



DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

129 North Second Street, 2nd Floor, Yakima, WA 98901

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

NOTICE OF APPLICATION AND PUBLIC HEARING

DATE: July 2, 2021
TO: Applicant and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
APPLICANT: Julio Arreola
FILE NUMBER: NCF#001-21
LOCATION: Proximity of Riverside St and Chalmers St
TAX PARCEL NUMBER(S): 191320-24404, -24405, -24439, -24444
DATE OF APPLICATION: April 30, 2021
DATE OF COMPLETENESS: June 24, 2021

PROJECT DESCRIPTION Expansion of a non-conforming use for loading and unloading vehicles at an existing automotive recycling yard in the GC zoning district.

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: Expansion of an automotive wrecking and dismantling yard
2. Level of Development: 1.76 acre expansion for loading and unloading of vehicles
3. Infrastructure and public facilities: The subject property is able to be served by public streets, water, garbage collection, etc.
4. 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: Expansion for loading and unloading vehicles
2. Density of Development: N/A
3. 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 August 2, 2021, 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 August 12, 2021 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 (NCF#001-21) and applicant's name (Julio Arreola) 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, City Hall – 2nd Floor, 129 N. 2nd St., Yakima, WA. If you have questions regarding this proposal, please call Colleda Monick, Community Development Specialist, at (509) 576-6772, or e-mail to colleda.monick@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: 2 de julio, 2021
PARA: Solicitante y Propietarios Adyacentes
DE: Joan Davenport, AICP, Directora de Desarrollo Comunitario
SOLICITANTE: Julio Arreola
No. DE ARCHIVO: NCF#001-21
UBICACIÓN: Riverside St and Chalmers St
No. DE PARCELA(S): 191320-24404, -24405, -24439, -24444
FECHA DE APLICACIÓN: 30 de abril, 2021
FECHA DE APLICACIÓN COMPLETA: 24 de junio, 2021

DESCRIPCIÓN DEL PROYECTO: Expansión de un uso no conforme para cargar y descargar vehículos en un sitio de reciclaje automotriz ubicado en la zona comercial GC.

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: Expansión de demolición y desmantelamiento de automóviles
2. Nivel de desarrollo: Expansión de 1.76 acres para cargar y descargar vehículos.
3. Infraestructura e instalaciones públicas: La propiedad en cuestión puede ser servido por calles públicas, agua, drenaje, recolección de basura, etc.
4. Características del desarrollo: La propuesta se adherirá a las normas de desarrollo del Título 12 y 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: Expansión para cargar y descargar vehículos.
2. Densidad del desarrollo: N/A
3. 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 **2 de agosto, 2021** 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 llevara a cabo el **jueves 12 de agosto, 2021 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 (NCF#001-21) o al nombre del solicitante (Julio Arreola) en cualquier correspondencia que envié. 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/RECOMENDACIÓN FINAL: Después de la audiencia pública, el Examinador de Audiencias emitirá su 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

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



**Supplemental Application For:
CHANGE OR EXPANSION OF A
NONCONFORMING USE OR STRUCTURE
YAKIMA URBAN AREA ZONING ORDINANCE, CHAPTER 15.19**

PART II - APPLICATION INFORMATION

1. TYPE OF PROPOSED ACTION: (✓check at least one)

Change from one nonconforming use to another nonconforming use

Proposed Use: LOADING AND UNLOADING ZONE, STORAGE OF VEHICLES

Expansion of a nonconforming use

Nonconforming use being expanded: _____

Expansion of a nonconforming structure

How is the structure nonconforming: _____

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2. SIZE OR INCREASE OF EXPANSION:

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3. EXISTING USE: (Must Be Taken From YMC Ch. 15.04, Table 4-1)

Please Select One:

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COMMUNITY DEVELOPMENT

4. WILL THE PROPOSED CHANGE:

- Yes No Increase residential density?
- Yes No Increase the amount of required parking by more than 10% or 20 spaces?
- Yes No Increase/decrease use/structure by more than 50% (includes previous modifications) of the existing use or structure?
- Yes No Change or modify any special condition previously imposed under Class (1), (2), or (3) Review?
- Yes No Increase the height of any structure?
- Yes No Adversely reduce the amount of existing landscaping or the amount or location of required landscaping?
- Yes No Add a drive-thru or include hazardous materials?
- Yes No Expand an existing non-conforming use (except provided for in YMC § 15.19.080) or render a structure non-conforming?
- Yes No Increase the degree of nonconformity of the structure?
- Yes No Comply with all other development standards of the district in which it is located?
- Yes No Create or materially increase any adverse impacts or undesirable effects?

