon signs, and Pennants/ Streamers in these zones.

Taking into consideration the Planning Commission's comments from the discussion on September 23, 2015, Staff has prepared a proposed text amendment, adding feather flags as a temporary sign type with specific standards. The proposed provision includes the following:

- RM-12, RM-25
 - One (1) feather flag per 50 feet of frontage with a maximum of five (5) feather flags, are allowed for multifamily projects over thirty five (35) units. Feather flags may be displayed on private property for a period of fourteen consecutive days per calendar quarter up to four times per calendar year. A temporary sign permit shall be required for each display period.
- 7200 S Overlay, SSC, TOD, BJ, HC, RC, CI, SSOZ
 - A maximum of one (1) feather flag is allowed per business in a multi-tenant

building. One (1) feather flag per 50 feet of frontage with a maximum of five (5) feather flags, are allowed for stand-alone businesses. Feather flags may be displayed on private property for a period of fourteen consecutive days per calendar quarter up to four times per calendar year, with a maximum height of twelve (12) feet. A temporary sign permit shall be required for each display period.

Attachment A includes the specific language and how it could be integrated into the existing Temporary Sign standards.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission considers the proposed amendment, including any public comment received. The Planning Commission can approve the amendment as proposed, make specific changes to the language proposed, or recommend feather flags not be included as an allowable temporary sign type within the city.

RECOMMENDED MOTIONS:

“I move that we forward a recommendation to the City Council to:

Option 1: *amend the language for temporary signs as proposed in Attachment A. This language would be applied to the RM-12, RM-25, 7200 S Overlay, SSC, RC, TOD, BJ, HC, CI, and SSOZ zone districts.”*

Option 2: *amend the language for temporary signs as proposed in Attachment A, but with the following changes:*

1.
2. ...”

Option 3: *not add Feather Flags as an allowed temporary sign type and keep the existing text regarding temporary signs.”*

ATTACHMENTS:

- Attachment A – proposed text amendment

PUBLIC NOTICE: **No** **Yes**

ATTACHMENT A

RM-12, RM-25, 7200 S Overlay, SSC, RC, TOD, BJ, HC, CI, SSOZ Zone Districts – Feather Flags

Text Additions
Text Deletions

17-2 definitions.

“Fence” means a structure made of various materials that separates, encloses, screens or divides outdoor areas, including property perimeters. The term “fence” includes, but is not limited to, net screening for recreational activities, masonry walls, hedges, bollards with chains, posts with rails, and barriers.

“Feather Flag” means a vertical portable sign that contains a harpoon-style pole or staff driven into the ground for support or supported by means of an individual stand and has a maximum height of 12 feet. A type of temporary sign. (See Figure 2.)

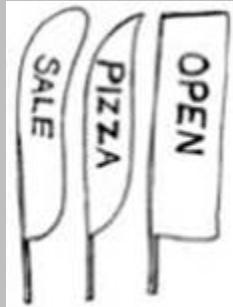


Figure 2

“Filtered light fixture” means any outdoor light fixture that has a refractive light source.

“Temporary retail sales” is defined as the sale of new merchandise and/or services from a temporary location.

“Temporary sign” means any sign, banner, ~~feather flag~~, pennant, valance or advertising display constructed of paper, cloth, canvas, light fabric, cardboard, wallboard or other light materials, with or without frames, intended to be displayed out-of-doors for a short period of time.

“Territorial enforcement” means physical design which allows users of property to develop a sense of ownership over it, developing space with an easily discernible purpose, using symbolic barriers such as low lying fences/walls, landscaping and signage, eliminating ambiguous spaces, encouraging easy maintenance, and discouraging crime.

Revise Sign Tables RM-12 (17-7-3.12), RM-25 (17-7-4.12)

Signs					
Sign Type	Allowed	Conditional	Max. Area	Max. Height	General Restrictions
Construction	X		32 s.f.	12'	Removed after the first of 3 months from completion or upon C.O.
Feather Flags (Temporary)	X				See text.
Flat or Wall (Neighborhood Commercial only)		X	10% of facade facing street	n/a	Internally illuminated signs are prohibited. Signs are allowed on facades with street frontage.

