



## MINUTES OF THE SOUTH OGDEN CITY PLANNING COMMISSION WORK SESSION AND PLANNING COMMISSION MEETING

THURSDAY, AUGUST 13, 2026

WORK SESSION- 5:30 PM IN THE COUNCIL ROOM  
COMMISSION MEETING- 6:15 PM IN THE COUNCIL ROOM

### WORK SESSION MINUTES

#### PLANNING COMMISSION MEMBERS PRESENT

Chair Robert Bruderer, Commissioners Norbert Didier, Katie Wahlquist, Brittany Rocha, Adam Ritchie, and Pete Caldwell

#### PLANNING COMMISSION MEMBERS NOT EXCUSED

Brian Mitchell

#### STAFF PRESENT

Planner Alikea Murphy, Assistant City Manager Summer Palmer, Communications and Events Manager Danielle Bendinelli, City Recorder Leesa Kapetanov and Code Enforcement Official Guillermo Garcia

#### OTHERS PRESENT

Ben Levenger – Downtown Redevelopment Agency (DTR)

**Note: The time stamps indicated in blue correspond to the audio recording of this meeting which can be found at:**

[cms7files.revize.com/southogdennew/PC260813\\_1633WS.mp3?t=20260814113823](https://cms7files.revize.com/southogdennew/PC260813_1633WS.mp3?t=20260814113823)  
[0](#) or requested from the office of the South Ogden City Recorder.

### I. CALL TO ORDER

- Chair Bruderer called the meeting to order at 5:41pm. He then entertained a motion to open the work session 00:00:00

**Commissioner Pete Caldwell moved to begin the Planning Commission work session for August 13. The motion was seconded by Commissioner Brittany Rocha. All in attendance voted aye.**

## II. REVIEW OF AGENDA ITEMS

- Commissioner Caldwell, Rocha, Wahlquist and Didier asked clarifying questions about the City Center plan.

00:00:42

## III. DISCUSSION ITEMS

City Center Master Plan overview discussion with Ben Levenger of DTR and City Planner Alika Murphy

00:09:07

- Commissioner Rocha brought up additional questions based on emails received by residents prior to the meeting.
- Commissioner Ritchie addressed the fear residents might have with not understanding the timeline. Ben Levenger suggested putting a general timeline in the plan for understanding.

00:14:18

00:19:57

## IV. ADJOURN

- At 6:04pm, Chair Bruderer called for a motion to close the work session

00:24:15

**Commissioner Didier moved to close the work session. Commissioner Caldwell seconded the motion. The voice vote was unanimous in favor of the motion.**

## PLANNING COMMISSION MEETING MINUTES

### PLANNING COMMISSION MEMBERS PRESENT

Chair Robert Bruderer, Commissioners Norbert Didier, Katie Wahlquist, Brittany Rocha, Adam Ritchie, and Pete Caldwell

### PLANNING COMMISSION NOT EXCUSED

Brian Mitchell

### STAFF PRESENT

Planner Alike Murphy, Assistant City Manager Summer Palmer, Communications and Events Manager Danielle Bendinelli, and City Recorder Leesa Kapetanov

### OTHERS PRESENT

Ben Levenger – Downtown Redevelopment Agency

### OTHERS PRESENT- MEMBERS OF THE PUBLIC

Karin Petrovich, Kyle & Stacey Bosgieter, Scott & Juli Gleed, Suzanne Weaver, Ray Yamamoto, Timothy VonBon, Karlee Engle, Margaret Kluth, Tom Buchana, Nickie Hess, Jeff Wolford, Paul Namney, Jerome Legg, Dena Bournakis, Anna Bournakis, Utsa Bournakis, Chris Bournakis, Twla Bournakis, Mike Sims, Cheryl Sims, Silvia & Craig Hanni, Tamara Yu, Diane Alston, Amy Winter, Sherri Holcomb, Ramona Kiernan, Bobby Wood, Josh Payne, Denice Ortiz, Amber Payne, Jeni Groff, Austin Piper, Emily Piper, Don & Tracie Davies, Carleen Golin, Tyler Murphy, Andrea Ritchie and Tim Watkins

**Note: The time stamps indicated in blue correspond to the audio recording of this meeting which can be found at:**

**[cms7files.revize.com/southogdennew/PC260813\\_1708Me.mp3?t=202608141141380](https://cms7files.revize.com/southogdennew/PC260813_1708Me.mp3?t=202608141141380)**

**or requested from the office of the South Ogden City Recorder.**

### I. CALL TO ORDER AND OVERVIEW OF MEETING PROCEDURES

- Planning Commission Chair Robert Bruderer called the meeting to order at 6:15 pm and asked for a motion to begin. 00:00:09

**Commissioner Caldwell moved to open the meeting, followed by a second from Commissioner Wahlquist. Chair Bruderer and Commissioners all present voted aye.**

## **II. PUBLIC COMMENTS**

- Chair Bruderer invited those who wished to make a public comment on to come forward.

00:01:44

Karin Petrovich – Chimes View Drive and 40<sup>th</sup> Street 00:01:58

Diane Alston - Issues about construction and congestion on 40th. 00:06:16

Craig Hanni – Request the city listens to citizens 00:09:44

Mike Sims – Comment with issues about Chimes View 00:12:33

Romana Kiernan – Comment about Arrow Lights on 40<sup>th</sup> 00:13:23

- Assistant City Manager, Summer Palmer gave an update on the 40<sup>th</sup> street construction and encouraged residents to also speak to city council on select issues. 00:15:27
- City Communications Manager, Danielle Bendinelli informed residents about the weekly updates on the city website.

00:07:28

## **III. PUBLIC HEARING**

### To Receive and Consider Comments on the City Center Master Plan Draft

- City Planner Alikea Murphy gave an overview of where residents can find out information on upcoming planning commission meetings and information (Attachment A).