5. IS THE NEW USE OR CHANGE IN USE PROPOSED

- Yes No A nonconforming structure occupied by a Class (1) or Class (2) use or a single-family dwelling or duplex?
- Yes No A Class (1) or (2) use in that particular district?
- Yes No Similar in character and hours to the operation and the use approved or existing?

April 28, 2021



FILE NUMBER : PRE#032-20
APPLICANT: JULIO ARREOLA
APPLICANT ADDRESS: 715 N 28 ST YAKIMA, WA 98901
TAX PARCEL NO: 191320-24444, -24404, -24405, and -24439

SUBJECT: WRITTEN NARRATIVE EXPLANATION

My name is Julio Arreola, and I am the owner and operator of an automotive recycling yard located at 300 Chalmers st. in Yakima, WA. Which I have owned and operated since 2006. Although this yard has been in business since 1960 under other owners, the times have changed. Due to a growth of population and traffic increase our operation faces challenges to conduct a safe operation for our employees, customers and community.

One of the biggest challenges is to continue with our operation under a safe environment for everyone in the community. Since 2006 we have been loading and unloading vehicles on the street (Chalmers st) which not only affects traffic but also endangers safety of the passenger driving by, pedestrians, and employees. Unfortunately, the size and location of our yard does not allow us to unload and load inside our yard. However, since I also own the parcels mentioned above in my subject line- my proposition is to be able to use this land as a loading and unloading zone as well as storage area for coming vehicles.

This would allow me to conduct our operation inside the land parcels listed in the subject line without affecting anyone driving through chalmers street. I have also been doing a lot of improvements in proposed parcels mentioned in the subject line. The houses that were before

have been demolished, land has been cleaned, leveled and filled with gravel. Fences are almost done. I hope this proposal will soon be approved by the city.

For further questions or updates, here's my email julio@ar1auto.com

Thank you
Julio Areola

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A handwritten signature in black ink, appearing to be 'Julio', written over a horizontal line.

3 . WRITTEN NARRATIVE

- A. This business yard has been here for more than 60 years. Even though the current zone is not allowed for wrecking yards we are operating under a grandfathering clause. Due to a population growth and traffic increase our operation faces challenges to conduct a safe operation for our employees, customers and the community. Our proposal will benefit the community because we will conduct our recycling operation to unload and load vehicles inside the property proposed and no longer affect traffic on Chalmers street.
- B. The expansion will benefit the public safety keeping our operation inside the proposed property.
- C. Proposal will not affect the value of properties since we have been doing business for a long time. And, the flow of traffic will be smoother for residents nearby.
- D. The use has been allowed for more than 60 years
- E. The only reason for our proposal is to conduct a safe operation without affecting the public. The denial of this request will affect the safety of the community; traffic will continue to be on hold when loading and unloading of vehicles is a must to conduct a full service recycling yard operation.

