

River Heights City

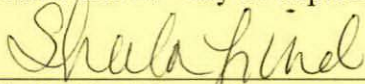
PLANNING COMMISSION AGENDA

Tuesday, October 2, 2018

Notice is hereby given that the River Heights City Planning Commission will hold its regular commission meeting beginning at 7:00 p.m. in the River Heights City Office Building at 520 S 500 E.

- 7:00 p.m. Pledge of Allegiance and Adoption of Previous Minutes and Agenda
- 7:05 p.m. Public Hearing to Discuss a Commercial Parking Zone
- 7:45 p.m. Discuss Cascio's Conditional Use Permit/Additional Uses Request
- 8:15 p.m. Adjourn

Posted this 27th day of September 2018



Sheila Lind, Recorder

Meeting attachments, drafts of previous minutes and audio recordings can be found on the State's Public Notice Website (pmn.utah.gov)

In compliance with the American Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Sheila Lind, (435) 770-2061 at least 24 hours before the meeting.

River Heights City

River Heights City Planning Commission Minutes of the Meeting October 2, 2018

Present: Commission members: Cindy Schaub, Chairman
Noel Cooley
Heather Lehnig
Chris Milbank
Lance Pitcher

Councilmember Blake Wright
Recorder Sheila Lind

Others Present Lucia Rhodes, Tony Johnson, Lance Andersen, Bryan and
Brittany Cascio, Ross and Mary Kay Peterson, Bonnie
Weston, Lindsey Lubben, Karla Claybrook

Motions made at the Meeting

Motion #1

Commissioner Milbank moved to "approve the minutes of the September 18, 2018 Commission Meeting, with a minor change." Commissioner Pitcher seconded the motion, which carried with Cooley, Lehnig, Milbank, Pitcher and Schaub in favor. No one opposed.

Motion #2

Commissioner Lehnig moved to "forward the commercial parking zone ordinance, with amendments to the City Council." Commissioner Cooley seconded the motion, which carried with Cooley, Lehnig, Milbank, Pitcher and Schaub in favor. No one opposed.

Proceedings of the Meeting

The River Heights City Planning Commission met at 7:00 p.m. in the Ervin R. Crosbie Council Chambers on October 2, 2018.

Pledge of Allegiance: Commissioner Pitcher led in the Pledge of Allegiance.

Adoption of Prior Minutes and Agenda: Minutes for the September 18, 2018 Planning Commission Meeting were reviewed with a minor change made.

Commissioner Milbank moved to "approve the minutes of the September 18, 2018 Commission Meeting, with a minor change." Commissioner Pitcher seconded the motion, which carried with Cooley, Lehnig, Milbank, Pitcher and Schaub in favor. No one opposed.

43 Public Hearing to Discuss a Commercial Parking Zone: Councilmember Wright explained the
44 addition of the approval process, which he added since the last meeting, and how it would function.
45 Other minor changes were clarified.

46 Commissioner Schaub asked about adding, "shall be compliant with Lighting Zone 2" in 10-22-
47 11:C. Commissioner Cooley read the definition of Zone 2, of the International Dark-Sky Association
48 Ordinance, which is basically moderate ambient lighting.

49 A question was asked about why the idle free zone was removed from the ordinance.
50 Recorder Lind explained she and Councilmember Wright felt, after the last discussion, that the
51 Commission would like to see it apply citywide. This is something that can be added with the next
52 code changes.

53 Councilmember Wright presented PWD Nelson's changes, which dealt with snow removal and
54 curb and gutter requirements in the right of way. Mr. Nelson was called to give clarification (which
55 he did over speaker phone). It was determined that the *Public Works – Construction Specifications*
56 document needed to be referenced in the code. It was suggested this document also be referenced
57 in the commercial zone section (10-8-4) and the design standard section (11-6-2).