00:19:15

- Overview of City Center Master Plan with City Planner Alikea Murphy on how the plan came about within the city.

00:20:51

- Overview of City Center Master Plan with Consultant Ben Levenger of DTR (Attachment B)

00:24:05

- Chair Bruderer called for a motion to enter a public hearing to hear comments on the City Center Master Plan 00:34:26

**Commissioner Didier moved to open the public hearing. The motion was seconded by Commissioner Rocha. The voice vote was unanimous in favor of the motion.**

- Chair Bruderer invited those who wished to make a comment on the proposed City Center Master Plan on to come forward. 00:34:47

|                        |          |
|------------------------|----------|
| <u>Karin Petrovich</u> | 00:35:16 |
| <u>Jeni Groff</u>      | 00:37:24 |
| <u>Kyle Bosgieter</u>  | 00:39:29 |
| <u>Diane Alston</u>    | 00:41:09 |
| <u>Stacy Bosgieter</u> | 00:43:16 |
| <u>Josh Payne</u>      | 00:45:25 |
| <u>Craig Hanni</u>     | 00:47:35 |
| <u>Amy Winter</u>      | 00:49:44 |
| <u>Ramona Kiernan</u>  | 00:51:55 |
| <u>Emily Piper</u>     | 00:53:48 |
| <u>Denice Ortiz</u>    | 00:55:44 |
| <u>Sylvia Hanni</u>    | 00:56:22 |
| <u>Amber Payne</u>     | 00:57:10 |
| <u>Tim Watkins</u>     | 00:58:45 |
| <u>Carleen Golin</u>   | 01:01:04 |

Comments received prior to the meeting via email from Craig Gasser, Sandra Mohr and Angel Chaparro were also distributed to Planning Commissioners. (Attachment C)

- Seeing there were no further comments, Chair Bruderer entertained a motion to close the public hearing. 01:03:08

**Commissioner Didier moved to close the public hearing. Commissioner Caldwell seconded the motion. All present voted aye.**

#### IV. ZONING ITEMS

##### Discussion and Recommendation on the City Center Master Plan Draft

- Discussion by Commission. 01:03:58
  - Commission Didier asked for clarification on the 3-acre restriction.
  - Chair Bruderer asked about eminent domain property values impacts and taxes and city finance responsibility
  - Commissioner Rocha clarified most of the fiduciary responsibility lies with developers
  - Chair Bruderer asked about traffic impacts in residential areas and potential increase in crime and water use.
  - Commissioner Wahlquist asked about the timeline, phasing, and metrics on improvements.

- Commission Didier asked about the net increase of residents in the footprint.
  - Chair Bruderer asked about affordable housing,
  - Commissioner Rocha recommended sending it to city council
  - Commissioner Caldwell and Commissioner Wahlquist agree with having a vision to work from.
  - Commission Didier pointed out how many residential areas are included and asked to clarify why they are included in the area.
  - Commissioner Ritchie recommends this plan move forward as a starting point and road map.
  - Commissioner Rocha recommended a moratorium on development during the code and zoning review process.
- Chair Bruderer called for a motion to make a recommendation to the City Council concerning the City Center Master Plan

01:37:23

**Commissioner Rocha moved to recommend the plan to city council, due to the nature of it being a visionary guide, followed by a second from Commissioner Caldwell. The chair called for a rollcall vote:**

|                                 |            |
|---------------------------------|------------|
| <b>Commissioner Wahlquist -</b> | <b>Yes</b> |
| <b>Commissioner Rocha -</b>     | <b>Yes</b> |
| <b>Commissioner Didier -</b>    | <b>Yes</b> |
| <b>Commissioner Caldwell -</b>  | <b>Yes</b> |
| <b>Commissioner Ritchie -</b>   | <b>Yes</b> |
| <b>Chair Bruderer -</b>         | <b>Yes</b> |

**The City Center Master Plan would be forwarded to the City Council with a positive recommendation.**

## **V. SPECIAL ITEM**

### Nomination and Election of Chair and Vice Chair

01:39:41

- Commissioner Wahlquist nominated Commissioner Rocha for Planning Commission Chair. Chair Bruderer seconded the nomination.

**Seeing as no other nominations were presented, Chair Bruderer asked for all those in favor of approving the nomination and appointing Commissioner Rocha Planning Commission Chair to please say aye. All voted in favor of the appointment.**

- Chair Bruderer nominated Commissioner Caldwell for Planning Commission Vice Chair. Commissioner Ritchie seconded the nomination.

**Seeing as no other nominations were presented, Chair Bruderer asked for all those in favor of approving the nomination and appointing Commissioner Caldwell Planning Commission Vice Chair to please say aye. All voted in favor of the appointment.**

## **VI. APPROVAL OF MINUTES OF PREVIOUS MEETING**

Approval of minutes for March 12, 2026, Combined Planning Commission/City Council Meeting Minutes, May 26, 2026, Combined Planning Commission/City Council Meeting Minutes, June 11, 2026, Planning Commission Minutes and July 9, 2026, Combined Planning Commission/City Council Meeting Minutes

- Chair Bruderer asked if anyone had corrections to any of the above meeting minutes. He called for a motion to approve the minutes

01:43:24

- Commissioner Wahlquist asked for a correction on June 11, 2026 minutes to change the listed next meeting date from June 26 to June 25.
- Commission Rocha asked for a correction on March 12, 2026 minutes to add her name as an attendee.

**Commissioner Caldwell moved to approve the minutes with changes. Commissioner Didier seconded the motion. All present voted aye.**

## **VII. STAFF REPORTS**

Future Planning Commission Meeting Schedule

- City Planner Alike Murphy explained she will be at a conference on Sept 10<sup>th</sup> and suggested rescheduling the meeting and having a secondary meeting or work session every month for education and form base code reviews.