Add new sections and language as follows: RM-12 (17-7-3.12.G), RM-25 (17-7-4.12.G)

F. Flag Banners. Apartment or condominium complexes may utilize flag banners as follows:

1. Flag banner poles shall not exceed twelve feet in height;
2. Flag banners shall only be permitted as part of an organized front entry feature that includes a project identification sign and landscaping;
3. Flag banners must be located a minimum of three feet from a public sidewalk or a property line and must be located outside of the clear view triangle; and
4. Flag banners shall contain no advertising copy. For the purposes of this subsection the project name is not considered to be advertising copy.

G. Feather Flags. One (1) feather flag per 50 feet of frontage with a maximum of five (5) feather flags, are allowed for multifamily projects over thirty five (35) units. Feather flags may be displayed on private property for a period of fourteen consecutive days per calendar quarter up to four times per calendar year. A temporary sign permit shall be required for each display period.

Add new sections and language as follows: 7200 S Overlay (17-7-6.8.I.4), SSC (17-7-7.10.K.7), TOD (17-7-8.10.J.3), BJ (17-7-9.4.D.11.f), HC (17-7-11.9.I.4), RC (17-7-12.10.K.7), CI (17-7-13.10.I.7), SSOZ (17-7-15.15.I.4)

Signs.

Only two sign types are permitted per building unless specifically approved by the planning commission through the conditional use review process. In mixed-use developments, signage for each application must comply with an approved theme, which is uniform throughout the proposed development, and which complements the approved signage of near or adjacent pedestrian-oriented development. If a regulated sign type is not specifically designated, it is prohibited.

K. Temporary Signs. The following provisions regulate the use of temporary signs. If a temporary sign type is not specifically designated, it is prohibited.

5. Grand Opening Events Signs. Promotional signage, such as pennants, streamers, banners, balloon signs, and inflated sign displays, may be used for grand opening events for new businesses. Such promotional signage must be initiated within the first three months of a new business receiving a certificate of occupancy, and may be used for a maximum of thirty consecutive days. Said signs shall be used in such a manner so as not to constitute a safety hazard. A temporary sign permit shall be required. Promotional signage shall not include illuminated signs or devices.

6. **Feather Flags.** A maximum of one (1) feather flag is allowed per business in a multi-tenant building. One (1) feather flag per 50 feet of frontage with a maximum of five (5) feather flags, are allowed for stand-alone businesses. Feather flags may be displayed on private property for a period of fourteen consecutive days per calendar quarter up to four times per calendar year, with a maximum height of twelve (12) feet. A temporary sign permit shall be required for each display period.

Midvale City
Department of Community Development
Planning and Zoning

Planning and Zoning Commission Staff Report

APPLICATION: **Bohemian Restaurant Parking Lot Expansion**

LOCATION: 94 E. Fort Union Blvd.

APPLICANT: Randy Sparrow

FILE #: SPR-22-30-152-041

REQUEST: Reduction of Residential Landscape Buffer

MEETING DATE: October 14, 2015

ZONING DESIGNATION: RC/7200 South Overlay

AUTHOR: Lesley Burns, City Planner

APPLICABLE ORDINANCE (S): 17-7-12.6 (A)(8)

AGENDA #: 3

SUMMARY:

The owner of Bohemian Restaurant is proposing to acquire approximately 0.2 acres of vacant property near the southeast corner of the restaurant's property in order to expand the parking area for the restaurant. This area is part of the Regional Commercial (RC) Zone and includes the 7200 South Overlay (same zoning as the existing restaurant property). Typically, this would be an administrative site plan review handled by Staff. The applicant, however, is requesting a reduction to the 30-foot wide residential landscape buffer required between this commercial use and the existing residential uses located directly south and east of the proposed parking lot expansion area. The applicant is requesting a 23-foot reduction, making the landscaped buffer just less than seven feet wide with a six-foot high pre-cast concrete fence separating the two uses. The proposed landscape plan includes nine Canada Red Chokecherry trees to be planted in the landscape area. These trees have a full round shape and reach approximately 25 feet in height and canopy width. A copy of the proposed site and landscaping plan is attached. The Zoning Ordinance, specifically Section 17-7-12.6 (A)(8), allows the Planning Commission some discretion in the width of this landscaped buffer if landscaping is not practical and a six-foot high, completely sight-obscuring fence is utilized.