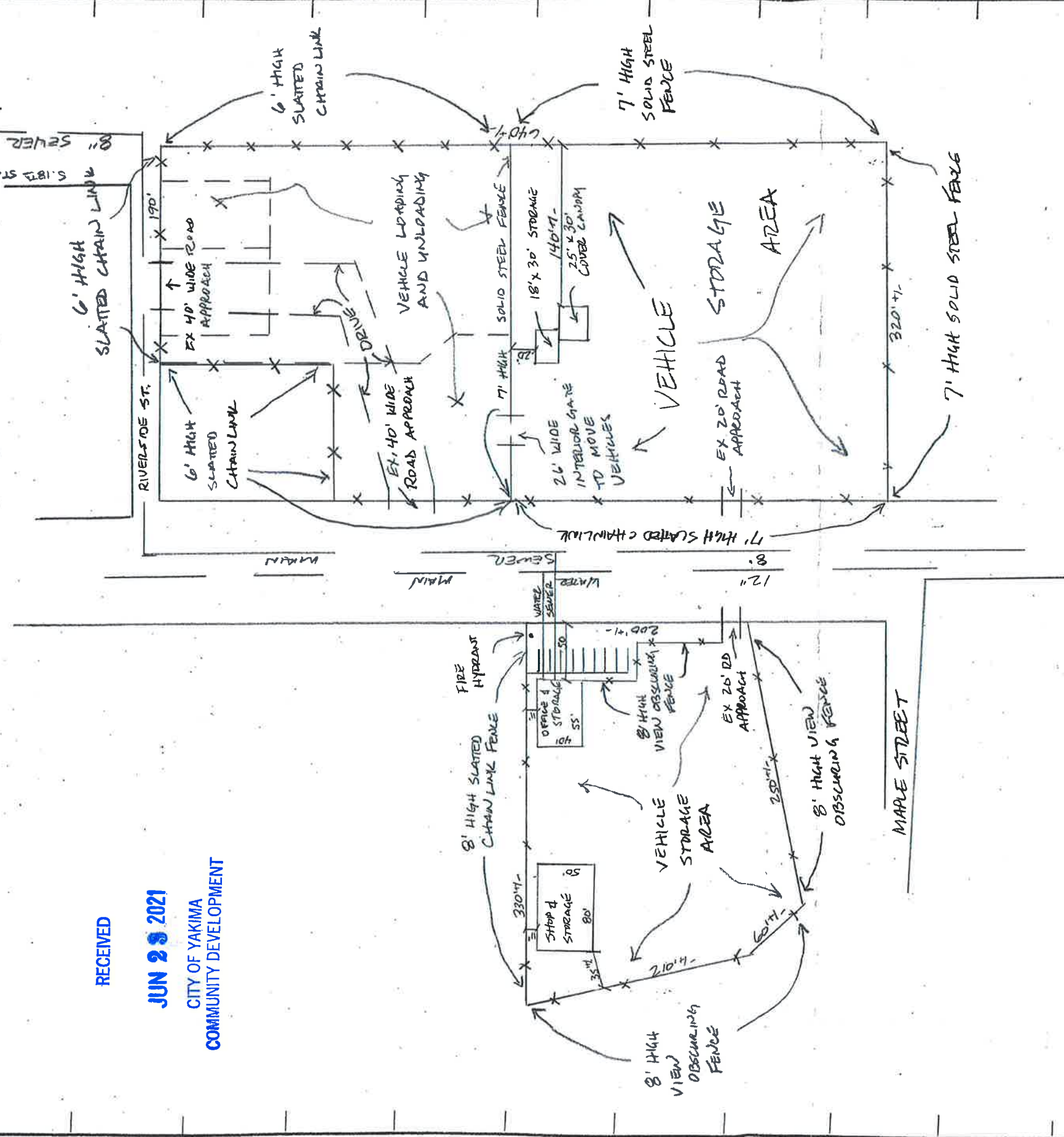
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MAY 21 2021
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PLANNING DIV.



**REQUIRED ATTACHMENT:
SITE PLAN**

Note: Producing the site plan from this template is preferred, however, the template can be substituted for your own medium. (computer aided is acceptable.)

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LOT COVERAGE CALCULATION

a) Footprint(s) of Existing Structure(s)	7490	SQ FT
b) Building Addition/New Structure(s) Footprint(s)	0	SQ FT
c) Paved Area(s) (Driveways, Walkways, patios, etc.) Total	0	SQ FT
d) Proposed Paved Area(s)	7490	SQ FT
e) Total Impervious Surface (a+b+c+d = e)	242163	SQ FT
f) Lot Size	3	%
g) Lot Coverage (e/f x 100 = g)		

MAP SCALE: (Please use the given scale, however, in some circumstances a different scale may work better.)
 CHECK ONE
 Preferred Scale: 1 inch on the map = 20 feet on the ground
 Custom Scale: 1 inch = 100
 * Template file marks are 1 inch apart

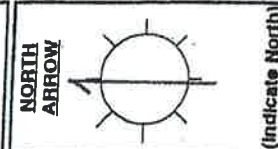
Produced by (print) BILL HORDAN
 Date: 6-18-21

PARKING CALCULATION (Reference Table 6-1 of the Urban Area Zoning Ordinance)

a) 9 space(s) required
 b) 9 space(s) provided

LOT INFORMATION
 Parcel #(s) 191320-24441 24433 24444 24439 24404 24405
 Site Address 303 CHAMBERS STREET
 Zoning GC
 Legal Description (brief) PORTIONS OF LOT 15 & 16 CHAMBERS GARDEN TRACT