58 **Commissioner Lehnig moved to "forward the commercial parking zone ordinance, with
59 amendments to the City Council." Commissioner Cooley seconded the motion, which carried with
60 Cooley, Lehnig, Milbank, Pitcher and Schaub in favor. No one opposed.**

61 Discuss Cascio's Conditional Use Permit/Additional Uses Request: Commissioner Schaub asked
62 the Commission their opinions on the request for yoga and craft classes in the Sinclair building.
63 Commissioner Cooley brought up yoga and asked Brittany Cascio what the maximum number of
64 people would be in a class since they are restricted to six cars on their lot. Brian Cascio said the fire
65 code restriction is no more than 40 people. If there were more than six cars, they would need to park
66 along the street.

67 Commissioner Schaub pointed out, some of the uses they are requesting are listed as "not
68 allowed" in the historic overlay zone. Brittany Cascio said they were just giving ideas they'd heard
69 from others. They are not set on having yoga classes in their building. They are interested in uses
70 that would be low impact to the neighborhood, such as, craft and other classes, workshops, etc.

71 Brian Cascio feels the number of people involved might be more of a concern than the actual
72 use. He reminded, the historic zone was created to protect the community. The uses they are asking
73 for are all similar, to some degree, to photography (most events have someone taking photos). There
74 may even be less cars coming and going with events, compared to larger photo sessions every hour.
75 They are asking for permission for "events."

76 Commissioner Cooley asked if they could restrict the number of times per month the events
77 would take place. Brittany Cascio wasn't interested in being this limited. They have only had six
78 photography workshops over the last 18 months. However, they have had a number of recent
79 requests for kid birthday parties. They are very conscientious about what happens inside and outside
80 of their building. They have said, "no" to wedding reception requests because of the number of cars
81 it would bring in.

82 Commissioner Cooley reminded of the parking concern brought up by the neighbor last week.
83 He can see the concern with cars parking up and down the street.

84 Tony Johnson said he has purchased a house across the street to help alleviate some of the
85 parking problem at the station.

Commissioner Milbank asked which use would be the most viable for the Cascios. Brittany Cascio responded, probably events they host and sell tickets for, such as wreath making, floral arranging, creative classes, employee trainings for small businesses, etc. Mr. Milbank pointed out some of the permitted uses in the code are very similar to these types of things.

Commissioner Lehnig suggested using the parking lot at the Old Church. Brittany Cascio guessed they could shuttle people with their van, if needed, although it wouldn't be ideal.

Mary Kay Peterson said they have lived on this same corner (west of the station) for 47 years and feel very happy about the changes they have seen on this corner. They enjoy what the Cascios are doing and don't mind the cars. It slows the traffic down when they see more cars. She offered the use of two parking spaces in front of their home. She feels Cascios are truly committed to making their business work with the least amount of impact on their neighborhood.

Lucia Rhodes was in attendance to reiterate her husband's concerns, brought up at the last meeting. The city put regulations on this zone so there wouldn't be a car problem. They want the Cascios to conform to the uses that were already established (as long as the car situation stays manageable) and not venture into the prohibited list. She hopes the city won't cave in to every request that comes in.

Ross Peterson discussed the positive outcomes to the neighborhood from remodeling the Sinclair corner. The Cascios have worked hard to keep it clean and managed. They have thoroughly enjoyed the historic building.

Bonnie Weston thinks it's wonderful the Cascios are taking care of the corner. She hopes they do well so they can stay and it will continue to be nice.

Councilmember Wright read from 10-11-6:l, which addresses how to deal with non-listed uses, which states the Commission can decide if the use is similar to another one, which is listed.

Commissioner Milbank asked the Cascios to be more specific with their request. Cascios weren't sure how to narrow it down.

Commissioner Lehnig suggested they include in their request specifics like, "a certain number of events per month."

Brian Cascio informed that their friends in Logan who own the Ritter Mansion aren't limited on what events go on in their building. Lucia Rhodes clarified they are in a different zone.