The landscaped buffer is intended to provide adequate screening, buffering and separation to protect existing residential development from the impacts of new commercial development. There are three residential properties adjacent to this proposal. Two of the three owners have written emails in support of the proposal. This proposal is similar to the wall and landscaping treatment being used along the existing parking lot boundary to the west. The proposed six-foot concrete fence will mitigate all vehicle headlight impacts. The fence and proposed landscaping will mitigate noise impacts, as well as provide a visual separation between the two adjacent uses. Although a full site plan review has not been done at this time, the general parking layout and landscaping being proposed for the expanded parking lot area complies with the City's commercial parking lot standards. If this project moves forward, the applicant will be required to comply with the City's exterior parking lot lighting requirements, as well as all other standards.

STAFF RECOMMENDATION

Based on the reduced landscape buffer with the proposed six-foot concrete fence and landscaping providing adequate screening, buffering and separation to protect the adjacent residential uses from the impacts of a commercial development, Staff recommends that the Planning Commission allows a reduction to the 30-foot residential landscape buffer requirement along the south and east property lines of the proposed parking lot expansion area for the Bohemian Restaurant at 94 East Fort Union Boulevard with the following conditions:

1. The landscape buffer shall be constructed as shown on the proposed site plan with a width of at least 6.5 feet and include trees and landscaping as shown. The trees shall have a minimum size of 1½ inch caliper.
2. A six-foot high pre-cast concrete fence shall be constructed along the south and east property boundary of the expanded parking lot area as shown on the proposed site plan.
3. The parking lot expansion site plan shall comply with all other applicable requirements of the Regional Commercial Zone and the 7200 South Overlay.

RECOMMENDED MOTION:

“Based on the reduced landscape buffer with the proposed six-foot concrete fence and landscaping providing adequate screening, buffering and separation to protect the adjacent residential uses from the impacts of a commercial development, I move that we allow a reduction to the 30-foot residential landscape buffer requirement along the south and east property lines of the proposed parking lot expansion area for the Bohemian Restaurant at 94 East Fort Union Boulevard with the following conditions:

1. *The landscape buffer shall be constructed as shown on the proposed site plan with a width of at least 6.5 feet and include trees and landscaping as shown. The trees shall have a minimum size of 1½ inch caliper.*
2. *A six-foot high pre-cast concrete fence shall be constructed along the south and east property boundary of the expanded parking lot area as shown on the proposed site plan.*
3. *The parking lot expansion site plan shall comply with all other applicable requirements of the Regional Commercial Zone and the 7200 South Overlay.”*

ADJACENT LAND USES:

North: Fort Union Boulevard/Regional Commercial with 7200 South Overlay (commercial)

South: SF-1 DO (residential)

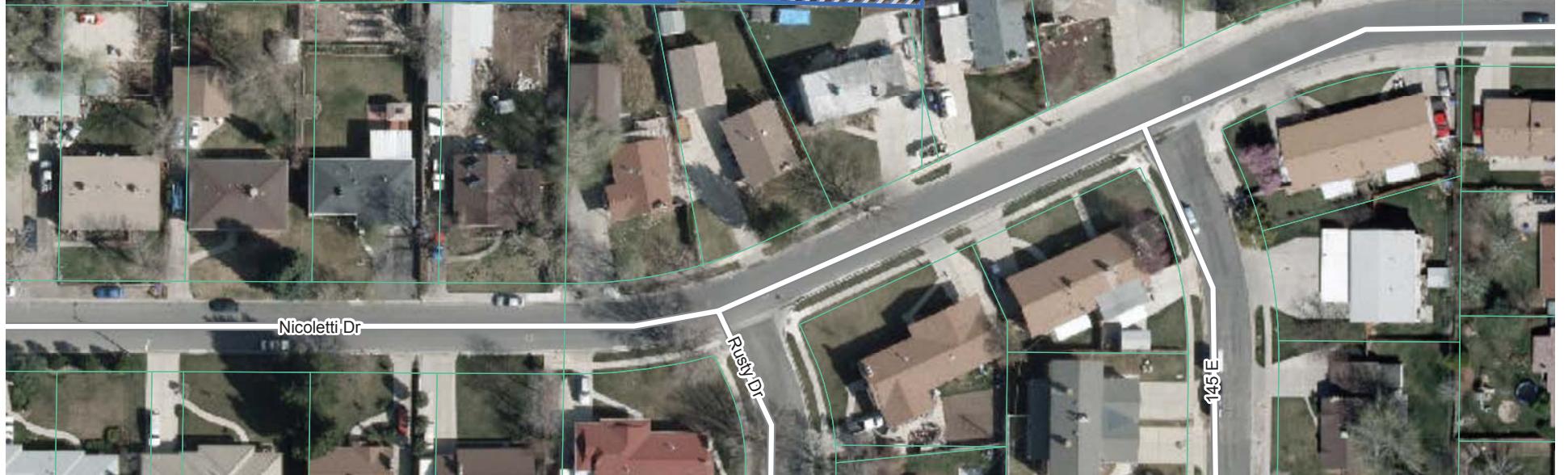
East: SF-1 DO (residential)

