



DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

129 North Second Street, 2<sup>nd</sup> Floor, Yakima, WA 98901

ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning

**NOTICE OF APPLICATION AND PUBLIC HEARING**

**DATE:** February 1, 2019  
**TO:** Applicant and Adjoining Property Owners  
**FROM:** Joan Davenport, AICP, Community Development Director  
**APPLICANT:** U-Pull-It Auto Parts c/o Mark Forcum (802 S Oregon Ave, Pasco, WA 99301)  
**FILE NUMBER:** CL3#001-19  
**LOCATION:** 14 ½ E. Washington Ave.  
**TAX PARCEL NUMBER(S):** 191331-41003  
**DATE OF APPLICATION:** January 18, 2019  
**DATE OF COMPLETENESS:** January 25, 2019

**PROJECT DESCRIPTION:** Proposed expansion of an existing automotive wrecking and dismantling yard (to an adjacent parcel) located in the M-1 zoning district. The project includes construction of a 4,800 square foot pre-engineered metal building, 29 paved parking spaces, and site improvements.

**DETERMINATION OF CONSISTENCY:** Pursuant to YMC § 16.06.020(A), the project considerations are determined to be consistent with applicable development regulations, as follows:

1. The type of land use: Wrecking and Dismantling Yard is a Class (3) permitted use in the M-1 zoning district.
2. Infrastructure and public facilities: The subject property is able to be served by public streets, water, garbage collection, etc.
3. Characteristics of development: The proposal shall adhere to all Title 12 and Title 15 development standards.

Pursuant to YMC § 16.06.020(B), the development regulations and comprehensive plan considerations are found to be consistent, as follows:

1. The type of land use: Wrecking and Dismantling Yard is a Class (3) permitted use in the M-1 zoning district.
2. Availability and adequacy of infrastructure and public utilities: The subject property is able to be served by public facilities.

**REQUEST FOR WRITTEN COMMENT AND NOTICE OF PUBLIC HEARING:** Your views on this proposal are welcome. All written comments received by 5:00 p.m. on **February 21, 2019**, will be considered prior to issuing the recommendation. This request requires that the Hearing Examiner hold an open record public hearing, which is scheduled for **March 14, 2019 at 9:00 a.m.**, in the City of Yakima Council Chambers, City Hall, 129 N. 2nd St., Yakima, WA. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony. Please reference file numbers (CL3#001-19) and applicant's name (U-Pull-It Auto Parts) in any correspondence you submit. You can mail your comments to:

**Joan Davenport, AICP, Community Development Director**  
**City of Yakima, Department of Community Development**  
**129 N. 2nd St.; Yakima, WA 98901**

**NOTICE OF DECISION:** Following the public hearing, the Hearing Examiner will issue his decision within ten (10) business days. When available, a copy of the decision will be mailed to parties of record and entities who were provided this notice. The file containing the complete application is available for public review at the City of Yakima Planning Division, 2nd Floor—City Hall, 129 N. 2nd St., Yakima, WA.

If you have questions regarding this proposal, please call Eric Crowell, Associate Planner, at (509) 576-6736, or e-mail to eric.crowell@yakimawa.gov.

**Enclosed:** Narratives, Project Descriptions, Site Plan, and Vicinity Map





## DEPARTAMENTO DE DESARROLLO COMUNITARIO

Joan Davenport, AICP, Directora

### Division de Planificación

Joseph Calhoun, Gerente

129 Norte Calle 2ª, 2º Piso, Yakima, WA 98901

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### AVISO DE APLICACIÓN Y AUDIENCIA PÚBLICA

El Departamento de Desarrollo Comunitario de la Ciudad de Yakima ha recibido una aplicación por parte de un propietario/solicitante y este es un aviso sobre esa solicitud. Información sobre la ubicación de la propiedad en cuestión y la solicitud es la siguiente:

**FECHA OTORGADA:** 1 de febrero, 2019  
**PARA:** Solicitante y Propietarios Adyacentes  
**DE:** Joan Davenport, AICP, Directora de Desarrollo Comunitario  
**SOLICITANTE:** U-Pull-It Auto Parts c/o Mark Forcum (802 S Oregon Ave, Pasco, WA 99301)  
**No. DE ARCHIVO:** CL3#001-19  
**UBICACIÓN:** 14 ½ E. Washington Ave.  
**No. DE PARCELA(S):** 191331-41003  
**FECHA DE APLICACIÓN:** 18 de enero, 2019  
**FECHA DE APLICACIÓN COMPLETA:** 25 de enero, 2019

**DESCRIPCIÓN DEL PROYECTO:** El solicitante propone expandir un negocio de desmantelamiento automotriz y demolición de vehículos (yonke) existente (junto a una parcela) ubicado en la zona industrial M-1. El proyecto incluye la construcción de un edificio de metal pre-diseñado de 4,800 pies cuadrados, 29 espacios de estacionamiento pavimentado, y mejoramientos al sitio.