Commissioner Schaub wasn't opposed to a request for events/classes as long as they are in the realm of the permitted uses, no more than 3 times a week with a limit of 20 people. Brittany Cascio asked for up to 30 people and felt 3 times/week would be reasonable.

Commissioner Cooley felt the historic ordinance was very well written and drafted with a certain intent. He would like to see the Cascio's uses fit within the intent of the items permitted and agreed their requests could work.

Commissioner Milbank felt, more important than what goes on in the building, is the issue with parking.

Brittany Cascio asked if there was a way to get an item moved from the restrictive list to remitted use, such as yoga. It's not her desire to turn the building into a yoga studio, but would like to allow a few classes.

Commissioner Milbank asked them to come back with a list of a potential uses and how they would deal with parking, times and number of occurrences.

Councilmember Wright felt all the use requests could be bunched together on the same application. He sees the biggest concern as traffic flow and maybe times of day the building is used.

130 It was suggested that it could be time to revisit the uses listed in the code, since the business
131 has been going on for 18 months. The neighbors have a feel for what is working and what is
132 bothersome.

133 Lucia Rhodes reiterated that she and her husband don't care what uses are approved, as long
134 as they are on the permitted list. If the list in the code changes, they may change their minds. It was
135 explained to her that a code change would require a public hearing, where the neighbors would
136 surely be notified.

137 The Cascios will turn in an application tomorrow in hopes of getting on the next agenda for a
138 conditional use permit public hearing.

139 The meeting adjourned at 8:55 p.m.

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Cindy Schaub, Commission Chair


Sheila Lind, Recorder

TITLE 10

CHAPTER 22

COMMERCIAL PARKING ZONE

SECTION:

- 10-22-1: Intent
- 10-22-2: Purpose
- 10-22-3: Permitted Uses
- 10-22-4: Conditional Uses
- 10-22-5: Project Review and Approval Process
- 10-22-6: Preliminary Project Plan
- 10-22-7: Final Drawings
- 10-22-8: Design Standards
- 10-22-9: Landscaping Requirements
- 10-22-10: Fences and Screening
- 10-22-11: Lighting
- 10-22-12: Sensitive Area Overlay Zones
- 10-22-13: Equipment Storage
- 10-22-14: Time Frame
- 10-22-15: Restrictions

10-22-1: INTENT

It is the intent of the city to establish a Commercial Parking Zone (CP), which minimizes disruptions to, and doesn't conflict with the atmosphere of, surrounding residential neighborhoods.

10-22-2: PURPOSE

It is the purpose of this chapter to establish regulations for the design and construction of additional, one-level parking areas for an established adjacent commercial property use.

use by any existing commercial property; said properties to be contiguous.

10-22-3: PERMITTED USES

~~The only permitted use~~^y in the CP zone is parking *and accessory building.*

10-22-4: CONDITIONAL USES

No conditional uses are allowed in the CP zone.

10-22-5: PROJECT REVIEW AND APPROVAL PROCESS

Prior to any formal request to rezone property to the CP zone, a preliminary project plan shall be submitted to the city for review and approval.

- A. Preapplication Meeting: Six (6) copies of the preliminary project plan shall be submitted to the city for the planning commission's consideration at least five (5) working days prior to its next regularly scheduled meeting. The planning commission may, if said copies of the sketch plan are not so submitted beforehand, postpone its consideration thereof until its next regularly scheduled meeting.
- B. If the ^{project} planning commission finds the preliminary project plan to be complete and acceptable as is, or with minor modifications can be complete and acceptable for review, an application can be submitted and a public hearing scheduled. For the city to effectively administer a public hearing, the hearing will likely be scheduled no sooner than two (2) weeks later.
- C. (Once the public hearing is scheduled, a rezone application may be submitted, and the project approval and rezone processes may occur simultaneously.)
- D. A public hearing is held to obtain community input.
- E. With the community input considered, the preliminary project plan is presented to the city council for its approval, conditional approval or rejection. After this review, the ~~planning commission~~ will communicate to the owner or its agent appropriate ^{City} comments, requirements and recommendations.
- F. If approved, final drawings are prepared and submitted to the city for review and approval by the city engineer and city public works director.
- G. The city engineer will seek input from the mayor, city attorney and other city personnel, as needed.
- H. Once final drawings are approved, a zoning clearance permit application may be considered for approval.
- I. After the zoning clearance permit is granted and property is properly rezoned, construction can begin.