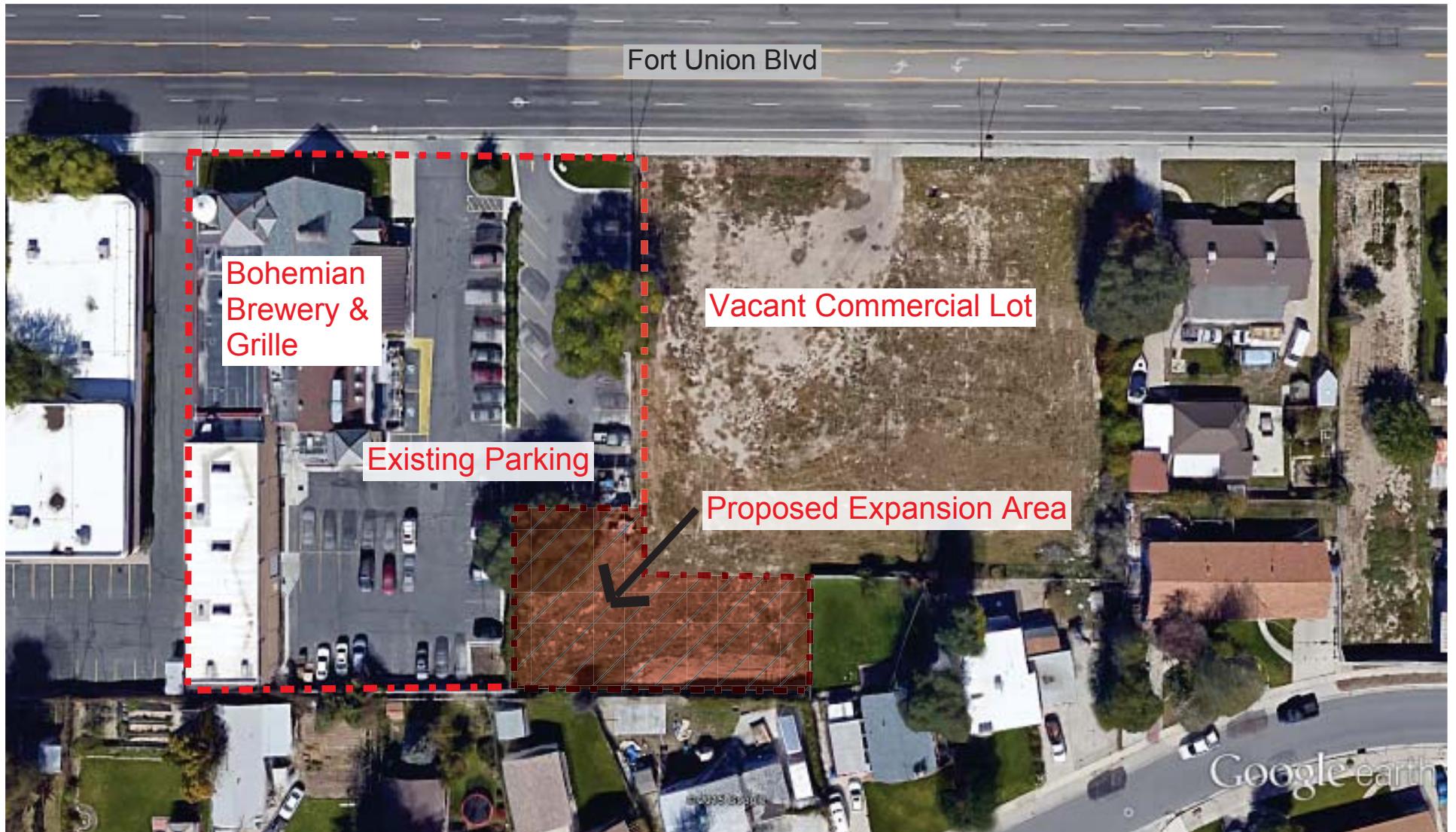
West: Regional Commercial with 7200 South Overlay (commercial)