01:45:04

- The Commission decided to schedule Sept 17, 2026, for the next Planning Commission meeting, and start holding an additional works session on the 4<sup>th</sup> Thursday of the month beginning in October.

01:51:14

## **V. OTHER BUSINESS**

No additional business to discuss.

## VI. ADJOURN

- At 08:07pm, Chair Bruderer called for a motion to adjourn  
01:51:47

**Commissioner Wahlquist moved to adjourn. The motion was seconded by Commissioner Rocha. The voice vote was unanimous in favor of the motion.**

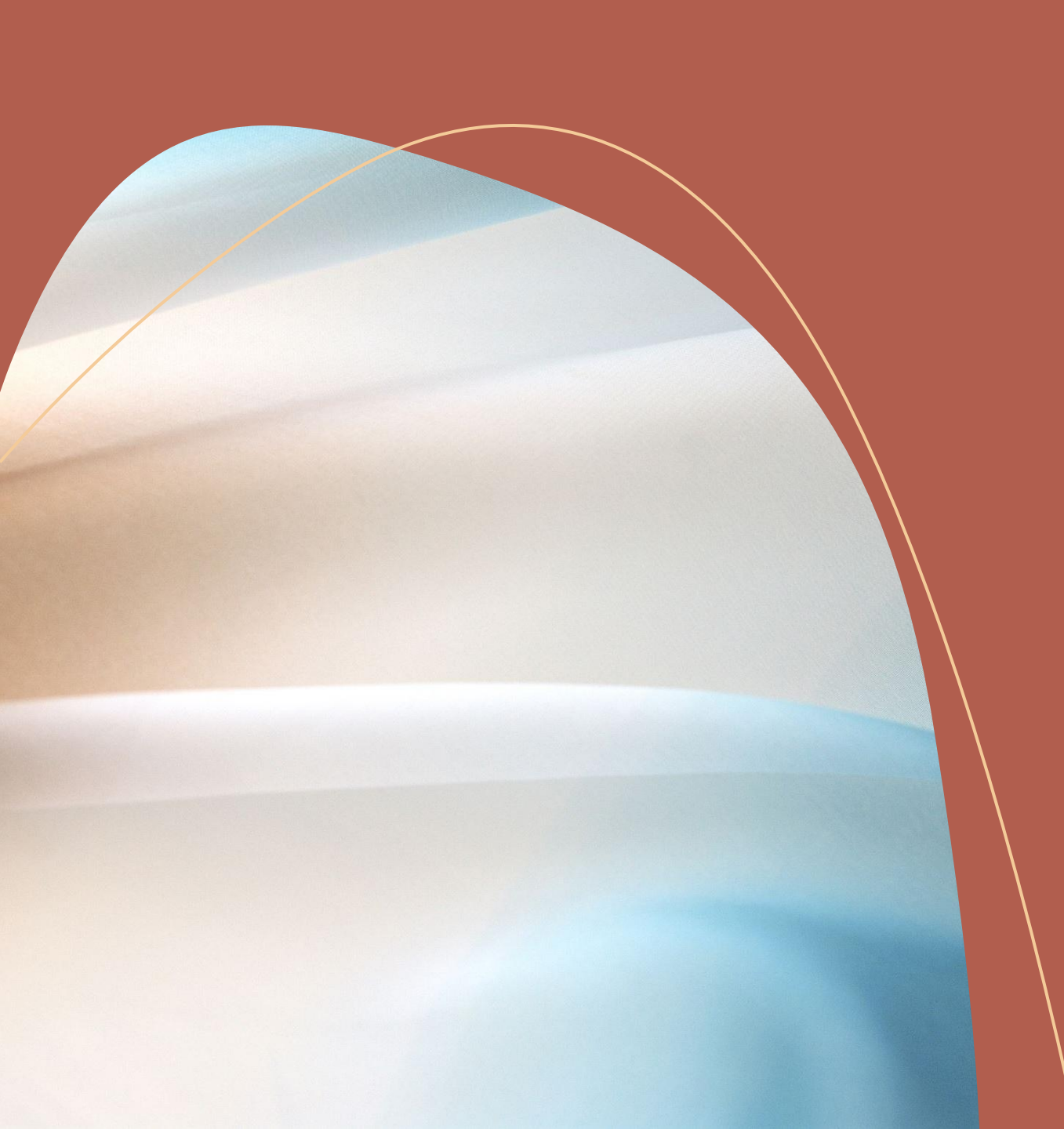
I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Planning Commission Meeting held Thursday, August 13, 2026.

  
Leesa Kapetanov, City Recorder

\_\_\_\_\_  
September 17, 2026  
Date Approved by the Planning Commission

## ATTACHMENT A

Visual Presentation by Planner Alika Murphy



# Public Hearings

Planning Commission

August 13, 2026

UPCOMING EVENTS

APR 9

URBAN FORES...

APR 10

PLANNING CO...

APR 10

PUBLIC HEARI...

APR 12

EGGSTRAVAGA...

APR 15

COUNCIL WOR...

APR 15

COUNCIL MEET...

f

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Type to search

68

HOME

GOVERNMENT

DEPARTMENTS

RESIDENTS

BUSINESS

57°

SOUTH OGDEN

Mayor & City Council

City Administration

City Code

Court

Election Information

Economic Development

Planning Commission

Youth Council

I WANT TO

RESOURCES

Agenda, Minutes And Audio

Annexation Policy Plan

City Code

Applications

General And Capital Facilities Plans

Information Packets

Zoning Map

City Planner

HELPFUL LINKS

Utah Public Notice Website

PLANNING COMMISSION

Home

Government

Planning Commission

**Planning Commission:** Determines current & future development/planning in the City. They meet the 2nd Thursday of the month at 6:15 pm in the Council Chambers.

