

MHC STAFF REPORT SUMMARY: 01/10/24

Pursuant to SMC 25.24.070, the commission shall consider whether each application for a Certificate of Approval is consistent with commission guidelines adopted pursuant to SMC 25.24.040, and the commission may approve the application, disapprove it, or approve it with conditions.

011024.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

011024.11 Honest Biscuits
1901 Western Ave Suite E, MarketFront Building
Christopher Forczyk, Prospective Business Owner

Proposal for change of ownership only of existing business, to Tilt LLC owned by Christopher Forczyk (50%) and Marianne Ide (50%).

Additional information:

- Business was originally established in the Economy Atrium in 2015.
- Business was approved to move to the MarketFront, moved in 2017.
- Zone 3, at street level, all uses permitted.
- Previous Use: Food (c), (e)
- Proposed Use: Food (c), (e) – no change.
- Size: 766 sf
- Proposed ownership structure: LLC
- No other related business ownership reported by either owner.
- Christopher Forczyk to be onsite regularly for day to day operations.
- Hours: 7:00 am – 3:00 pm, seven days per week.

Exhibits:

- Site plan
- LLC documentation
- Original approval establishing the nature of the business (MHC 20/15)

Relevant Guidelines:

- 2.1 General Principles for Use in the Market
- 2.6 Styles and Methods of Business Operations
- 2.8 Existing Uses and Businesses
- 2.10 Changes to Business Structure or Ownership

URC recommendation: To be determined January 3.