10-22-6: PRELIMINARY PROJECT PLAN

- A. The preliminary project plan shall be professionally prepared and shall include the following:
 - 1. The property boundaries of the proposed parking area. Include approximate total acreage of the property and the parking area to be developed, if different;
 - 2. The names of the owner, developer, if other than the owner, and the engineer or designer of the parking area improvements;

3. Boundaries of adjacent properties and names of adjacent property owners;
 4. Location, width and names of existing streets within ^{three} two hundred feet (³⁰⁰ 200') of the parking area and of all previously platted streets or other public ways, railroad and utilities rights of way, parks and other public open space;
 5. Location of all existing buildings and structures on the site, including an indication of the proposed uses;
 6. The location of all parking spaces, driveways, and points of vehicular ingress and egress;
 7. A contour map showing existing topography and natural drainage channels and the proposed conceptual storm and surface water drainage system;
 8. A conceptual landscaping plan complying with the landscaping chapter of the zoning ordinance (10-15) and the landscaping requirements below. Show planting materials to be used together with the location of fences, walls, trees, hedges, and decorative materials, etc.;
 9. A map showing flood hazard areas, if any, including the 100-year recurrence interval flood; or where such data is not available, the maximum flood of record;
 10. A map showing potential geographical hazards, e.g., earthquake fault lines;
 11. Location and description of existing and proposed underground and above-grade utilities;
 12. Present zoning; and
 13. Date of preparation, scale of drawing and north arrow.
- B. If development of the parking area is planned to occur in phases, the preliminary project plan shall show the entire area for which all final drawings approvals will be requested. The preliminary project plan will be a guide but will have no official standing or approval. It may be amended or modified from time to time by the owner or its agent. Only approved final drawings shall have official standing which shall permit the owner to proceed with construction.

10-22-7: FINAL DRAWINGS

Three (3), full-size drawing sets and specifications that include the following information shall be distributed to the city engineer and public works director for review and approval.

- A. Site layout plan and details
- B. Grading and drainage plan, including stormwater management, and details
- C. Stormwater Pollution Prevention Plan (SWPPP), if required

- D. Site utility plan, if changes to existing utilities, or new utilities, are proposed or required
- E. Site electrical plan and details
- F. Construction details
- G. Landscape and irrigation plans and details
- H. Specifications

10-22-8: DESIGN STANDARDS

- A. Site: The CP zone site shall be designed in accordance with the River Heights Parking Ordinance: Street and Roadway Parking Standards (10-14-3) and Parking Lot Requirements (10-14-4), ~~and~~ *and Public Works-Construction Specifications*
- B. Parking Lot Surface: Parking lots shall be paved with a surface material of asphalt or concrete composition, shall be graded to ensure proper drainage of stormwater and shall have paved access from a public street, which meets ~~RHC~~ design standards.

- C. ~~Interiors~~ Curb and Gutter: All parking lots shall be finished with curb and gutter around the perimeter with adequately placed stormwater inlet boxes to collect stormwater.

- ~~(10-8-4:1D) D. Curb, gutter and sidewalk: All permanent, off street parking shall be hard surfaced. Curb, gutter, and sidewalk in the public right of way may be required as additional site improvements.~~

10-22-9: LANDSCAPING REQUIREMENTS

- A. Surrounding Area: The areas adjacent to a public street shall be maintained with suitable landscaping of plants, shrubs, trees, grass, and similar landscaping materials. The landscaping plan shall be approved by the city as to type, size and amount of landscaping.
- B. Plantings: Plantings in front setbacks ~~may~~ *shall* not impede the vision of traffic.
- C. Parking Areas: Parking areas shall be landscaped around the periphery and at the end of parking rows in accordance with the approved landscaping plan, *which* ~~Landscaping~~ shall adhere to Parking Lot Landscaping (10-15-8).
- D. Buffer: A minimum fifteen (15) foot landscaped perimeter buffer is required where the commercial parking lot is adjacent to any non-commercial zone.