BACKGROUND INFORMATION
 Applicant Name HORDAN PLANNING SERVICES
 Site Address _____
 Mailing Address 410 N. 2ND ST. YAKIMA, WA
 Contact Person BILL HORDAN Contact Phone: (509) 249-1919
 Applicant Signature SBM



Project Name: JULIO ARREOLA

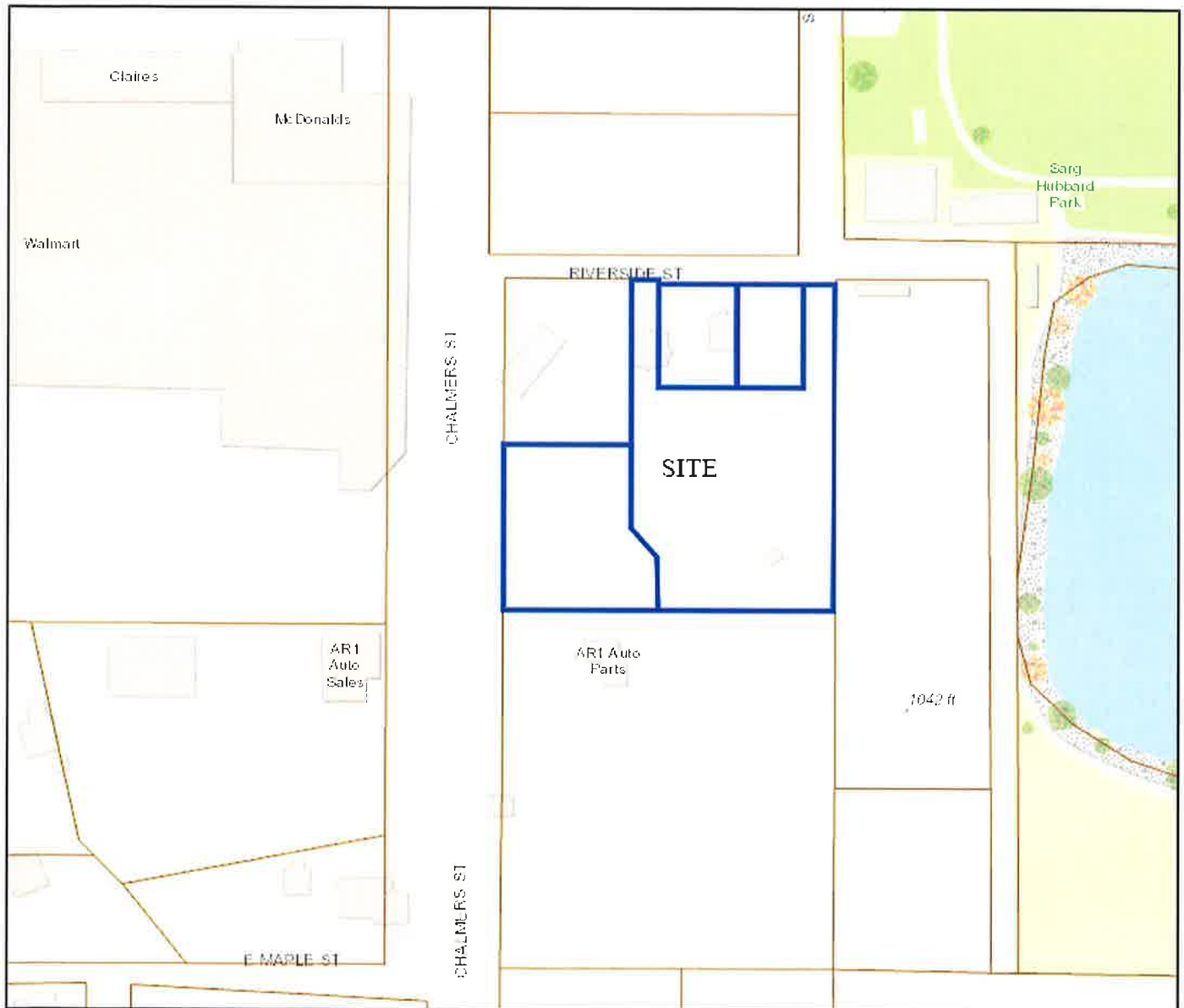
Site Address: 303 CHALMERS ST

File Number(s): NCF#001-21

Proposal: Expansion of a non-conforming use for loading and unloading vehicles at an existing automotive recycling yard in the GC zoning district.



VICINITY MAP



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: 4/30/2021

