



6651 6651 6651 6651

141st Ave NW

Bunker Lake Blvd

14161

6615

6590

6575

6575

6575

6575

14105

6640

6588

14080

14050

14021

14040

Azurite St NW

14047

14021

6451



6651 6651 6651 6651

6735

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PUD

14161

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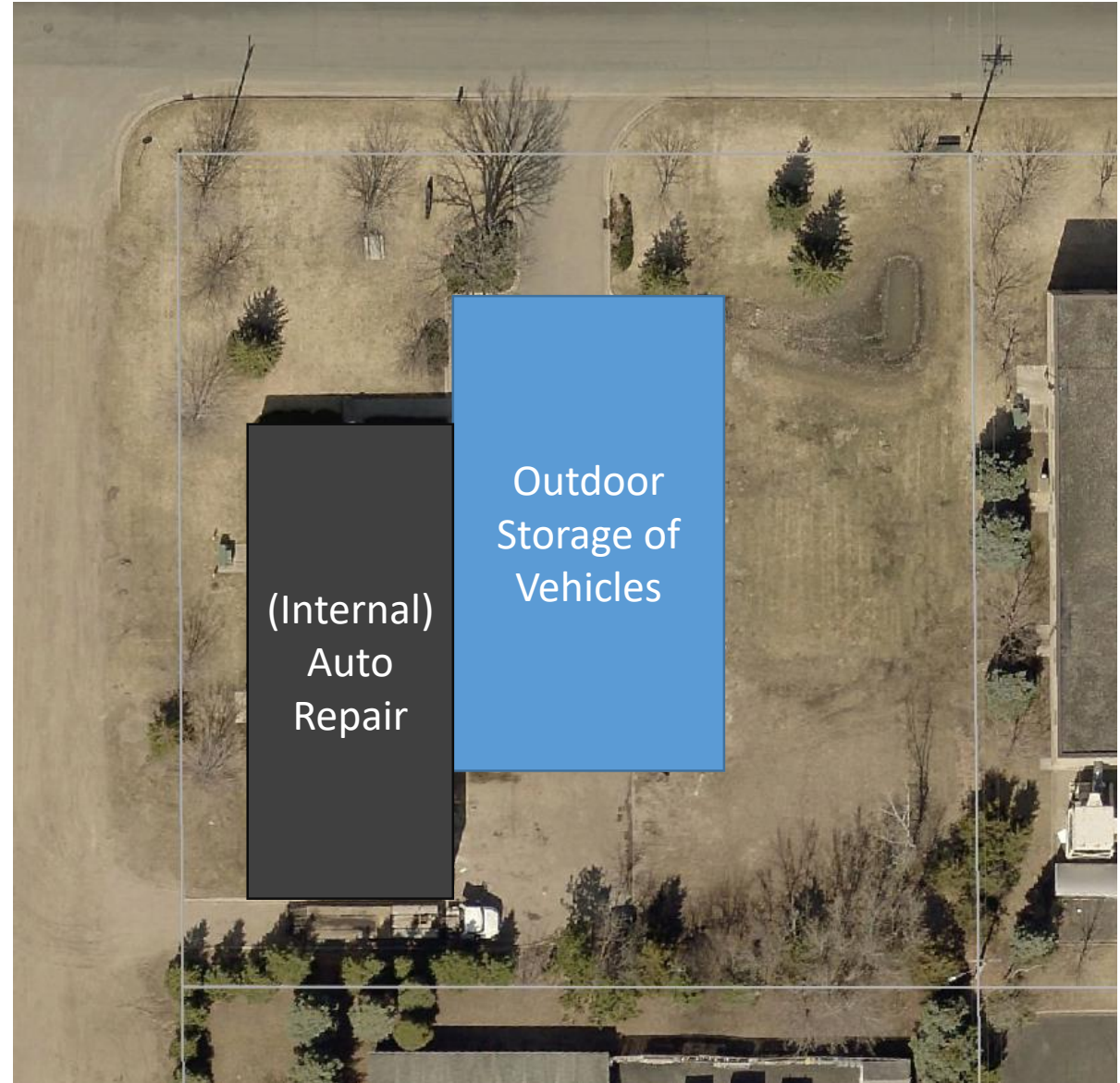
14021

14040

E-2 Employment District

E-1 Employment District

14021



Auto Repair

- Allowed in E-1 or E-2 if all inside (including cars to be repaired) in a multi-tenant building
 - Could issue a separate CUP to allow outdoor storage of vehicles

Policy Question

- Should Staff direct auto repair to the industrial districts and keep auto sales along Highway 10?

Comments:

- Economic Development and City initiative to improve Highway 10 corridor and reduce blight along Highway 10
- City has invested significant money in this area to clean up blighted industrial buildings, and auto repair without very specific conditions could turn into nuisance
- Auto detailing or oil changes likely OK along Highway 10, with body work in more industrial type district

Policy Question

- What conditions should be placed on auto repair in industrial districts?
 - Screening and fencing
 - Number of vehicles
 - No storage of outdoor items
 - Condition of vehicles?
 - Internal repairs only?

Policy Question

- Does this proposal meet the intent of the E-1 district?
- Would the Planning Commission be open to a CUP on this site for outdoor storage of cars to be repaired?