10-22-10: FENCES AND SCREENING

- A. Fencing: The CP zone area shall be fenced around the periphery of the area adjacent to a residential and/or agricultural zone with a six (6) foot non-transparent architectural style fence. Style must be approved by the city.

- B. Recommended Fence Materials: Finished block, precast stamped concrete, decorative vinyl and stone.
- C. Fence Materials Not Allowed: Base vinyl, chain link with or without slats, concrete freestanding barriers, razor wire, barbed wire, highly reflective or metallic fencing or wall material.

10-22-11: LIGHTING

- A. Parking lot lighting shall be provided to meet industry standards for outdoor lighting of the intended use, per the River Heights Outdoor Lighting Ordinance (9-3).
- B. Solar panels are permitted, according to the River Heights Solar Energy Ordinance (9-4).
- C. Parking lot lighting shall be compliant with the International Dark-Sky Association Joint IDA-IES Model Lighting Ordinance (MLO). *Lighting zone 2*
- D. Adequate lighting which improves safety while mitigating unnecessary glare, sky glow and light trespass is required. The pole and base height is limited to twenty (20) feet and luminaire fixtures are to be concealed source, down-cast and shielded from neighboring properties. Light measurements are required to range between 0.5 – 4.0 foot candles, to keep areas sufficiently safe, but not excessively bright.
- E. Up-lighting is not permitted, except as approved through design review for highlighting signature landscape features or building elements.

10-22-12: SENSITIVE AREA OVERLAY ZONES

The CP zone shall adhere to the Sensitive Area Overlay Zone Ordinance, Title 10, Chapter 11: *(10-11)*

~~10-22-13: SNOW REMOVAL~~ *It shall be unlawful to move snow from parking zone into city ROW.*

10-22-13: EQUIPMENT STORAGE

All grounds maintenance equipment (mowers, snow removal equipment, etc.) shall be stored in an enclosed building, located within the required setbacks.

10-22-14: TIME FRAME

- A. Failure to submit a final project plan within one (1) year from date of submission of the preliminary project plan shall terminate all proceedings and render the preliminary plan null and void.
- B. The parking lot must be completed within one (1) year from the date the final drawings are approved by the city.

10-22-15: RESTRICTIONS

- A. Only street level parking is allowed.
- B. No building (except grounds maintenance storage), structure or parking garage shall be constructed in the CP zone.
- C. No RV's, heavy equipment, or other large modes of transportation are allowed.
- D. Parking spaces may not be used for storage of buses, vehicles, boats, motor homes, campers, mobile homes, or building materials.
- E. Parking areas shall be used solely for the parking of licensed, motor vehicles, in operating condition.
- F. It shall be unlawful to move snow from the CP zone into the city right of way.

TITLE 10
CHAPTER 12
ZONE REGULATIONS

SECTION:

- 10-12-1: Use Regulations
- 10-12-2: Area Regulations

10-12-1: USE REGULATIONS

A. Land Use Chart: Land and buildings in each of the following zones may be used for any of the following listed uses but no land shall hereafter be used, and no building or structure shall hereafter be erected, altered or converted which is arranged or designed or used for other than those uses specified for the zone in which it is located, as set forth by the following use chart and indicated by:

- P Permitted use
- C Conditional permitted use
- " " Not permitted (absence of any symbol/letter or listing)
- H Home occupation use permit required