**Commissioners:**

**Chairman** - Robert Bruderer - [rbruderer@southogdencity.gov](mailto:rbruderer@southogdencity.gov)

**Vice Chair** - Pete Caldwell - [pcaldwell@southogdencity.gov](mailto:pcaldwell@southogdencity.gov)

Brian Mitchell - [bmitchell@southogdencity.gov](mailto:bmitchell@southogdencity.gov)

Norbet Didier - [ndidier@southogdencity.gov](mailto:ndidier@southogdencity.gov)

Brittany Rocha - [brocha@southogdencity.gov](mailto:brocha@southogdencity.gov)

Katie Wahlquist - [kwahlquist@southogdencity.gov](mailto:kwahlquist@southogdencity.gov)

Adam Ritchie - [aritchie@southogdencity.gov](mailto:aritchie@southogdencity.gov)

RESOURCES

Annexation Policy Plan

City Code

Applications

General And Capital Facilities Plans

Planning Commission

Zoning Information Packets

Upcoming Public Hearing Information

Zoning Map

AGENDA, MINUTES & AUDIO

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Planning Commission Agenda, Minutes, & Audio

**Planning Commission:** Determines current & future development/planning in the City. They meet the 2nd Thursday of the month at 6:15 pm in the Council Chambers.

**Search For File Name:**

search here

Search

Agendas

31 Documents

Minutes

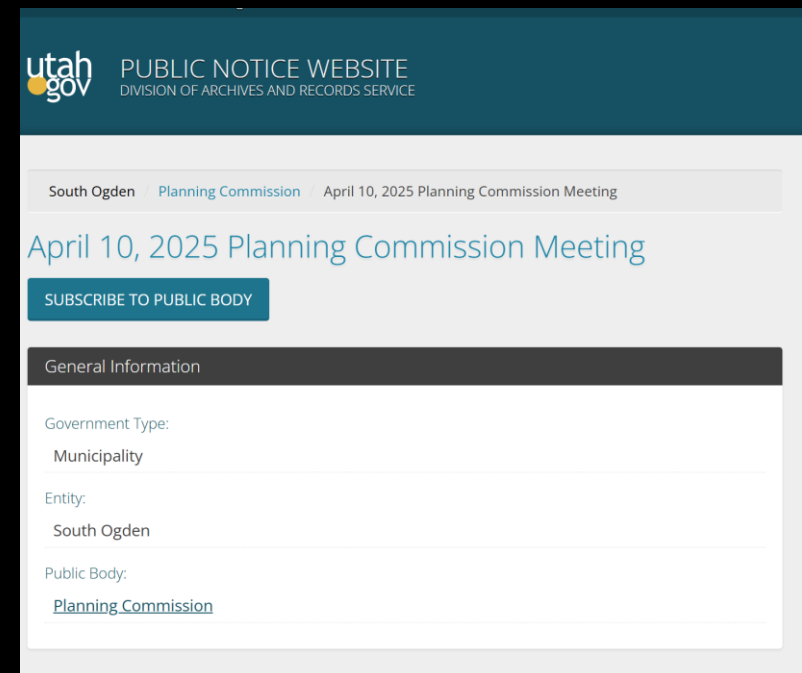
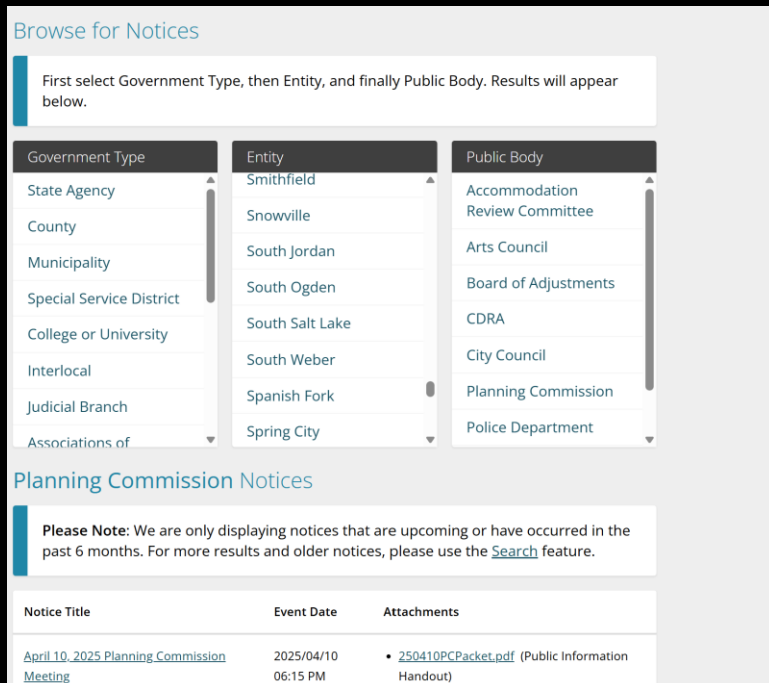
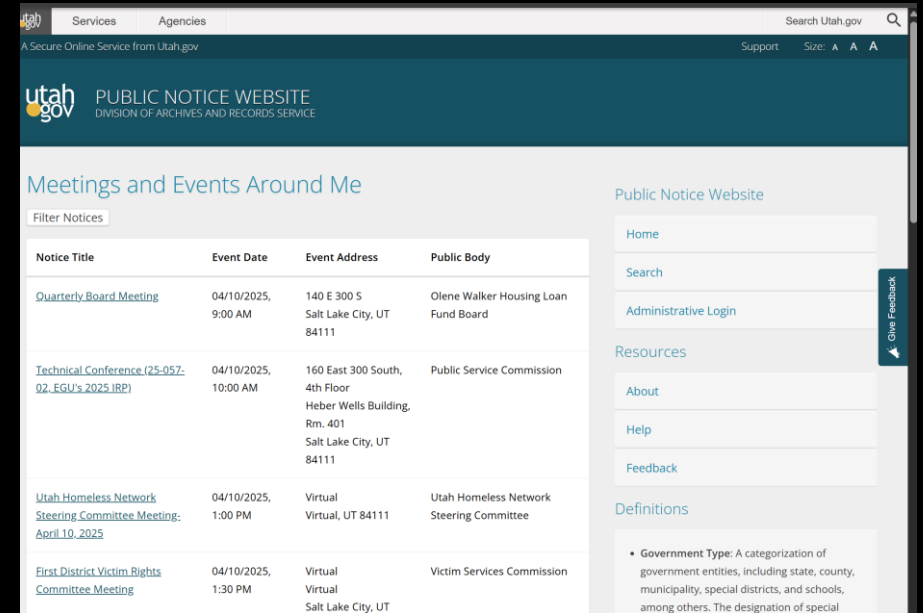
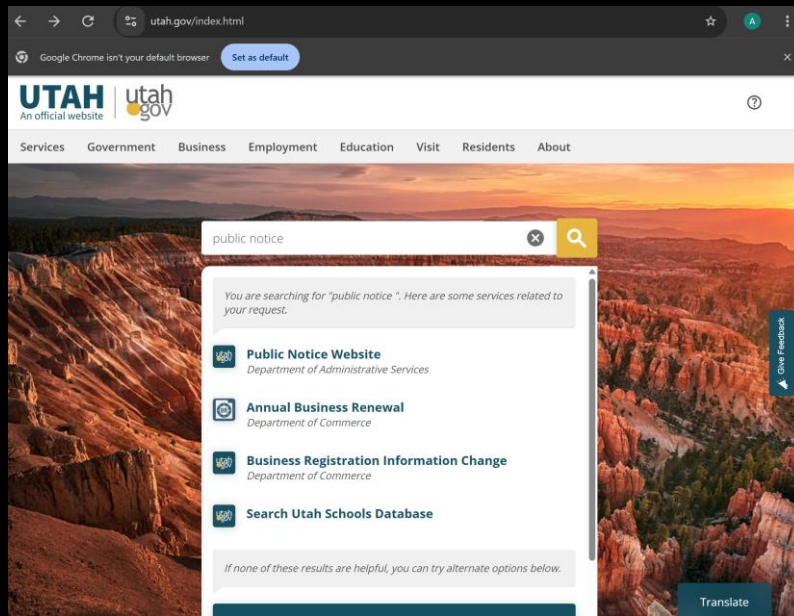
26 Documents

