

Written Justification (notes):

1. Harmony with objectives of Village...

Our business model has always been to grow and support the businesses and community around us. Having a large outdoor patio / green space where we can hold entertainment events will only bring more people into the community to grow and support other businesses. These patrons will need food, fuel, shopping, and a place to stay when they come to Cottage Grove for our distillery and our outdoor tasting facility events.

2. Location in harmony with Village...

The location is in a business park. To the North of us between our outdoor tasting area and the closest residential block is a full block of business park businesses and a large wooded area that occupies 2/3 of the area of that city block. To the East of us is more business park for several blocks. To the West of us is a full block of business park buildings and more of the wooded area before reaching any residential areas. To the South of us are more businesses and the railroad tracks. This location is optimal to minimize sound disturbances to any residential areas. In addition we will have the stage facing South to further minimize impact.



3. Proposed conditional use result in any adverse impact?

See response for number 2 above regarding comments on adverse impact.

In addition, regarding parking: our building has 2 parking lots. The entire parking lot for the South side of the building is for units E & F, both of which we have. We intend to paint lines to

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be able to get a third row of parking in the parking lot as it stands now, with now further expansion required. There will also be the other lot for us to use as overflow parking. In addition, Progress Drive and Bonnie Road have open parking available on both sides of the street.

4. -

5. **Will conditional use be adequately served by facilities in area?**

See discussion above about parking. Trash and recycling services are paid for privately by tenants and owners of the building. Additional electrical and water should be within capacity of existing building utilities. If further expansion is needed for either, that will be performed by applying for appropriate construction permits through the city and working with utility companies as applicable.

6. -