



CITY COUNCIL MEETING AGENDA

Tuesday – September 13, 2022 – 6:00 PM

Shawn O'Neill,
Mayor
soneill@cityofnapavine.com

Brian Watson,
Council Position No.1
bwatson@cityofnapavine.com

Vacant,
Council Position No.2
lstafford@cityofnapavine.com

Don Webster,
Council Position No.3
dwebster@cityofnapavine.com

Heather Stewart,
Council Position No.4
hstewart@cityofnapavine.com

Duane Crouse,
Council Position No.5
dcrouse@cityofnapavine.com

Staff Members

Rachelle Denham,
City Clerk

Michelle Whitten,
City Treasurer

Bryan Morris,
PW Director
Community Development

John Brockmueller,
Chief of Police

Honorable Judge Unzleman
Lacie DeWitt
Municipal Court

Jim Buzzard,
Legal Counsel

City of Napavine
407 Birch Ave SW
P O Box 810
Napavine, WA 98565
360-262-3547

City Website
www.cityofnapavine.com

- I. CALL TO ORDER
- I. INVOCATION
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. APPROVAL OF AGENDA – AS PRESENTED
- V. COUNCIL POSITION #2 CANDIDATE INTRODUCTION
- VI. EXECUTIVE SESSION
 - 1) COUNCIL POSITION #2
- VII. APPOINT COUNCIL POSITION #2/OATH OF OFFICE
- VIII. APPROVAL OF MINUTES FROM THE REGULAR MEETING
 - 1) Regular Council Meeting Minutes– August 23, 2022
- IX. STAFF & COUNCIL REPORT
- X. NEW BUSINESS
 - 1) Vouchers – M. Whitten
 - 2) Traffic Analysis Completed 669 Koontz Rd. – R. Denham
 - 3) Select date & time for Nuisance Workshop – J. Godbey
 - 4) Fuel Station Code Change Recommendation – R. Denham & B. Morris
 - 5) 225 2nd Ave. NE- Change: Commercial to Residential Billing – R. Denham
 - 6) Rognlin PH Planning Narrative Recommendation – B. Morris
 - 7) Jerry Nixon PH Planning Narrative Recommendation- B. Morris
 - 8) Cliff Morris PH Planning Narrative Recommendation – B. Morris
 - 9) Blake Grant Agreement – Lacie DeWitt
- XI. CITIZEN COMMENTS – NON-AGENDA ITEMS
- XII. ADJOURNMENT – CLOSE OF MEETING

Council Meeting is held in person and via Teleconference.

Teleconference Information

Dial-in number (US): (720) 740-9753

Access code: 8460198

To join the online meeting:

<https://join.freeconferencecall.com/rdenham8>

**CITY OF NAPAVALINE
CITY COUNCIL POSITION 2
VACANCY APPLICATION**

RECEIVED
AUG 25 2022

BY:

To be eligible, applicants must live within the Napavine city limits for at least one year and be registered to vote.

The person appointed to the City Council position 2 will serve through December 31, 2023. To continue as a City Council member beyond December 31, 2023, the individual appointed to this position must be willing to file for election with the Lewis County Auditor in 2023 and be elected by the voters of Napavine for the four-year term of office beginning January 1, 2024.

We appreciate your interest in serving your City in this capacity. Please complete this brief form to help provide sufficient information to the City Council in making this appointment. Completed applications must be received by the Napavine City Clerk's office no later than noon (12:00 pm) on ~~August 2, 2022~~, in order to be considered.

A. Please Print Clearly:

NAME (Mr., Mrs., Ms.) Ivan Wiediger

HOME ADDRESS: 148 Woodard Rd Chehalis 98532

Number Street Apt. City Zip Code

PHONE NUMBERS: (360) 269 3612

Home Business Other (Specify)

E-MAIL: ivanisky820@gmail.com FAX:

HOW LONG HAVE YOU LIVED IN NAPAVALINE? ~~2000~~ 20+ yrs

B. Available for day meetings: ☒ **Available for evening meetings:** ☒

C. Please describe (in 200 words or less) your reasons for seeking a position on the Napavine City Council, and why you believe you can represent the citizens of Napavine as a Council member.