Audio

186 Documents

Information Packet

30 Documents



# City Center Plan

- This year the City has been working with a planning consultant to put together a City Center Plan
- Plan stems from General Plan; adopted in 2023
- Staff applied for a WFRC grant at the end of 2024 and was awarded the grant in 2025.
- RFP was sent out and DRS and their team was selected



# Process





## What is today about?

- Consultants have worked with the city every step of the way and now we are in the final phase.
- Today we are holding a public hearing, asking final questions/clarification, discussing and recommending to City Council
- This is ONLY for the consideration of this plan
- This is NOT altering any existing ordinance or code
- Once the plan is completed and adopted, staff will work with Planning Commission and City Council to figure out the next steps with the recommendations of this plan.

## ATTACHMENT B

Overview of City Center Master Plan with Consultant Ben Levenger of DTR

# South Ogden City Center Master Plan

August 13th Planning Commission  
Adoption Meeting



# Acknowledgements

This plan was funded by South Ogden City and the Wasatch Front Regional Council (WFRC). The development of this plan was made possible by residents and stakeholders in South Ogden as well as the following individuals.

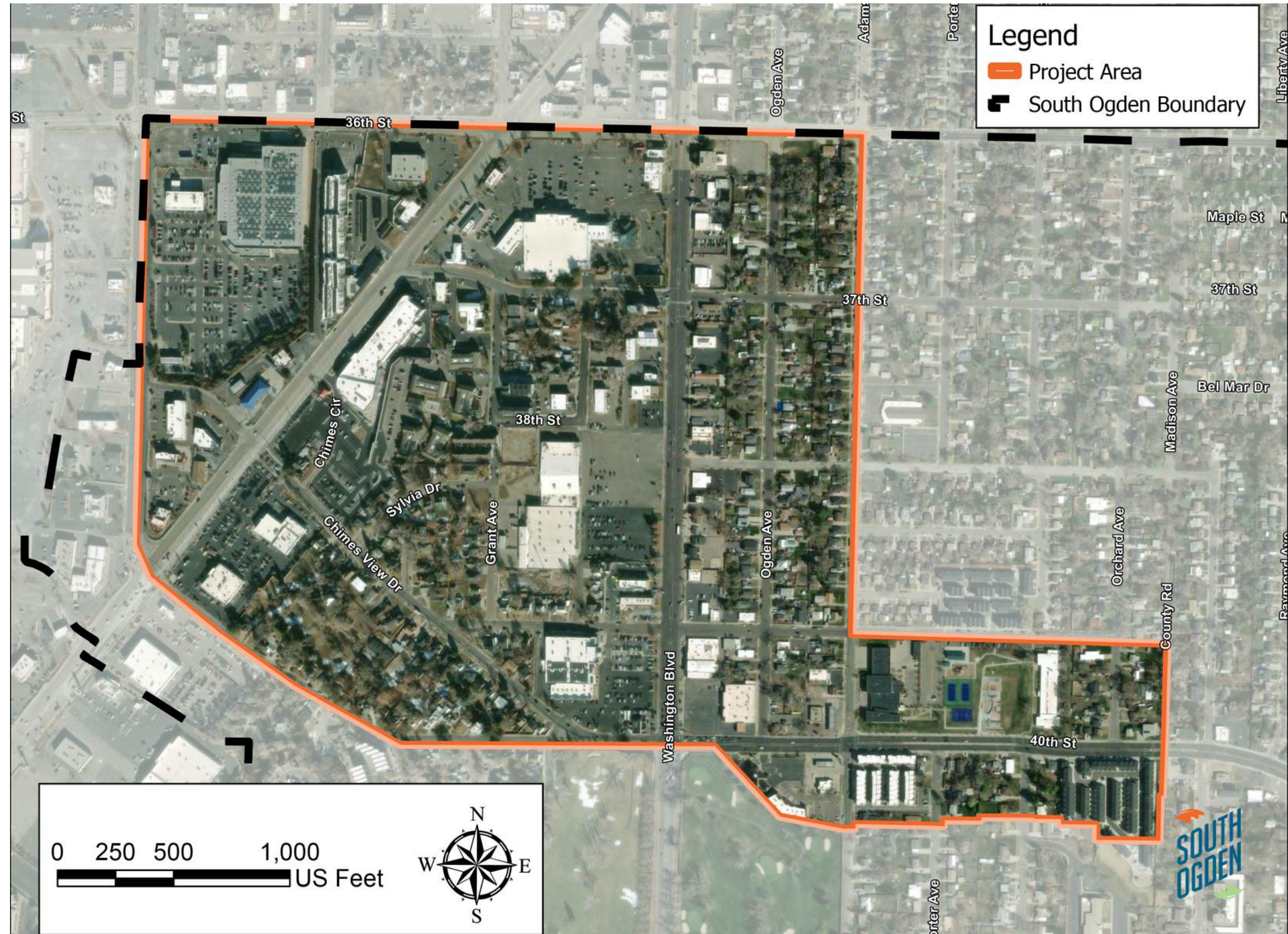


# Introduction

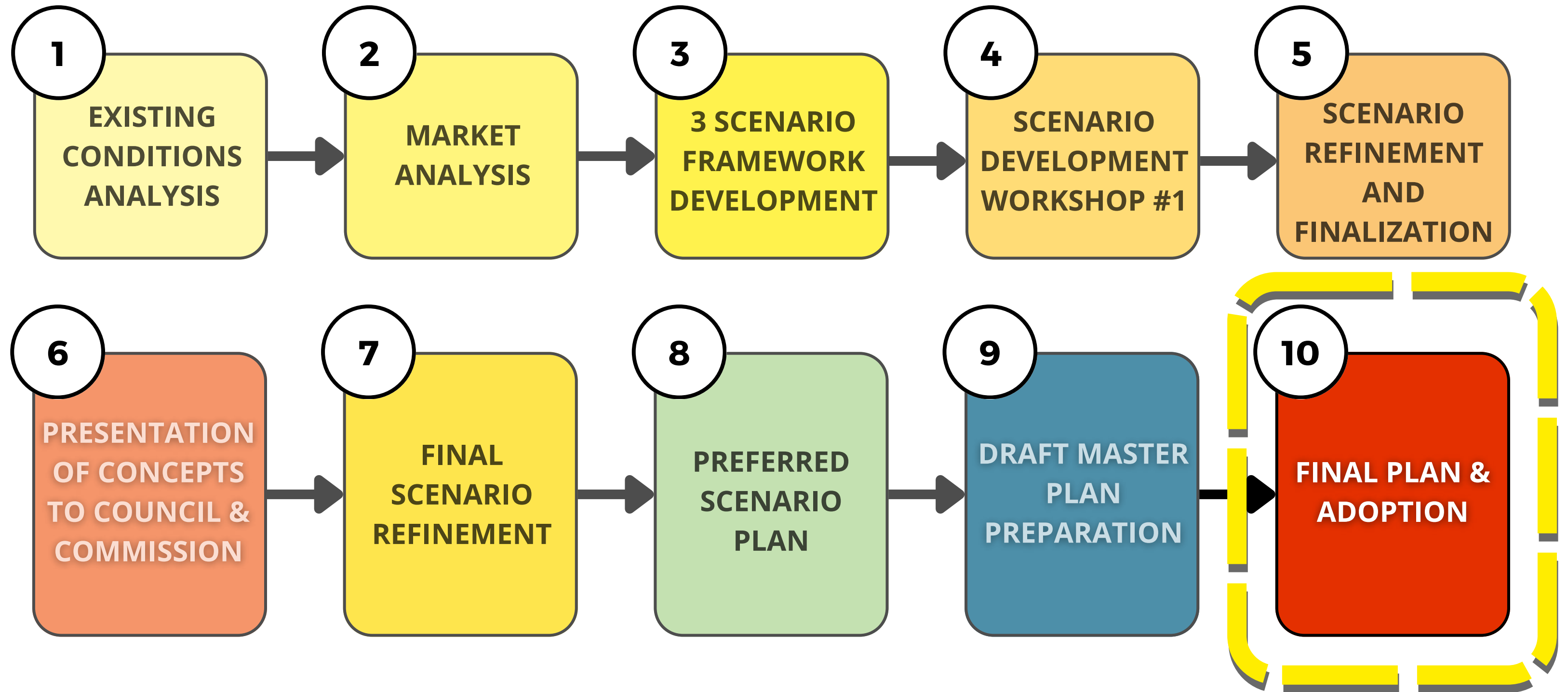
The South Ogden City Center Master Plan defines an implementable vision to develop a civic and commercial heart for the city, rooted in its identity.