<u>Land Use Description</u>	<u>A</u>	<u>R1</u>	<u>C1</u>	<u>PR</u>	<u>PUD</u>	<u>MU</u>	<u>CP</u>
Residential							
1. Dwelling, single family detached	P	P			P	C	
2. Dwelling, single family attached					P	C	
3. Dwelling, two family					P	C	
4. Dwelling, Multi Family						P	
5. Residential Facility for Elderly Persons	C	C	P		C	C	
6. Residential Facility for Persons with a Disability	C	C	P		C	C	
7. Secondary Residential Unit (may only be occupied by a related person)	P	P			P	C	
8. Apartment (within owner occupied structure)	P	P	P			C	
9. Flag Lot		C				C	
Accessory and Incidental Uses							
20. Accessory Building	P	P	P		P	P	<u>E</u>
21. Accessory Agricultural Building	P						
22. Private Swimming Pool	C	C	C		C	C	
23. Solar Panels	P	P	P	P	P	P	
24. Livestock, Livestock Corral	P						
25. Off street Parking incidental to main use	P	P	P	P	P	P	<u>E</u>
26. Household Pets	P	P	C		P	P	

27. The keeping of three or more dogs or cats	C	C	C			
28. Exceptions to Height Requirements Allowed (see 10-13-10)	C	C	C	C	C	C
29. Sports Court Fencing		C		P	C	C
	<u>A</u>	<u>R1</u>	<u>C1</u>	<u>PR</u>	<u>PUD</u>	<u>MU</u>
Institutional And Special Service Uses						
30. Rest Home, Nursing Center	C	C	P		C	C
31. Nursery, Day Care Center (4 or more persons)	C	C	C			C
32. Home occupation	H	H			H	H
33. Library, Archives, Cultural Center, Museum	C	C	P	C	C	C
34. Public Building/Agency	C	C	P	C	C	C
35. Utilities, public or private	C	C	C	C	C	C
36. Utility Shops, Storage Yards	C		C	C		
37. Tennis, Swim Club, Private	P		P		P	P
38. Water Well, Reservoir, Storage Tank	C	C	P	C	C	C
39. Church	C	C	P	C	C	C
40. School, public or private	C	C	C	C	C	C
41. Cemetery				P		
Commercial and Retail Uses						
50. Hotel/Conference Center			P			P
51. Motel			P			P
52. Gasoline Sales, Car Wash			C			
53. Antique or Collectible Shop			P			P
54. Book or Stationary Store			P			P
55. Bank, Savings and Loan, Credit Union			P			P
56. Barber or Beauty Shop	H	H	P			P
57. Bakery or Confectionery Shop, Retail Sales			P			P
58. Bed and Breakfast Inn	C	C	P			P
59. Cafeteria, Restaurant, Fast Food			P			C
60. Camera, Photography Studio		H	P			P
61. Clinic, Medical, Dental			P			P
62. Drug Store or Pharmacy			P			P
63. Department or Retail Store			P			C
64. Florist Shop	P		P			P
65. Farmers Market				C		
66. Garden Shop, Plant Sales, Nursery	P		P			
67. Hobby Shop			P			P
68. Kennel	C	C	C			
69. Laundry or Self Service Laundry			P			C
70. Movie Theater, Indoor Recreation			P			P
71. Professional Office*		C	P			P
72. Optical Shop			P			P
73. Pet Shop for small animals, birds			P			P
74. Personal Custom Services, Tailor, Milliner, etc		H	P			P
75. Shoe and Shoe Repair		H	P			P
76. Studio, Health, Exercise, Dance, Music, Drama		H	P			P
77. New Car Sales			P			
78. Brew Pub			C			C
79. Restaurant w/Liquor License			C			C
80. Adult-Oriented Business			C			
81. Body Art		H	C			
Agricultural and Related Uses						

Conditional Use Permit Agreement

THIS CONDITIONAL USE AGREEMENT is made by and between Brittany and Bryan Cascio of River Heights, Utah (Permittee) and River Heights City (City), a Utah municipal corporation.