I actually grew up and graduated from Napavine Jr. Sr. Highschool
in 1990. I am also a veteran. I believe government should be
there for the citizens to redress grievances with both the
government and each other in different capacities. I also have
concerns regarding ordinances and wish to make sure that they
make sense. Along with this growth is inevitable and would hope
to keep this in check as I am in the transportation industry.

- D. Please give any training or experience that you possess which would be beneficial to the position you are seeking:

currently work in transportation and have been attending
meeting for sometime

- E. Have you ever served as a city council member or as a member of a city board or commission? If so, please list city, state and dates of service:

NO

- F. Please furnish two references who can speak to your qualifications for the desired appointment:

NAME: Jackie Sutherland

ADDRESS: 150 Woodard Rd Chehalis 98532
Zip Code

DAYTIME PHONE NUMBER: (360) 262-9076

NAME: Lee Boling

ADDRESS: 140 Woodard Rd Chehalis 98532
Zip Code


DAYTIME PHONE NUMBER: (360) 262-9382

- G. If you have a resume (2-pages max.), please feel free to attach it to this application.

The Napavine City Council will review your application and may desire to conduct an interview.

This application is subject to public disclosure. Your residential address and residential telephone number may be exempt unless you authorize disclosure.

Authorize full disclosure: Yes ☒ No ☐

Your Signature:  Date: 8-24-22

Please return the completed form to the Napavine City Clerk, 407 Birch Ave SW, Napavine, WA 98565. If you have any questions, please call Napavine City Clerk, Rachelle Denham at 360-262-3547.

A copy of this form may be downloaded from the City of Napavine website at: <http://www.cityofnapavine.com>.

Rachelle Denham

From: Family Marshall <marshhawks7@gmail.com>
Sent: Friday, September 2, 2022 6:13 PM
To: Rachelle Denham
Subject: City Council opening

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: External Email

To whom it may concern,

My name is Scott Marshall. I would like to express my interest in working with the City Council as a fellow member and civic servant of the people of this community. I am a graduate of Mossyrock High, class of 94, and currently a 6th grade teacher there. I am a graduate of WSU, with honors, and hold a Masters degree in Curriculum and Instruction. I have been a teacher for the past 19 years and have sat on many leadership committees. I have worked as a volunteer fireman, community center board member, and volunteer for just about everything a small town needed help with. I call Napavine my home now and would like to join the effort in making this town all it can be.

Sincerely
Scott Marshall



NAPAVINE CITY COUNCIL REGULAR MEETING MINUTES

August 23, 2022, 6:00 P.M.

Napavine City Hall, 407 Birch Ave SW, Napavine, WA

CALL TO ORDER:

Mayor Shawn O'Neill called regular city council meeting to order at 6:00 pm.

INVOCATION:

Invocation was led by Bryan Morris

PLEDGE OF ALLEGIANCE:

Mayor Shawn O'Neill led the flag salute.

ROLL CALL:

Council members present: Shawn O'Neill Mayor, Brian Watson Councilor #1, Don Webster Councilor #3, Heather Stewart Councilor #4, and Duane Crouse Councilor #5.

City staff members present: City Clerk- Rachelle Denham, Treasurer – Michelle Whitten, PW/Comm Dev – Bryan Morris, Chief of Police – John Brockmueller, Police Admin Assistant Judy Godbey, and Court Administrator Lacie DeWitt.

ROLL CALL:

MOVED:	Brian Watson	Motion: To excuse Councilor Larry Stafford from council meeting.
SECONDED:	Don Webster	
<i>Discussion: No Discussion</i>		
VOTE ON MAIN MOTION:	4-0 Motion Carried: 4 aye and 0 nay.	

CONSENT/APPROVAL OF AGENDA

MOVED:	Duane Crouse	Motion: Approval of Agenda- As Amended
SECONDED:	Heather Stewart	
<i>Discussion: Added ARPA Grant Agreement Mayme Park Kitchen and AT&T Lease Agreement to the Agenda</i>		
VOTE ON MAIN MOTION:	4-0 Motion Carried: 4 aye and 0 nay.	

APPROVAL OF MINUTES FROM REGULAR COUNCIL MEETING

MOVED:	Don Webster	Motion: Approval of Minutes - Regular Council Meeting, from the August 9, 2022, meeting
SECONDED:	Brian Watson	
<i>Discussion: No Discussion</i>		
VOTE ON MAIN MOTION:	4-0 Motion Carried: 4 aye and 0 nay.	