The Master Plan's vision is to:

- Create a vibrant neighborhood hub
- Guide redevelopment, transportation, and public space improvements
- Transform the area into a multimodal, mixed-use district
- Serve residents and workers while attracting regional visitors

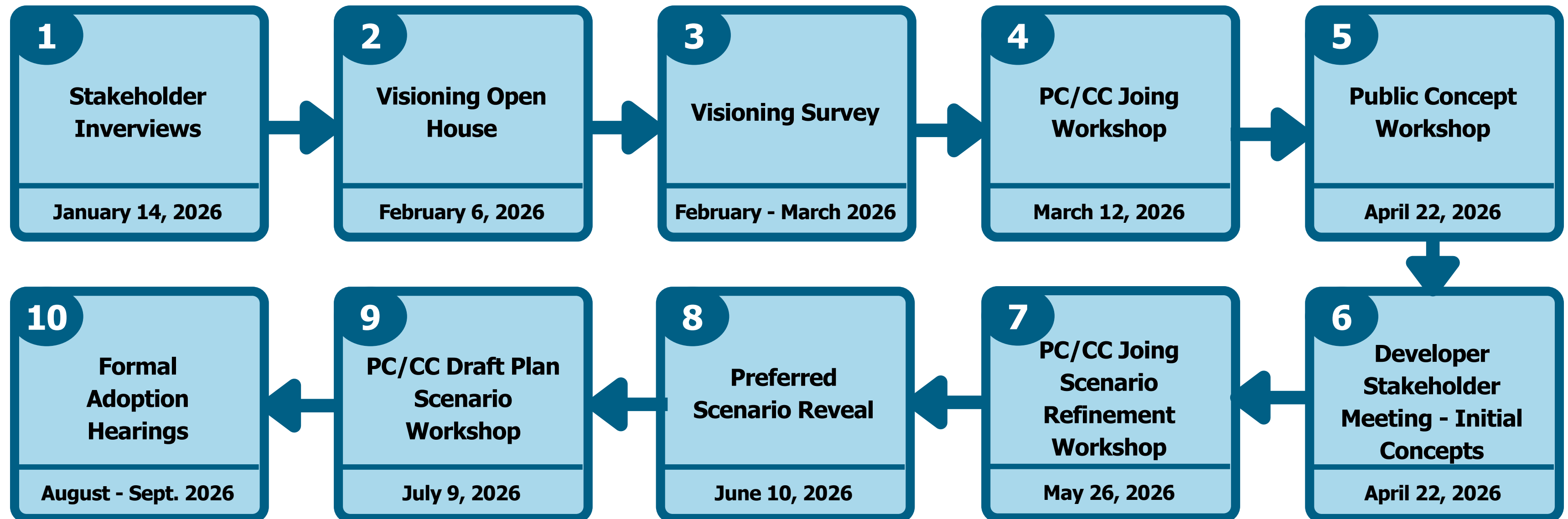


# The Process



# Engagement Synopsis

Since January 2026, the City Center planning process has been shaped by input from local stakeholders and elected officials to identify priorities and guide the preferred City Center vision.



# Engagement Takeaways

## Environment & Development

### Opportunities

Support mixed-use housing, dining, and entertainment.

Focus higher-intensity development along Washington Blvd.

### Constraints

Building height compatibility between nearby neighborhoods

Financing challenges for larger catalyst projects

## Mobility, Streetscape & Connectivity

### Opportunities

Improve pedestrian realm along Washington Blvd.

Strengthen walking and bicycle connections

### Constraints

Washington Blvd. & Riverdale Rd. are difficult corridors for pedestrians

Auto-oriented streets & site design

## Public Space, Character & Identity

### Opportunities

Create a stronger “heart of the city”

Build on existing community assets and preserve mountain views

### Constraints

New development could weaken the city’s existing character

Limited distinctive landmarks and gateway features weaken the sense of arrival

# Renderings from the Final Concept



View 1: Looking west-southwest along Washington Boulevard and the 38th Street extension.



View 2: Looking northwest along Washington Boulevard, south of 38th Street.



View 3: Looking south along Washington Boulevard, from the intersection of 37th Street.

# Renderings from the Final Concept



View 4: Looking north along Kiesel Avenue towards Macey's

# Renderings from the Final Concept



View 5: Looking into the public plaza

A scenic view of a mountain range with a town at the base. The mountains are covered in autumn foliage, showing shades of green, yellow, and orange. The town below is nestled in a valley, with houses and trees visible. A white rounded rectangle is centered over the middle of the image, containing the text "QUESTIONS?".

**QUESTIONS?**

## ATTACHMENT C

Comments received prior to the meeting via email from Craig Gasser, Sandra Mohr and Angel Chaparro distributed to Planning Commissioners

## Leesa Kapetanov

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**From:** Alika Murphy  
**Sent:** Tuesday, August 11, 2026 3:54 PM  
**To:** Leesa Kapetanov  
**Subject:** Fw: City Center Plan

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

For the record.

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**From:** Craig Gasser <Email Address Removed>  
**Sent:** Tuesday, 11 August 2026 15:49:03  
**To:** Alika Murphy <amurphy@southogdencity.gov>  
**Subject:** City Center Plan

Caution! This message was sent from outside your organization.

South Ogden City Planning Commission

Dear Commissioners:

I would like to offer some comments on the proposed City Center Plan.

I am involved with a company that owns a portion of the Planet Fitness Shopping Center. I came to the city offices on April 22, 2026 where the Option 1 and Option 2 site plans were displayed. I visited with the consultants at the meeting about both site plan options and expressed to them several concerns that I noticed which I would like to share with the commission.

**First Concern:** Each Site Plan shows two buildings next to Washington Blvd. in front of the existing Veterans Clinic. These buildings are not feasible due to visibility and parking constraints and the fact the shopping center was not designed and developed in a way that would envision or permit buildings in this location. For this reason, I request these buildings be removed from both Site Plan Options and replaced with the parking and landscaping that is currently in place.

**Second Concern:** Each Site Plan shows one large building at the northwest corner of the intersection of Washington Blvd. and 40th Street which is currently an auto repair shop. Because of the small size of the lot, a building of this size is not feasible. Although both Site Plan Option drawings give the impression this lot is part of the larger (Planet Fitness) shopping center — it is not. The lot is a stand alone parcel. It has ingress and egress rights into the shopping center on the west side of the lot only as a result of a vacated alley way. Other than this access location the lot does not share any other access points with the shopping center. Also, there are not cross parking easement rights between the lot and the shopping center. Any type of use on this lot is limited to parking that can be contained on its own parcel. For this reason, I request the building size shown for this lot be reduced to a smaller footprint on both Site Plan Options.

