

(A) The proposed development is an expansion of this building's current use. It is already in compliance with zoning, and ordinances vis a vie a long established business.

(B) The proposed development is not expanding in the direction of any transportation facilities, existing streets, or in any direction that will impede future right of ways identified in the TTSP.

(C) There are no changes to the signage size or colors, building colors. The existing lighting will be augmented in the same fashion as existing.

(D) Water, there will be a minimal increase in daily usage of water due to the hiring of 3 new employees, and the additional clients passing through the doors. The existing bathroom will be converted to an ADA compliant bathroom for customers, and a new bathroom/washroom will be installed for the employees. There will be a new hand wash sink, and a OSHA eye wash station, in the addition midway on the north wall.

(E) The proposed development's roof will drain into the existing system with ODOT. Surface rain will continue to drain as it is.

(F) The proposed development includes improvements to the existing building. New insulated doors, and more insulation for energy code, which has the collateral effect of diminishing noise of the work being performed.

(G) The proposed use and development is an expansion of a long established and approved use. The existing business is in compliance with all known standards and regulatory agencies having jurisdiction.

(H) This site has been in compliance with land use decisions, and conditional approvals since early 1930's