WHEREAS, Permittees desire to run an on-site photography studio at 594 South 400 East, and

WHEREAS, the City requires a Conditional Use for the desired request, and

WHEREAS, a public hearing was held by the Planning Commission on December 21, 2016;

THEREFORE, the City voted to grant Permittees a Conditional Use Permit subject to:

- 1. The provisions of the Historic Landmark Overlay Zone Ordinance.
2. A 150% security of performance bond in place, as approved by the city engineer, to cover all exterior improvements not completed, including the remediation of the underground storage tanks.

Dated this 6th day of February, 2017

RIVER HEIGHTS CITY:

[Signature]
Blake Wright, Council Member

[Signature]
Mark Malmstrom, Commission Chair

PERMITTEE (Signature must be notarized):
notarized):

[Signature]
Brittany Cascio

2/8/17
Date

PERMITTEE (Signature must be

[Signature]
Bryan Cascio

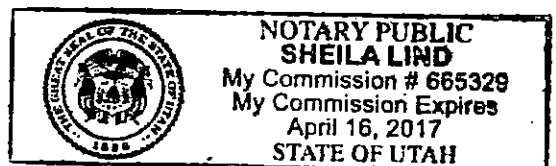
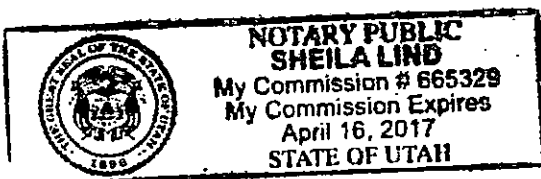
2/8/17
Date

State of Utah)
County of Cache)

State of Utah)
County of Cache)

Sworn and subscribed to before me this 8 day of February 2017 by Brittany Cascio
Sheila Lind
Notary Public

Sworn and subscribed to before me this 8 day of February 2017 by Bryan Cascio
Sheila Lind
Notary Public



Station Studio sent this by e-mail on Sep 6

To the River Heights Planning Commission,

We wanted to take this opportunity to discuss adding more variety to what we can offer at our studio. We have had an increase in requests to host other creative type classes/workshops/small events and we think if controlled properly, could be a perfect addition to the community. We already feel like our station has become a little gem here in River Heights and we love the idea that our neighborhood and others in Cache Valley could gather together in our space. Some ideas we have discussed is floral arranging, calligraphy, watercolor/painting, photography/lighting, small business workshops, limited parties/luncheons/dinners and more.

Last winter we hosted a Christmas wreath making class and we had such a great response. Kristina Eck (from Providence) came with her two daughters and asked for us to please do it again this year. She loved the idea of making it a tradition with her girls. While our main focus will always be using the space as a natural light studio, we can also see the value of using it to bring others together for creative and celebratory purposes.

Another use we would like to review with you is the option of yoga in our studio. This has been asked multiple times since we opened and we feel it could be a nice fit if approved. We would start out with offering a class once a month with a max of 1 class per week later down the road if it's well attended. We feel like the nature of yoga being adults and quiet, it could be easily added.

Now of course the biggest thing we would want to address would be the issue of parking. Typically when we have larger shoots at our studio we have been very vigilant on relaying our parking policy with any renters and also ask them to pass along the info to their clients. We often monitor the situation as people arrive to make sure that rules are being followed as best as we can. We usually provide this as an example in our emails

Parking: There is a limit of 6 parked cars on the property. Once those are maxed out please use available street parking EAST of the building along 600 South. Cars parked elsewhere will be asked to move. Please respect the driveways and homes in this neighborhood.

We understand the need to keep our neighbors happy and that our station be a positive addition to this part of River Heights.

With each class/workshop/small event we would be limiting the amount of people who can attend to help keep the amount of cars as low as possible. Also we take into account that most people are coming in pairs or carpooling which can also help. We would be happy to answer as many questions as needed to help make everyone feel informed and comfortable with making these changes to our studio. Thank you for your time and consideration!

Sincerely,

Brittany and Bryan Cascio of Station Studio.