Thank you,

South Washington Plaza and Associates, LC

Craig R. Gasser

Its: Managing Member

*Phone Number Removed*

*Email Address Removed*

Caution! This message was sent from outside your organization.

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| [Report](#)

I have some questions about the City Center Draft Plan: Please reply.

1. Will Costco have to move or be torn down?
2. Will the VA building remain in it's present location?
3. Where will parking be located for new businesses, and will it be free?
4. This Master Plan doesn't appear to be in the center of South Ogden. Where is the North boundary of South Ogden?
5. WHO were the people who voted on the 2 plans? You stated just several votes were counted. (That doesn't sound representative of the South Ogden population.)
6. What businesses will have to move or be torn down? Which ones will stay where they are?  
Are all the businesses included in the Master Plan boundary "on board" with your Master Plan?? (ie: AB Hadley, Planet Fitness, Chuck a Rama, Ziegfield Theatre, and others?)

Comments: The 36th Street/Washington Blvd intersection and the 40th and Washington Blvd. intersections are already very crowded. Not counting the current construction on 40th, changing the makeup of the area shown on the master plans will make it more dense! It already takes a long time to get through these intersections! I'm not in favor of waiting longer to get through these two major intersections as I travel north to downtown Ogden!!  
I couldn't tell what existing businesses will remain or if they will be torn down and/or have to relocate.

I await your reply,  
Sandra Mohr, South Ogden resident

Caution! This message was sent from outside your organization.

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| [Report](#)

Hi Alika,

I received the postcard again – and am not able to attend tomorrow evenings meeting again unfortunately.

I would like to be recorded as still being opposed to the plan until I have specific details as to what occurs with properties like ours on 38<sup>th</sup> and Washington Blvd. Online information shows a lot of future design ideas that look great – but would involve removing our properties. My question right now is – is any part of this proposal changing the zoning requirements for our properties that would limit the size of lots that can be built upon? What I mean is, are there going to be minimum acre/lot size for anyone that wants to build on or re-develop their current property that is different from the current allowed lot sizes? I have heard, but did not see it in the city center plan proposal, that this new plan would make it so that no development can be done on lots smaller than 3 acres. That is not the current zoning/plan, correct?

So for now, for the same reasons mentioned previously (original emails below) – your explanation below still not addressing our concerns that the property owners with less than the 3 acres can do a new building/changes, then I would be opposed to the plan if it involves that sort of requirement in the new plan.

Let me know if you have any questions, or if anyone on the committee does. Or if you want to send me an explanation that details the plan is not going to limit our use of our properties in the future by having minimum requirements to develop (that are not in the current zoning), I can read through it & accept that as well. Either works for me.

Thank you for your help in receiving and recording my response to the postcard for owner feedback on the proposal.

Angel Chaparro

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**From:** Alika Murphy <[amurphy@southogdencity.gov](mailto:amurphy@southogdencity.gov)>  
**Sent:** Monday, June 22, 2026 6:40 PM  
**To:** Angel Chaparro <Email Address Removed>  
**Subject:** [EXTERNAL] Re: South Ogden City Code 10-5.1A-1-2 proposal

Angel,

Thank you for your feedback. I have forwarded your response to the City Recorder to forward to the Planning Commission to take into consideration. This proposed change came from our consultant as we work on the City Center plan. It is likely that we will have to update the city code to better bring the vision to life, so there may be additional changes in the future. This proposed minimum is a way to slow down redevelopment as we update the city center section of the code.

As far as adding to an existing structure, we do have a section of code that addresses adding to the structure. Currently, there is a limit of a 25% addition to an existing structure without having to come into conformance (see code link below 10-5.1A-10-4). This could be an item of discussion for the Planning Commission to better accommodate an existing structure that desires to expand. If you would like to discuss any of this further, we can set up a time this week or we can talk over the phone. In the meantime, as mentioned, your email will be forwarded to the Planning Commission for consideration.

Nonconformance Code (10-5.1A-10-4):

<https://southogden.municipalcodeonline.com/book?type=ordinances#name=10-5.1A-10-4: Nonconformances>



**Alika Murphy**

**City Planner**

Office: 801-622-2711

3950 Adams Ave.

South Ogden, UT 84403-2113

[www.southogdencity.com](http://www.southogdencity.com)

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“Dedicated to preserving and enhancing quality of life and professionally meeting the expectations of residents, businesses, employees and visitors.”

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**From:** Angel Chaparro <Email Address Removed>

**Sent:** Friday, June 19, 2026 1:28 PM

**To:** Alika Murphy <[amurphy@southogdencity.gov](mailto:amurphy@southogdencity.gov)>

**Subject:** South Ogden City Code 10-5.1A-1-2 proposal

Hi,

My wife & I are property owners of a few properties that fall within the property boundaries that is being proposed to be changed for the master plan. From what I have seen and heard, I want be sure that you're taking our 'vote' and feedback that we are not in favor of the proposal as it stands. If the plan is proposing that there be a minimum 3 acres to allow development (or any changes to my properties in the future or sale to someone who would want to improve/change the footprint of the property) would require them to have 3 acres before they can do anything other than minor improvements to the existing building – then that would not provide any value & in fact lower the property value for those that we currently own.

I would love to meet to discuss the details further with anyone that is taking this feedback, unfortunately we will be out of town for the upcoming meeting on June 25<sup>th</sup> for which this is open for public comment, so that is why I am sending my feedback & comments via email per the postcard/mailers.

Please feel free to respond with confirmation that you received this email, and if there is anything that I can do to provide feedback on how these proposed changes would affect not only the City development but our owners' property values.

Thank you in advance for your prompt response.

Sincerely,

Angel Chaparro

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This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message, which arise as a result of e-mail transmission.