STAFF & COUNCIL REPORTS:

John Brockmueller – Chief of Police

- **Attended Chemicals of Concern and Common Sense seminar at the college had some real good information. Fleet update: one vehicle has arrived and the other one should arrive next week. Operations are normal.**

Rachelle Denham – City Clerk

- Larry Stafford provided his resignation for council position no.2 and there is now a vacancy on the council. A posting for this position has been posted with Flannery and on our website. The application deadline is September 2nd.

Michelle Whitten – City Treasurer

- Report is in writing. Budget season is upon us soon and will get together a time for workshop.

Bryan Morris – PW/Community Development

- Operations are normal. Just got back from motorcycle races in Sacramento, had a good time. Fire flow testing 600 to 1650 gallons today. The goal is for another 1000 gallons per min and work up to 2800 gallons which would bring an influx of commercial buildings over 10,000 sq. ft.

Jim Buzzard – Legal

- Operations are normal. Excited about football season.

Brian Watson – Council Position #1

- Excited about football and watching the high school play, first game is September 2nd. Recently visited the new Tumac Taproom that opened in Napavine and it's pretty sweet, if you haven't visited it you really should.

Shawn O'Neill - Mayor

- Tumac Taproom is a great place to visit and run into people. Is looking forward to seeing his son play high school football and girls' soccer is also starting.

Deborah Graham-Planning Commission

- There are two public hearings scheduled on 8/29, Randy Rognlin – Rognlin Properties LLC and Jerry Nixon – Nixon Construction.

OLD BUSINESS**JACKSON CIVIL CONSULTANT AGREEMENT FOR HAPI GRANT- B. Morris**

MOVED:	Don Webster	Motion: Allow the mayor to sign the agreement
SECONDED:	Brian Watson	
<i>Discussion: No Discussion</i>		
VOTE ON MAIN MOTION:	4-0 Motion Carried: 4 aye and 0 nay.	

NEW BUSINESS**VOUCHERS- M. WHITTEN**

August 23, 2022, Second Council Meeting, Accounts Payable: 37721,37724-37743; \$30,249.48, Payroll Vendor: 3772-3773; \$4,103.00, Electronic Payments dates EFT*20220811-16 \$3,511.65, Electronic Payroll; EFT*20220806-10 \$26,669.38; ACH Deposit Dates: 08/18/2022 ACH Direct Dep; \$25,074.78. Vouchers Grand Total: \$89,609.29.

MOVED:	Don Webster	Motion: Approval of the Vouchers dated August 23, 2022, Second Council Meeting
SECONDED:	Heather Stewart	
<i>Discussion: No Discussion</i>		
VOTE ON MAIN MOTION:	4-0 Motion Carried; 4 aye and 0 nay.	

AM 22-08 Liquor License Renewal – R. Denham

MOVED:	Don Webster	Motion: Approval of AM 22-08 Liquor License Renewal-Annie’s Napavine Country Market
SECONDED:	Duane Crouse	
<i>Discussion: No Discussion</i>		
VOTE ON MAIN MOTION:	4-0 Motion Carried; 4 aye and 0 nay.	

Nuisance Property 21F871-Gans / Approval of Heritage Agreement

MOVED:	Don Webster	Motion: Strikethrough to remove from agenda
SECONDED:	Duane Crouse	
<i>Discussion: Legal counsel clarified action to be taken and that it needs stricken. More work needs to take place before presented.</i>		
VOTE ON MAIN MOTION:	4-0 Motion Carried; 4 aye and 0 nay.	

ARPA Grant Agreement Mayme Park Kitchen / Lewis County – R. Denham

The city received documents from the BOCC for ARPA funds. All documents need completed and signed by the mayor and returned to the county for final approval.

MOVED:	Don Webster	Motion: Approval to have the Mayor sign agreement
SECONDED:	Duane Crouse	
<i>Discussion: No Discussion</i>		
VOTE ON MAIN MOTION:	4-0 Motion Carried; 4 aye and 0 nay.	

