



Applicant Statement

10/3/20

Halus Power Systems has operated its mid-sized wind turbine remanufacturing business at the subject property since purchasing it in 2010. We would like to add a second non-related business to the current manufacturing use. This second business will be offering public storage and vehicle parking of large self-contained items that can be stored outdoors such as recreational vehicles (RV's), travel trailers, boats, and moving pods/containers. Due to a dearth of large yard space in the area, we view the large unit parking and storage market as being underserved. We expect this lack of locally available multi-acre industrial yard and our large yard to be synergistic.

Our site was built by Frito Lay in the mid 80's for warehouse and distribution of snack foods. The site was developed with about 100 large parking spaces for snack food distribution trucks used by Frito Lay. As we are a small specialty manufacturing business with low volume of large items (wind turbines) and no large volume local distribution, we only need a few parking spaces for our staff and company vehicles and a portion of the yard for storage of our inventory and equipment. The site is approximately 4.7 acres and we are underutilizing it. With some of the unused yard we would like to offer monthly rental of space for public storage and vehicle parking, especially of large items such as campers and boats that due to their large size cannot fit in a typical self storage facility or parking lot.

Our wind turbine business will continue to use the unpaved yard portion of the property (approx. 2.3 acres), and the warehouse/office, as we have been doing since moving to the site in 2010. Our main wind turbine business will be largely unaffected by this new parking/storage business. Our business hours for the wind turbine business are Monday to Friday 8:30am-4:30pm. These operating hours would be the same for the storage business. Tenants would be able to access their property during these hours. Additional parking spaces in front of our office will be set aside for parking/storage tenants or related inquires. Our existing office staff will answer any inquiries, accept payments, prepare storage agreements, etc., during our operating hours. As well, the men's and women's restrooms in our office will be available for tenant use.

While most tenants are expected to pay monthly parking fees using various online payment services such as Paypal, they may also pay in person anytime during office hours. Many tenants are expected to complete their storage agreement paperwork by email but it could also be completed in person in our office anytime during our hours of operation. Our warehouse is separated from the office by a wall and two doors, and has its own entrances, so there will be no reason or permission for tenants to access the warehouse where the wind turbine operations are undertaken.

In addition to my current office staff (and I) being available to operate the self storage business, if needed 1-2 office administrators will be added to assist with the storage business requirements.

Tenant property that leaks fluids, or otherwise contaminates or pollutes the yard, is inoperable, in a state of disrepair or excessively disheveled, or is unregistered, will not be accepted to be stored. Vehicles missing hoods or that are wrecked will not be permitted on the property. Vehicles placed on the site are



subject to National Flood Insurance Program regulation. We will have adequate drip pans available and will perform frequent inspections to ensure that vehicles are not leaking onto the pavement. No vehicle washing or sewage disposal will be offered. The storm drains will be labeled to remind tenants that dumping is not allowed. We understand that we are ultimately responsible for compliance with all storm water regulations.

As most self storage tenants are expected to access their property a few times per year, vehicular traffic generation is considered negligible, especially when compared with the typical use for IG property in this area, which is warehouse and distribution. As well, the Halus site is flag shaped and surrounded on all sides by other commercial property/commercial yard space. With the exception of one of our commercial neighbors to the southeast that has partial views of our yard through our shared fence, I don't believe anyone else can see our parking lot as it is surrounded on the 3 other sides by our building/unpaved yard. As well, there are trees and bushes on Grant Ave the block visibility down our driveway. Therefore I don't foresee any negative impacts for anyone for this additional operation.

Best Regards,

Louis Rigaud, General Manager

Halus Power Systems