

Hello Bradley,

Here is our response to the comments submitted on our SEPA checklist: SE-24-00020

## **Background**

The property is located adjacent to the east side of the Exit 70 interchange, along I-90, with frontage along W Sparks Road. It is zoned General Commercial inside of a Local Area of More Intense Rural Development (LAMIRD) overlay zone.

The proposal of this SEPA is to clear the parcel of scrub brush and trees, with the exception of a twenty-foot-wide buffer zone around the perimeter. And to construct an access road to support two prospective future subdivided lots, but nothing more.

The LAMIRD zoning specifies three code conditions that essentially restrict any development. They are:

- 1) Limiting the overall square footage of a use to 30,000 SF.
- 2) Limiting impervious area for parcels larger than one acre to one-third of the total lot size, and
- 3) Limiting general retail of enclosed building areas to 4,000 SF.

- 1) For our proposal there is no "use".
- 2) Approximately 0.26 acres will be covered in crushed rock for the access road. This represents less than 2/100 of the lot that will be impervious after the proposal is completed.
- 3) There is no retail or any other business activity proposed.

Furthermore, this land is not virgin wilderness. It has previously been fully logged. Has been used as a dump site for concrete rubble. Has been altered with roads and trails, and is only a few hundred feet from an Interstate Highway.

## **Conclusion**

Our proposal is completely within the zoning criteria for this location.

The majority of the comments submitted are unrelated to our plan. We respectfully request that the CDS evaluate only pertinent comments.

Thank you,