

# Conditional Use Narrative

Chosen Motors

1213 Hwy 2, Sandpoint ID 83864

- A. The code for commercial C allows for the sale of vehicles with the restriction of no more than 12 vehicles. This fits our model well as we have only on rare occasion had as many as 7 at one time.
- B. The proposed use fits the comprehensive plan and code. There is a chain link fence with white slats on the west side of the proposed vehicle display area. I do not own said fence, but have gotten permission from the landlord to remove the plastic slats and paint fence black to greatly improve the aesthetics of one of the main entryways into our city.
- C. Will not change the building or leased area except to clean up and improve the appearance of location and represent a positive sense of renewal while keeping the original architecture in place. It will no longer unkept or appear abandoned.
- D. The proposed use will improve the current safety of the community by moving our existing business to a location that is not on a corner of 3 intersecting roads as it is now on Hwy 2, S. Florence, and Superior. Safer ingress/egress as well as better visibility for drivers with vehicles being off of the Hwy itself.
- E. The location is well served by all needed utilities already, and has paved access to and from Hwy 2 with excellent visibility for entering traffic.
- F. The proposed use will not create excessive additional costs to the public.
- G. No detrimental uses, noises, traffic, smoke, fumes, glare, or odors will be generated by the proposed use.
- H. The existing vehicular approach via Hwy 2 is the only access, and provides excellent ingress and egress without interfering with traffic on any roads.
- I. There will be no loss, destruction, or damage to our beloved natural, scenic, nor historic features whatsoever.