ATTACHMENTS:

- Vicinity Map
- Proposed Site and Landscape Plans
- Emails from Adjacent Property Owners

PUBLIC NOTICE: No Yes





Google earth

feet
meters

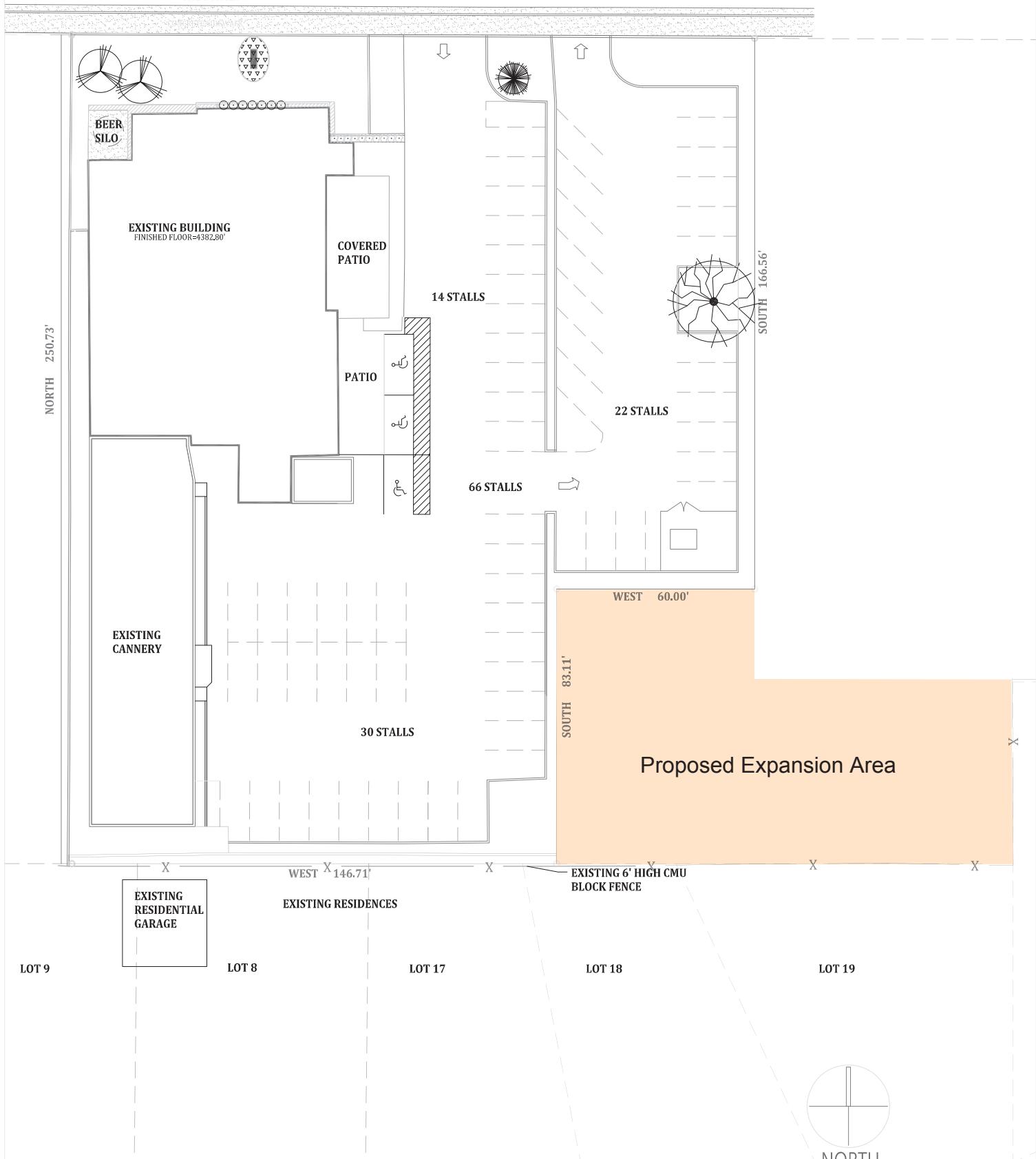
NORTH

Composite Site Plan - Bohemian Parking Expansion
Bohemian Brewery & Grille - 94 East Fort Union Blvd.