**DETERMINACIÓN DE LA CONSISTENCIA** Conforme al Código Municipal YMC §16.06.020(A), las consideraciones del proyecto se determinan consistentes con las siguientes normas aplicables:

1. El tipo de uso terrenal: Desmantelamiento automotriz (yonke) es un uso permitido como Clase 3 en la zona industrial M-1.
2. Infraestructura e instalaciones públicas: La propiedad puede ser servida por calles públicas, agua, drenaje, recolección de basura, etc.
3. Características del desarrollo: La propuesta se adherirá a todas las normas de desarrollo del título 12 y del título 15.

Conforme al Código Municipal YMC §16.06.020(B), los reglamentos de desarrollo y las consideraciones del plan comprensivo son coherentes, de la siguiente manera:

1. El tipo del uso terrenal: Desmantelamiento automotriz (yonke) es un uso permitido como Clase 3 en la zona industrial M-1.
2. Disponibilidad y adecuación de infraestructura y servicios públicos: La propiedad puede ser servida por instalaciones públicas.

**SOLICITUD DE COMENTARIOS ESCRITOS Y AVISO DE AUDIENCIA PÚBLICA:** Sus opiniones sobre esta propuesta son bienvenidas. Todos los comentarios recibidos por escrito antes de las 5:00 p.m. el **21 de febrero, 2019** serán considerados antes de emitir la recomendación sobre esta solicitud. Esta propuesta requiere una audiencia pública con registro abierto con el Examinador de Audiencias. Por lo tanto, una audiencia pública se llevará a cabo el **14 de marzo, 2019** comenzando a las 9:00 a.m. en el Ayuntamiento de la Ciudad de Yakima ubicado en el 129 N 2nd Street, Yakima, WA. Se le invita a cualquier persona que desee expresar sus opiniones sobre este caso a asistir a la audiencia pública o a presentar comentarios por escrito. Por favor de hacer referencia al número de archivo (CL3#001-19) o al nombre del solicitante (U-Pull-It Auto Parts) en cualquier correspondencia que envíe. Por favor de enviar sus comentarios sobre esta propuesta a:

**Joan Davenport, AICP, Community Development Director**  
**City of Yakima, Department of Community Development**  
**129 N. 2nd St., Yakima, WA 98901**

**AVISO DE LA DECISIÓN FINAL:** Después de la audiencia pública, el Examinador de Audiencias emitirá una decisión dentro de diez (10) días hábiles. Cuando la decisión final sea emitida, una copia será enviada a las personas que mandaron comentarios o que recibieron este aviso. El archivo que contiene la aplicación completa está disponible para inspección pública en la Oficina de Planificación de la Ciudad de Yakima en el 129 al Norte la Calle 2da, Yakima, WA.

Si tiene cualquier pregunta sobre esta propuesta, puede contactar a la Oficina de Planificación al (509) 575-6183 o por correo electrónico al: [ask.planning@yakimawa.gov](mailto:ask.planning@yakimawa.gov)

**Adjuntos:** Narrativo, Descripción del Proyecto, Plan de Sitio, Mapa



Supplemental Application For:

# TYPE (3) REVIEW

YAKIMA URBAN AREA ZONING ORDINANCE, YMC CHAPTER 15.15

### PART II - LAND USE DESIGNATION

1. PROPOSED LAND USE TYPE: (As listed on YMC § 15.04.030 Table 4-1 Permitted Uses)

*WRECKING AND DISMANTLING YARD*

### PART III - ATTACHMENTS INFORMATION

2. SITE PLAN REQUIRED: (Please use the City of Yakima Site Plan Checklist, attached)

3. TRAFFIC CONCURRENCY: (if required, see YMC Ch. 12.08, Traffic Capacity Test)

4. ENVIRONMENTAL CHECKLIST: (if required by the Washington State Environmental Policy Act)

### PART IV - WRITTEN NARRATIVE: Please submit a written response to the following questions.

**Use a separate sheet of paper, if necessary.**

A. Fully describe the proposed development, including number of dwelling units and parking spaces. If the proposal is for a business, describe hours of operation, days per week and all other relevant information related the business.