AT&T Lease Update – R. Denham & B. Morris

No Action Taken-Information only. Rachelle informed council that there has been additional information needed from Washington State Recreation and Conservation (RCO) to allow the city to move forward with the cell tower agreement. Rachelle emailed the grants manager at RCO a consent release. Rachelle stated that the mayor will need to sign agreement once received back. Legal counsel commented on what is needed from RCO before the city can move forward.

CITIZEN COMMENTS – NON-AGENDA ITEMS:

Ruth Knoll, 641 Koontz Rd – Concerned citizen who would like the city to consider lowering the speed limit from 35 to 25 due to safety concerns on Koontz to Woodard/Skinner Rd regarding school buses and all the traffic that is on the roadway. The council gave approval to allow the police chief and Community Development/Public Works Director to work together and perform a traffic analysis. An ordinance would need to be created and approved before the speed limit would be changed.

ADJOURNMENT:

MOVED:	Brian Watson	Motion: To Adjourn – Close of Meeting
SECONDED:	Duane Crouse	
<i>Discussion: Meeting Adjourned at 6:26 p.m.</i>		
VOTE ON MAIN MOTION:	4-0 Motion Carried; 4 aye and 0 nay.	

These minutes are not verbatim. If so desired, a recording of this meeting is available online from freeconferencecall.com at the link <https://fccdl.in/wyEQ00hhAx>

Respectfully submitted,

Rachelle Denham, City Clerk

Shawn O'Neill, Mayor

Councilor

Napavine Police Department Monthly Call Activity Report

#	Type of Call
	Abandoned/Disabled Vehicles
4	Accidents
5	Agency Assists
5	Alarms
4	Animals
	Arson
1	Assault Offenses
4	ATC (Attempt to Contact)
	ATL (Attempt to Locate)
	Bad Checks
3	Burglary
	Child Abuse/Neglect
	Child Molestation/Rape/Comm
3	Civil/Public
	Death Investigations
2	Disorderly Conduct
5	Disputes
1	Drugs/Paraphernalia Violations
2	DUI
	Eluding
1	Fire
	Firearms
	Fireworks
	Forgery
	Fraud/Scam Offenses
2	Harrassment
	Homicide
	Illegal Burn
11	Information/General
	Juvenile
	Kidnapping/Abduction
	Littering
	Lost/Missing/Found Persons

#	Type of Call
1	Malicious Mischeif
	MIP/Furninshing Liquor Mino
2	Noise
	Overdose
2	Property/Lost/Found/Recovered
	Rescue-Minor/Major
	Robbery
	Runaway
	Sex Offenses
	Shoplifting
	Suicide/Threats/Attempts
	Shooting/Weapons/Explosives/Hazard
3	Suspicious Circumstances
4	Suspicious Person/Vehicle
7	Traffic - Criminal
21	Traffic - Infractions
7	Traffic - Other/Hazards/Patrol
2	Trespassing
4	Thefts/Larceny
1	Thefts (Motor Vehicle)/tmvwp/recstveh
	Vandalism
1	Vehicle Prowl
1	Violation City Ordinance/Nuisance
	Violation of Protection/Harrass Ord
1	Warrants/Wanted Person
	Welfare Checks
1	911 Hang Up
1	Hit & Run Accident

