A. Retail Sales and Service Uses within Industrial Zone.

For a conditional use permit for a retail sales and service use in an industrial zone, the following additional criteria apply:

1. The use shall serve primarily other businesses and the use will contribute to the enhancement of the industrial character of the area and further the purpose of the industrial zone.

The proposed use is for retail as an Agricultural and Outdoor Retail Center. The immediate vicinity includes a Wal-Mart and other commercial services and a cinema theatre to serve the workers and residents of the Airway Heights/Spokane area.

The applicant owns the adjacent 48.22 acres, all of which is vacant at this time. The approval of this CUP and the proposed 106,307 sf retail building together with approximately 141,692 sf of outdoor display does not impact any industrial character, since it is currently non-existent.

These proposed uses compliment and serve the established uses of the area and enhance the serviced to near-by employees and residents of this vicinity with more options in-lieu-of traveling away from the area for such services.

The approval of this use, will provide convenient and complimentary services to future industrial employees working near-by without adversely impacting their future industrial working environment.