FORT UNION BOULEVARD

SS
(PUBLIC STREET)

CURB & GUTTER

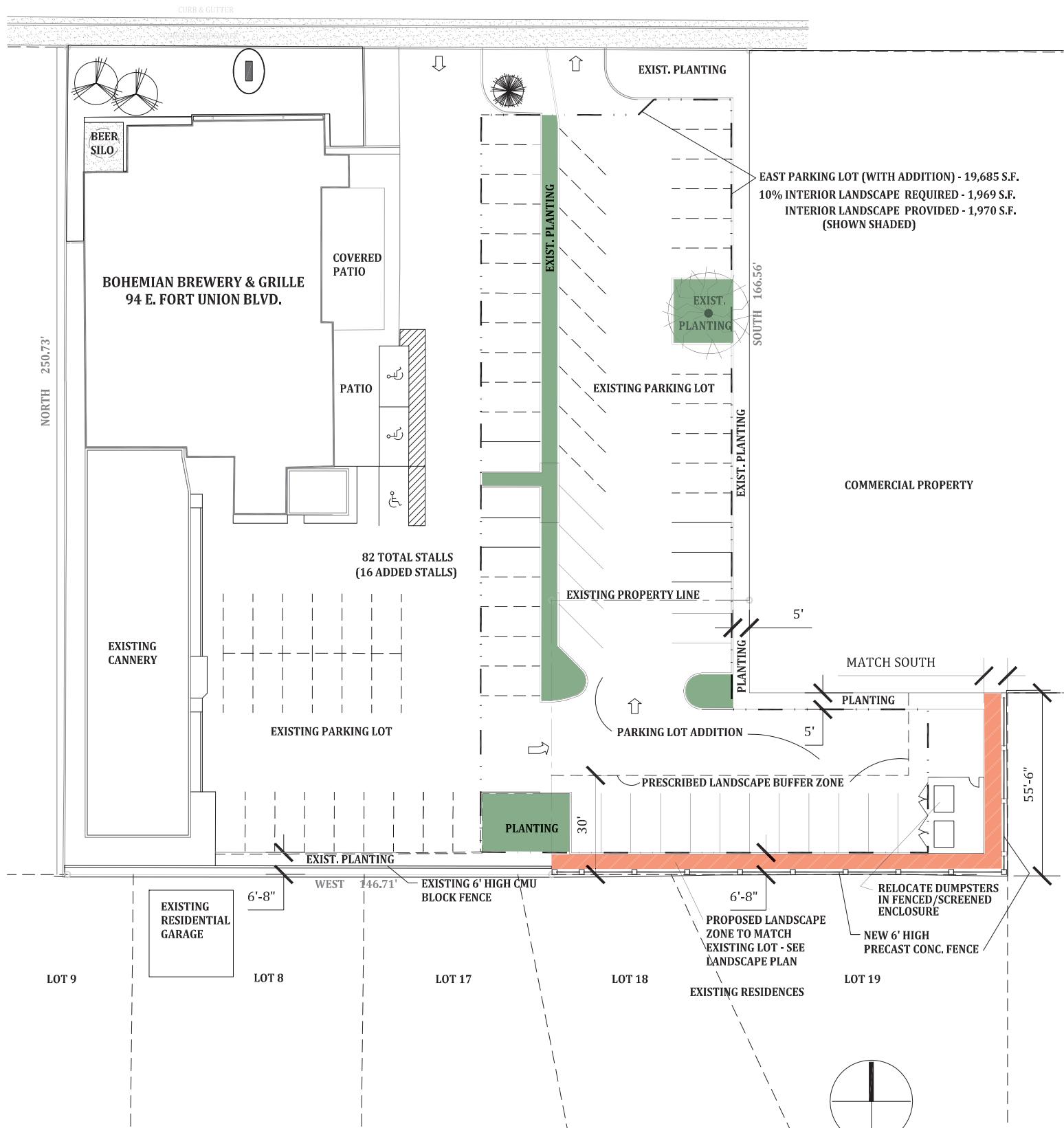


Bohemian
Existing Parking Lot
28 Sept 2015

Site Plan
scale: 1"=40'

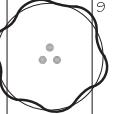
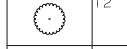
FORT UNION BOULEVARD

(PUBLIC STREET)