112

AUGUST MONTHLY TOTAL

721

YEAR TO DATE TOTAL 2022



Voucher Report

First Meeting September, September 13,2022

Reference	Date	Amount	Notes
Reference Number: 37745	I-5 Dodge	\$36,568.74	
2022 Charger PD	8/23/2022	\$36,568.74	2022 Dodge Charger Police Package
Reference Number: 37746	Dept. of Licensing	\$3,301.25	
2021 Dodge Durango PD	8/24/2022	\$3,301.25	Dodge Durango 2021 Police
Reference Number: 37748	I-5 Dodge	\$36,568.74	
2022*Dodge Charger (2) Police	8/26/2022	\$36,568.74	2022* Dodge Charger (2) Police
Reference Number: 37750	911 Supply Public	\$398.36	
INV-2-21243	8/23/2022	\$51.23	Patrol Uniforms Name Plates Macomber
INV-2-21244	8/23/2022	\$347.13	Patrol Uniforms Jumpsuit Macomber
Reference Number: 37751	Aldersons Awards	\$18.66	
3818	8/31/2022	\$18.66	Name Plate DeWitt
Reference Number: 37752	ALS Environmental	\$210.00	
36-51-590696-0	8/26/2022	\$210.00	Water Analytical Services
Reference Number: 37753	Badger Meter	\$161.41	
80106649	8/30/2022	\$161.41	
Reference Number: 37754	Buzzard O'Rourke	\$6,811.00	
9630	8/25/2022	\$3,515.00	2022 - Aug Prosecution
9631	8/25/2022	\$3,156.00	Legal Fees Aug 2022
9632	8/25/2022	\$140.00	2022 - Aug Nixon Pass Through
Reference Number: 37755	Carroll's Printing In	\$23.26	
16185	8/26/2022	\$23.26	Court Business Cards
Reference Number: 37756	Cities Insurance As	\$1,248.11	
15122	8/29/2022	\$250.00	Deductible Claim#1970
2022-34542-1069-2	8/29/2022	\$998.11	22 Dodge Chargers - (2) Insurance
Reference Number: 37757	City of Chehalis	\$14,043.00	
2022-Sept*RWWTP	9/1/2022	\$14,043.00	Monthly Sewer Treatment Costs 2022*Sept
Reference Number: 37758	CivicPlus LLC	\$852.30	
235798	7/29/2022	\$852.30	Supplement 18
Reference Number: 37759	Department of Labor	\$10.56	
q22022	8/3/2022	\$10.56	Q22022

Reference	Date	Amount	Notes
Reference Number: 37760	Emergency Vehicle	\$31,024.48	
977	8/12/2022	\$15,512.24	22 Dodge Charger #2 Outfit
978	8/12/2022	\$15,512.24	22 Dodge Charger #1 Outfit
Reference Number: 37761	Flannery Publicatio	\$294.88	
29213	8/24/2022	\$32.30	Publish Ord 629-A
29215	8/24/2022	\$74.10	Rognlins Pass Thru - DNS Public Hearing
29216	8/24/2022	\$91.20	Rognlins Pass Thru - DNS SEPA Ad
29217	8/24/2022	\$70.68	Nixon - Pass Thru Public HearingAd
29218	8/24/2022	\$26.60	Council Position 2 Notice
Reference Number: 37762	Grainger	\$152.40	
9414165812	8/17/2022	\$152.40	Well 6 Bung Adapter
Reference Number: 37763	H. D. Fowler Comp:	\$6.43	
16197878	8/30/2022	\$6.43	Red Rubber Gaskets
Reference Number: 37764	HACH Company	\$318.54	
13157897	7/22/2022	\$318.54	Well 6 Test Packets
Reference Number: 37765	Jackson Civil Engi	\$16,666.89	
0016-02-11	8/31/2022	\$100.00	Shoreline Update Project determine next steps
0016-07-06	8/31/2022	\$3,830.00	Development Pass-Through Fees Nixon
0016-10-12	8/31/2022	\$265.00	Development Pass-Through Fees ARCO
0016-11-12	8/31/2022	\$3,110.00	Development Pass-Through Fees Scot Ind
0016-12-04	8/31/2022	\$1,205.00	Development Pass-Through Fees Walsh
0016-14-03	8/31/2022	\$110.00	Development Pass-Through Fees Hamilton TS
0016-20-02	8/31/2022	\$6,110.00	Development Pass-Through Fees Rognlins
0016-22-01	9/7/2022	\$1,578.76	HAPI Grant
0016-GEN-15	8/31/2022	\$358.13	Misc calls and info/Crack Seal/Stormwater
Reference Number: 37766	Joseph P. Enbody	\$1,775.00	
2022*Aug Indigent Defense	8/22/2022	\$1,775.00	2022-Aug Indigent Defense
Reference Number: 37767	LCSO-Corrections	\$946.31	
2022*Aug Prisoner Care	9/7/2022	\$946.31	2022*Aug - 12.25 beds days
Reference Number: 37768	LECO Supply, Inc	\$1,325.97	
202078	8/5/2022	\$23.11	TP Paper Towels
202367	8/4/2022	\$378.35	Sodium Hypochlorite
203235	8/24/2022	\$924.51	Chlorine
Reference Number: 37769	Les Schwab	\$37.87	
33700859073	8/12/2022	\$37.87	Bryans Hubcap

