

AGENDA

HEARING EXAMINER

DATE: Thursday, June 2, 2016

TIME: 9:30 A.M.

LOCATION: Yakima City Council Chambers

9:30 a.m. CUP16-002 - Luther Parker

The proposal is to establish a heavy construction equipment storage, maintenance, repair and contracting service business on a vacant parcel (191420-42005) of property within the Highway Tourist Commercial zoning district. The proposal includes constructing 100' x 150' building (15,000 square feet) with 10,000 square feet for administrative offices and 5,000 square feet for indoor equipment storage. An additional 100' x 100' repair and maintenance shop, 25' in height, is also proposed to be constructed. Approximately 1.75 acres of the parcel will be used for the outdoor storage of heavy equipment and other construction related equipment, which is proposed to be located south of the administrative office and shop. A portion of the subject parcel is proposed to be planted in alfalfa. The administrative office will be designed to accommodate up to 20 persons plus three employees that work in the shop for a total of 23 employees. Twenty-eight (28) hard-surfaced parking spaces are being provided to ensure adequate parking exists for employees and occasional visitors. The balance of the subject parcel (6 acres) will covered with gravel to control dust and weeds. The approximate west three (3) acres of the parcel is proposed to be planted in alfalfa along with other property under the same ownership. No signs are proposed at this time. Access is proposed on parcel #191420-31005 via SR 821. Domestic water is proposed to be provided via a new community well and sanitary disposal is proposed to be provided via an on-site septic system.

The facility will operate year-round. The hours of operation will be generally Monday-Friday, 7 am to 5 pm, with occasional activity occurring outside those hours on an emergency basis to repair equipment. The construction season generally runs from the first of April until the first of November.

Upon approval of this application, Scout Lake Construction plans to purchase the adjacent properties from the current owner: 191420-31005, 31006, 42002, 42003, 42005, 43005 and 43006.