B. How is the proposal compatible to neighboring properties?

C. What mitigation measures are proposed to promote compatibility?

D. How is your proposal consistent with current zoning of your property?

E. How is your proposal consistent with uses and zoning of neighboring properties?

F. How is your proposal in the best interest of the community?

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**JAN 18 2019**

**CITY OF YAKIMA  
PLANNING DIV.**

**Note:** if you have any questions about this process, please contact us City of Yakima, Planning Division – 129 N. 2nd St., Yakima, WA or 509-575-6183

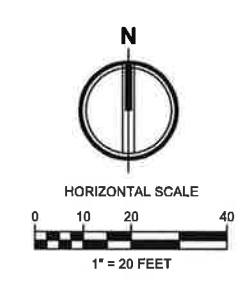
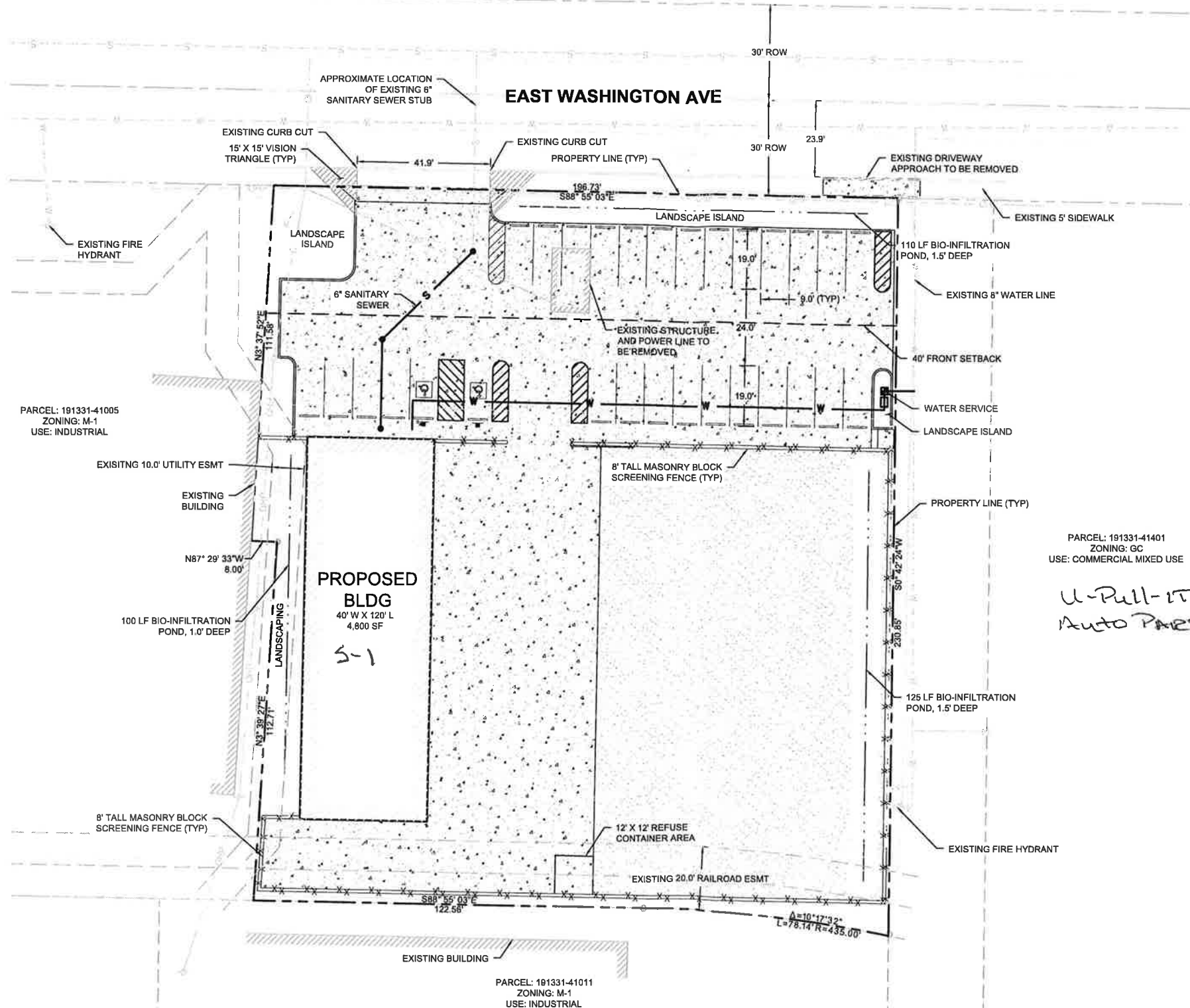
City of Yakima Type 3 Review part IV