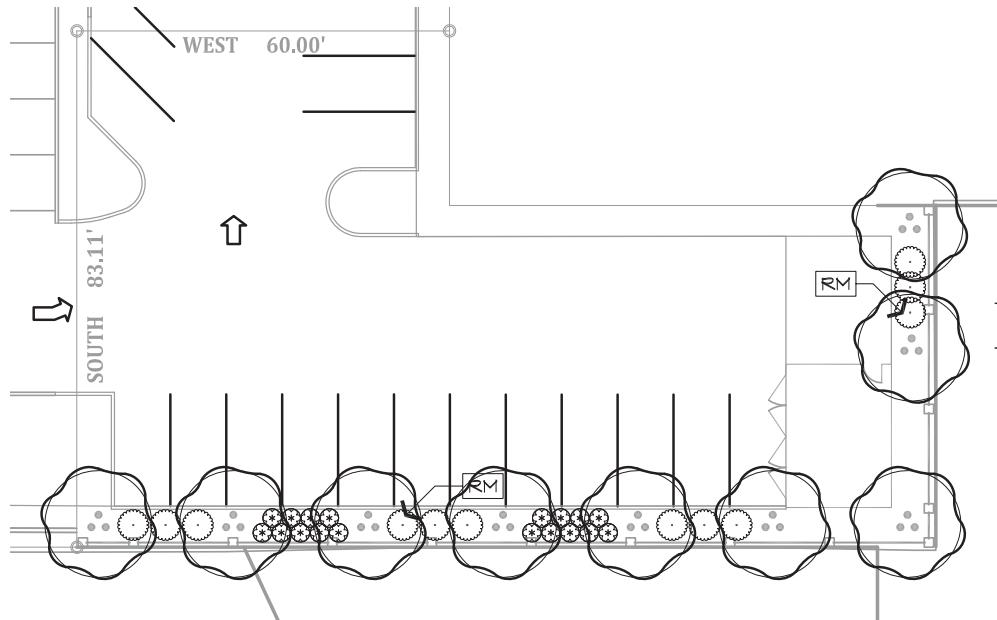


Bohemian Brewery & Grille
Proposed Parking Lot Expansion
05 Oct 2015

Site Plan
scale: 1"=40'

PLANT SCHEDULE						
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONDITION	SIZE	
	9	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	15 gal	15 gal	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONDITION	SIZE	
	12	Physocarpus opulifolius 'Coppertina'	Coppertina Ninebark	5 gal		
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONDITION	SIZE	
	18	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	Container	1 gal	

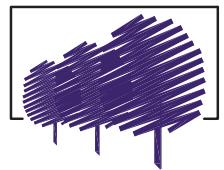
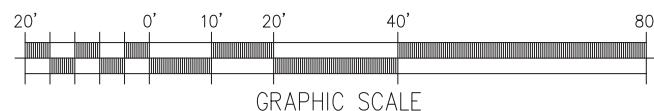
MISC		
		Install 3" depth 3/4" - 1 1/4" washed Southtown Cobble (Utah Landscape Products) OR 3" depth 3/4" - 1 1/4" washed Nebo Cobble (Staker Parson).
NOTES:		I. See details and specifications for additional information.



Bohemian Parking Lot Expansion

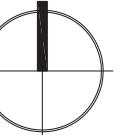
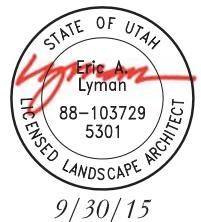
Midvale, Utah