Reference	Date	Amount	Notes
Reference Number: 37770	Lewis County Fleet	\$383.97	
38346	8/19/2022	\$284.02	15 Dodge Charger oil change/repair broken strap
38382	8/26/2022	\$99.95	22 Dodge Durango oil change 9786 miles
Reference Number: 37771	Lewis County PUD	\$3,214.38	
104755002*202209	8/23/2022	\$28.50	E Park St lights 07/13-8/10
104755003*202209	8/23/2022	\$29.52	2nd Ave Triangle Street Lights 07/13-08/11
104755004*202209	8/23/2022	\$51.93	WA & 2nd Traffic Signal 7/13-8/11
104755005*202209	8/23/2022	\$38.19	Ball Park 07/13-8/11
104755006*202209	8/23/2022	\$41.54	Linhart Lights 07/13-08/11
104755007*20209	8/23/2022	\$35.15	Restroom/Overpass Lightss 07/13-08/11
104755008*202209	8/23/2022	\$47.28	PW Shop 7/13-8/11
104755009*202209	8/23/2022	\$8.28	Wash Park Concessions 7/13-8/11
104755010*202209	8/30/2022	\$28.20	Hamilton Rd Pump 7/22-8/18
104755011*202209	8/23/2022	\$33.28	Stadium Way Lights 07/13-8/11
104755012*202209	8/23/2022	\$41.52	WA & Birch Traffic Signal 7/13-8/11
104755014*202209	8/23/2022	\$31.25	WA Street Lights 07/12-8/10
104755015*202209	8/23/2022	\$37.56	Camden Way Light 07/12-8/10
104755016*202209	8/23/2022	\$36.10	Parkside Loop 07/12-8/10
104755018*202209	8/23/2022	\$970.81	20 LED High/82 LED Low 7/22-8/23
104755019*202209	8/23/2022	\$28.35	Chieri Ct Pump Sewer 07/12-8/10
104755020*202209	8/23/2022	\$552.01	Birch Ave Pumps 4 & 5 Water 7/13-8/11
104755021*202209	8/23/2022	\$14.64	Jefferson St Pump Sewer 07/13-8/11
104755022*202209	8/23/2022	\$52.92	Rush Rd Pump Sewer 07/13-8/10
104755023*202209	8/23/2022	\$42.38	Rowell St Well #3 Water 7/13-8/11
104755024*202209	8/23/2022	\$124.48	Front St Well #2 Water 7/13-8/11
104755025*202209	8/23/2022	\$53.74	207 W Washington pump sewer 7/13-8/11
104755026*202209	8/30/2022	\$36.24	Koontz Rd Lights 7/19-8/18
115588001*202209	8/23/2022	\$49.39	Rathburn St Lts 07/13-8/11
115588002*202209	8/23/2022	\$32.61	Stella St It 250 W 7/13-8/10
124227002*202209	8/30/2022	\$411.01	Well #6 Rush Rd 7/22-8/17
124227003*202209	8/23/2022	\$269.52	City Hall 7/13-8/11
128323001*202209	8/23/2022	\$31.39	Ampitheater 7/13-8/10
128578001*202209	8/30/2022	\$33.18	Rush Rd Lights 7/22-8/17
128578002*202209	8/30/2022	\$23.41	4th & Stella 7/26-8/18
Reference Number: 37772	Lewis County Sheri	\$0.00	
Invoice - 9/8/2022 11:24:07 AM	9/8/2022	\$0.00	
Reference Number: 37773	Lewis County Treas	\$16.91	
2022*Aug CV	8/31/2022	\$16.91	2022 - Aug Court Remittance
Reference Number: 37774	MPH Industries	\$9,633.01	
6018482	8/19/2022	\$9,633.01	police radar with Ka-band antennas
Reference Number: 37775	Mrs. Klean Janitori	\$634.00	