- A. This project will consist of one 4800 square foot pre-engineered steel building with a concrete paved 29 space parking lot. Landscaping will enhance the frontage as well as a decorative 8' wall to surround the site. This facility will be open 7 days a week from 8am to 7pm. This project will serve as the intake facility for U-Pull-It Auto Parts to process the incoming vehicles. This facility will have 4 above ground lifts so the mechanics can test and remove the good engines and transmissions for resale. They will also perform the best management practices for every vehicle that enters the site. This process is completed in a closed loop environment with all of the items recycled for future use.
- B. The surrounding neighbors are industrial uses and the existing U-Pull-It Auto Parts facility.
- C. The existing use is open vehicle storage on an undeveloped lot. This proposed project will improve the aesthetics by constructing a new concrete parking lot, landscaping and a decorative block wall to screen the storage of the incoming cars from view.
- D. The proposed use is allowed in M1 as a type 3 review.
- E. This use is consistent with the existing Steel Manufacturing, Auto Recycling and Fuel Distribution businesses already in existence today.
- F. U-Pull-It Auto Parts serves a vital role in supplying quality late model used auto parts to local mechanics, car dealerships and the do-it -yourself retail public at affordable prices. We are open 7 days a week to provide convenient hours to our customers. We have 12 Full time employees providing quality jobs, this project will increase employment by 2-3 people.

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**JAN 18 2019**

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PLANNING DIV.**



**CLIENT**  
 UPI PROPERTY II, LLC  
 802 S. OREGON AVE  
 PASCO, WA 99301  
 PH: 509.531.4143  
 CONTACT: MARK FORCUM

**OWNER**  
 STEVE PAULLIN  
 17200 COTTONWOOD CANYON RD  
 YAKIMA, WA 98908  
 PH: 509.865.3395

**CIVIL ENGINEER**  
 AHBL INC.  
 827 WEST FIRST AVENUE, SUITE 220  
 SPOKANE, WA 99201-0518  
 PH: 509.252.5019  
 CONTACT: ERICK FITZPATRICK, PE

**SURVEYOR**  
 AHBL INC.  
 5804 ROAD 90, SUITE H  
 PASCO, WA 99301  
 PH: 509.380.5883  
 CONTACT: JOHN BECKER, PLS

**SITE ADDRESS**  
 EAST WASHINGTON AVE  
 YAKIMA, WA 98903

**ZONING**  
 M-1 (LIGHT INDUSTRIAL)

**PARCEL NO.**  
 PARCEL: 191331-41003

**SET BACKS**

FRONT: 40'  
 SIDE: 0'  
 REAR: 0'  
 PER YMC 15.05 TABLE 5-1

**LOT COVERAGE**

MAXIMUM ALLOWED (M-1)	100%
LOT AREA (SF)	44,690
BUILDING AREA (SF)	4,800
IMPERVIOUS SURFACING (SF)	35,005
LANDSCAPE AREA (SF)	3,900
UNDISTURBED AREA (SF)	985
PROPOSED LOT COVERAGE	89%

**PARKING TABLE**

BUILDING AREA (SF)	4,800
PARKING DENSITY	1 SPACE PER 500 SF BLDG AREA
REQUIRED PARKING	10 SPACES
PROVIDED PARKING	29 SPACES
ADA PARKING	2 STALLS

**SURFACING LEGEND**

	CONCRETE SIDEWALK
	HD CONCRETE
	GRAVEL

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PARCEL: 191331-41401  
 ZONING: GC  
 USE: COMMERCIAL MIXED USE