Landscape Plan



E. A. Lyman
Landscape Architecture
Land Planning
Urban Design

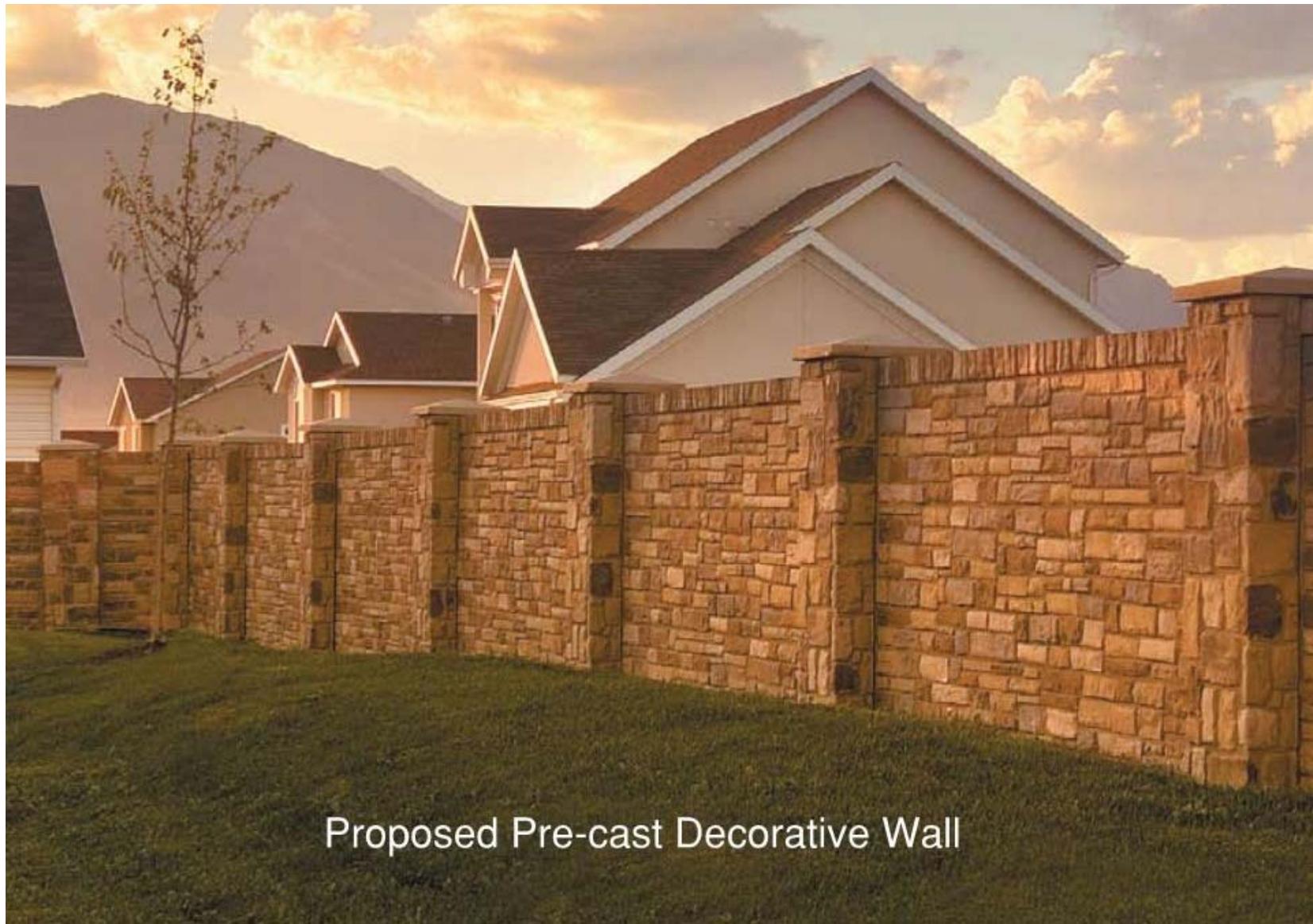
8188 South Highland Dr. - Suite D7
Sandy, Utah 84093
Telephone: 801.943.6564
Fax 801.943.6526
E-mail: eric@ealyman.com





Canada Red Chokecherry Trees





Proposed Pre-cast Decorative Wall

Adjacent Land Owner - Lot 18

From: Neil Whicker <falcon84047@yahoo.com>
Reply-To: Neil Whicker <falcon84047@yahoo.com>
Date: Thursday, October 1, 2015 at 4:25 PM
To: Randy Sparrow <randysparrow@earthlink.net>
Subject: Re: Thanks for your help

Randy

What we discussed sounds encouraging, As I told you, I have always known that a business would be going in behind me. Better a parking lot than a 2 or 3 story office building.

As discussed, I am happy as to what we reviewed the construction would be.

Am curious of how much of a gap there would be between my property line and the fence. You had mentioned it would be 6 feet high, and would appear nice to both sides, as stated, I do have some concern as to where parking lights would be that would illuminate the parking lot, as I mentioned, don't want my property having to bright of an "overwash"

But sounds good so far, I have no problems with it going forward to what we had discussed

Good luck in the venture and I am excited to finally get something where the weed laden field has been for years

Regards,

Neil Whicker
113 E Nicoletti Drive

Adjacent Land Owner - Lot 19

From: radek konartik <radek@q.com>
Date: Thursday, October 1, 2015 at 3:14 PM
To: Randy Sparrow <randysparrow@earthlink.net>
Subject: Re: Letter

Hello

I am ok with the Bohemian Parking lot expansion.

Radek Konarik