

**Homegrown Trailers S.P.C.**

Overview	<b>Homegrown Trailers™</b> produces sustainable, handcrafted travel trailers for sale and rental. We are unlike any trailer company in the world, fusing a global desire for compact, environmentally-conscious, and healthy living spaces for all types of people, including those who haven't traveled in RVs before. We are passionate about helping people connect to nature and find adventure in a responsible, comfortable, and tasteful way.	
Services	Travel Trailer Sales and Rentals	
Founders	Corey Weathers & Eric Gertsman	
Education	Weathers - Bachelor of Science degree from the University of Oregon and Master of Science Education degree from the University of Washington Gertsman - Bachelor of Arts degree from UCLA and a MBA from the University of Washington's Foster School of Business	
Contact Information	Corey Weathers	206.618.7188
	Corey@HomegrownTrailers.com	

- (1) The conditional use is designed in a manner which is compatible with the character and appearance of the existing or proposed development in the vicinity of the subject property;

I, Corey Weathers, verify the conditional use design is compatible with the character and appearance of the existing development. Homegrown Trailers benefits from a large and open-space interior and office space, which aligns to the subject property. I will maintain the appearance of the building and use the space in a proper and compatible manner. Furthermore, I am not proposing any exterior modifications that would change the characteristics of the property.

- (2) The location, size, and height of the buildings, structures, walls and fences, and screening vegetation for the conditional use shall not hinder neighborhood circulation or discourage the permitted development or use of neighboring properties;

I, Corey Weathers, on behalf of Homegrown Trailers S.P.C., verify that I will not hinder the circulation of the other businesses around me, nor discourage the permitted development or use of neighboring properties.

- (3) The conditional use is designed in a manner that is compatible with the physical characteristic of the subject property;

I, Corey Weathers, on behalf of Homegrown Trailers S.P.C., verify that the conditional use is designed in a manner that is compatible with the physical characteristics of the property. My business purpose, fits within the current physical characteristics necessary for my conditional use.

- (4) Requested modifications to standards are limited to those which will mitigate impacts in a manner equal to or greater than the standards of this title;

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DEVELOPMENT SERVICES

Homegrown Trailers - Conditional Use Permit 2016

I, Corey Weathers, on behalf of Homegrown Trailers S.P.C., verify that there have not been any modification requests to the property. However, if any *future* modifications are discovered as needed, I confirm that I will always go through the proper channels and processes to request such modifications: (1) Consult with the landlord on such changes and obtain approval, (2) Consult with the City of Woodinville on such changes and obtain approval/proper permit.

- (5) The conditional use is not in conflict with the health and safety of the community;

I, Corey Weathers, on behalf of Homegrown Trailers S.P.C., verify that the conditional use is not in conflict with the health and safety of the community. All labor will be conducted indoors and we will not create any external impact.

- (6) The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood; and

I, Corey Weathers, on behalf of Homegrown Trailers S.P.C., verify that the pedestrian and vehicular traffic associated with the conditional use will not be hazardous or in conflict with existing and anticipated traffic in the neighborhood. Homegrown Trailers does not warrant heavy traffic for either pedestrians nor vehicles. We expect one delivery of goods on a weekly basis with a potential of two to three per week. All materials will be stored inside of the warehouse with the exception of temporary outdoor storage during normal business operating hours.

- (7) The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts on such facilities. (Ord. 496 § 2 (Att. B), 2010; Ord. 465 § 27, 2008; Ord. 175 § 1, 1997)

I, Corey Weathers, on behalf of Homegrown Trailers S.P.C., verify that the conditional use will not adversely affect public services to surrounding areas. I have no intent to impact any such public facilities or services. Homegrown Trailers will be producing trailers made from primarily wood and nontoxic materials. We will be using standard woodworking tools such as saws, drills and nail guns, which produce minimal production noise, during operating business hours.

## Additional Permit Information

Business: Homegrown Trailers, S.P.C.

Requested by: Amanda Almgren on 03/01/2016

Provided by: Corey Weathers on 03/29/2016

1. **Parking Information:** Provide (a) how many parking spaces required for your business and (b) how many allocated to your suite. As well as (c) information on different tenant spaces and businesses that share parking on the site, including square footages of your neighboring business.
  - a. **Parking spaces required for business:** Per day, we will need approximately 2 – 11 parking spaces (2-4 spaces: employees, + 1 – 2 spaces: customers, 4 – 6 trailers).  
Note: By the nature of our business, customers will only visit the facility for approximately 30-minute time slots from 10am – 5pm to either (a) visit our showroom to look at the trailers and make a purchase or schedule a booking or (b) pick up their rental(s).
  - b. **Parking spaces required per city of Woodinville code:** 1 parking space is allotted per 300 square feet of office space and .9 parking spots per 1,000 square feet. The building has 1,102 sf. ft. of office space and 2,149 sq. ft. of warehouse space. Therefore, there are approximately 6 parking spaces required for our business. The minimum number of parking spots for Riverfront Business Park is 213 total. There are currently 279 shared parking spots, providing sufficient capacity for our operations.
  - c. There are approximately **273 standard** and **6 handicap** parking spaces on the site.
  
2. **Project Narrative:** Provide narrative for proposal which includes (a) explanation of your business and (b) how many clients you serve, (c) will these clients overlap, (d) how many employees you anticipate and (e) anticipated hours of operation.
  - a. **Business Summary Explanation:** Homegrown Trailers produces sustainable, handcrafted travel trailers for sale and rental. We are unlike any trailer company in the world, fusing a global desire for compact, environmentally-conscious, and healthy living spaces for all types of people, including those who haven't traveled in RVs before. We are passionate about helping people connect to nature and find adventure in a responsible, comfortable, and tasteful way.
    - i. **Sales:** Trailers are expected to be ready to be sold beginning in September 2016. We have already started the necessary legal proceedings to go through this process effectively and properly.
    - ii. **Rentals:** We are expecting to begin renting our travel trailers in late Spring 2016. We plan to rent them throughout the year.
  - b. **Amount of Clients:** We anticipate 270 rental weeks to be booked this year, which would total 210 customers who pick up rental units throughout the year. We also plan to sell 15 trailers, which would increase the total number of customers to 225.
  - c. **Client Overlap:** Clients may overlap during our "showroom hours" which are 10am – 5pm. Since our customers are not expected to make appointments, a maximum of 30 minutes of overlap is possible.

- d. **Anticipate Employees:** We currently anticipate 3 additional employees (aside from the two cofounders). These three positions would be the Business Operations Manager, the Manager of Production, and the Sales and Rental Coordinator.
- e. **Anticipated Hours of Operation:** Our hours of operation allow for customers to visit our facility and pick up or drop off their rented trailers from 10am – 5pm.