*U-Pull-It  
 Auto Parts*

5804 Road 90,  
 Suite H,  
 Pasco, WA 99301  
 509.380.5883 TEL  
 509.380.5885 FAX

<b>U-PULL-IT PARTS - YAKIMA</b>	JOB NO. 2190018.10
	DATE: 1/17/2019
<b>DETAILED SITE PLAN</b>	
<b>EX-1</b>	

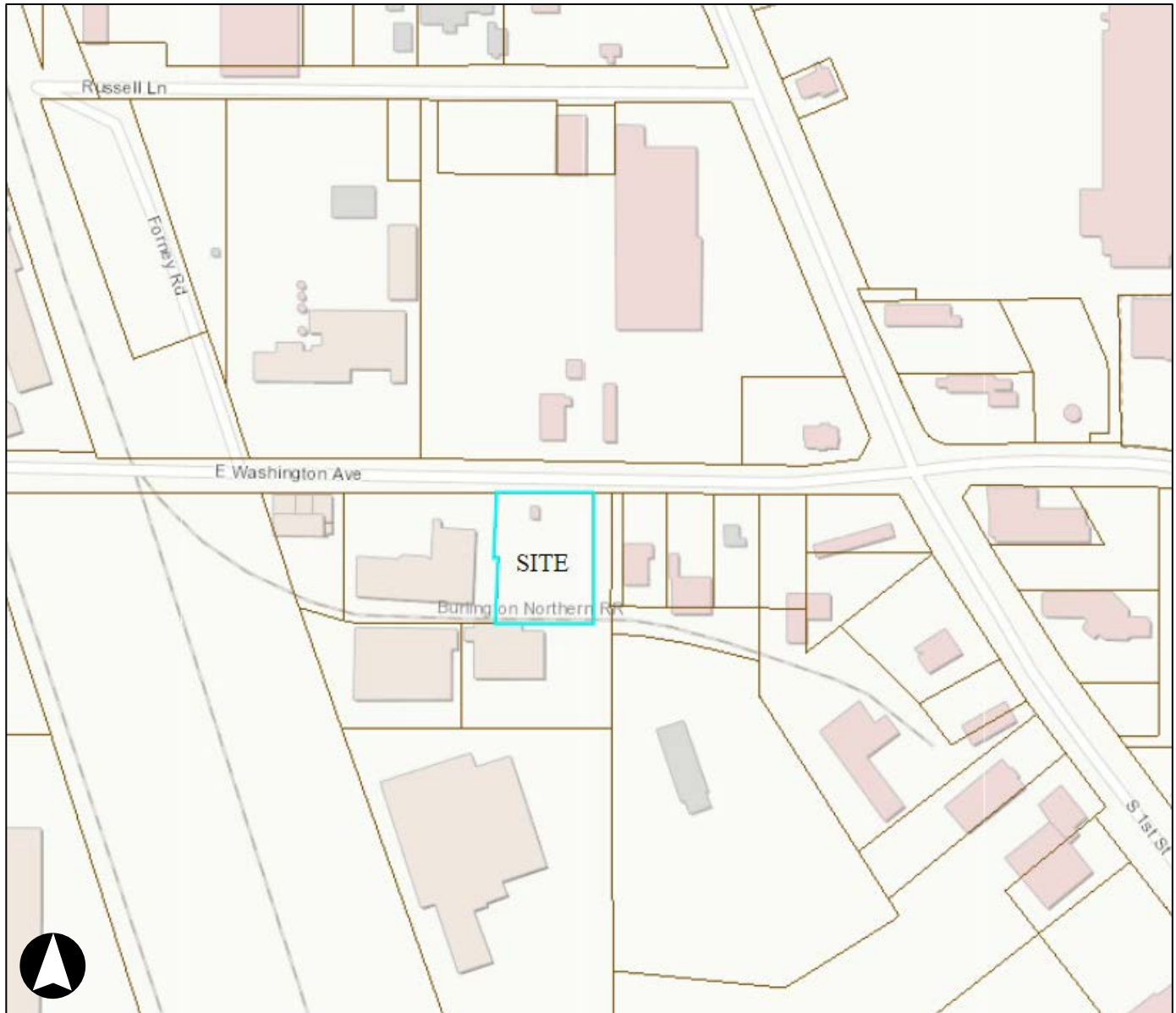
# VICINITY MAP



**File Number:** CL3#001-19

**Project Name:** U-PULL-IT AUTO PARTS / STEVE PAULLIN

**Site Address:** 14 ½ E Washington Ave



**Proposal:** Proposed expansion of an existing automotive wrecking and dismantling yard to an adjacent parcel located in the M-1 zoning district. The project includes construction of a 4,800 sq ft pre-engineered metal building, 29 paved parking spaces, and site improvements.

Contact the City of Yakima Planning Division at (509) 575-6183

Map Disclaimer: Information shown on this map is for planning and illustration purposes only. The City of Yakima assumes no liability for any errors, omissions, or inaccuracies in the information provided or for any action taken, or action not taken by the user in reliance upon any maps or information provided herein.

Date Created: 1/22/2019