Reference	Date	Amount	Notes
INV-1916	9/1/2022	\$634.00	2022 -September Clean City Hall
Reference Number: 37776	Pete Hinton	\$120.00	
2022*Aug Interpreter Services	9/7/2022	\$120.00	2022*Aug Interpreter
Reference Number: 37777	Quill Corporation	\$624.29	
27023366	8/12/2022	\$103.61	Paper/Pens
27023522	8/12/2022	\$424.71	Ink- Treasurer
27026364	8/12/2022	\$21.35	File Folders
27341962	8/25/2022	\$74.62	post its/tape/file folders
Reference Number: 37778	Sphere Protection	\$100.00	
21-252	9/4/2022	\$100.00	2022*Aug Security Services
Reference Number: 37779	State Treasurer's O	\$1,303.32	
2022*Aug State Remit	9/1/2022	\$1,303.32	2022*Aug State Remit
Reference Number: 37780	Sweeny's Ace Hard	\$551.00	
868208	8/3/2022	\$6.03	mini auto bulb
868306	8/4/2022	\$1.50	Foam Paint Brush
868406	8/5/2022	\$17.22	AA Batteries and Clean Break
868453	8/5/2022	\$163.30	Paint for Skatepark
868826	8/8/2022	\$32.32	Paint Thinner
868901	8/9/2022	\$43.10	Dawn/Motor Oil 15w40
868995	8/10/2022	\$29.07	LED Lightbulbs
869073	8/10/2022	\$16.09	Adaptr/ball valve/teflon tape
869087	8/10/2022	\$2.79	pvc adapter
869126	8/11/2022	\$5.27	Concrete mix
869135	8/11/2022	\$28.01	Contractor bags/duct tape
869844	8/16/2022	\$38.72	Rollers/disp trays
869876	8/17/2022	\$3.01	Key
870580	8/23/2022	\$15.72	Wire Brushes
870635	8/24/2022	\$27.13	Connect 8x3
870661	8/24/2022	\$2.79	Adapter PVC
870772	8/25/2022	\$27.14	Elbow/cement/primer
870781	8/25/2022	\$1.71	adapter
871337	8/30/2022	\$12.89	paint and roller
871338	8/30/2022	\$4.95	4" roller frame
871374	8/30/2022	\$6.44	paintbrush
871481	8/31/2022	\$65.80	clamp/elbows/teflon tape/adapter
Invoice - 9/8/2022 10:37:25 AM	9/8/2022	\$0.00	
Reference Number: 37781	Transient Vendor	\$30.38	
2022*Aug Court Mileage	8/24/2022	\$30.38	Aug Mileage Court
Reference Number: 37782	US Cellular	\$827.75	

Reference	Date	Amount	Notes
0526111444	8/12/2022	\$258.78	2022- US Cell Phone 8/12-9/11
0526141516	8/12/2022	\$518.36	2022- US Cell Phone 8/12-9/11
0527871353	8/20/2022	\$50.61	2022- US Cell Phone 8/20-9/19
Reference Number: 37783	Utilities Undergrou	\$24.59	
2080195	8/31/2022	\$24.59	Aug 2022 Locates 19
Reference Number: 37784	Vander Stoep, Blinl	\$1,100.00	
2022*Sept Judge	9/7/2022	\$1,100.00	2022-Sept Judge
Reference Number: 37785	Vision Municipal Sc	\$571.45	
09-11107	8/3/2022	\$296.45	Set up Katie with Mary old Comp
09-11286	8/25/2022	\$55.00	Lacie set up
09-11296	8/25/2022	\$192.50	Printer issues- Treasurer
09-11339	8/31/2022	\$27.50	Fix Bryan email
Reference Number: 37786	WA Dept of Transp	\$2,901.70	
FB91458002231	8/31/2022	\$2,901.70	2022*Aug Fuel
Reference Number: Direct Depo: Payroll Vendor		\$27,276.52	
ACH Pay - 14355	8/30/2022	\$2,396.01	
ACH Pay - 14356	8/30/2022	\$2,052.40	
ACH Pay - 14357	8/30/2022	\$670.79	
ACH Pay - 14359	8/30/2022	\$1,537.38	
ACH Pay - 14360	8/30/2022	\$2,967.53	
ACH Pay - 14361	8/30/2022	\$1,742.09	
ACH Pay - 14362	8/30/2022	\$1,858.62	
ACH Pay - 14363	8/30/2022	\$1,823.18	
ACH Pay - 14364	8/30/2022	\$2,499.19	
ACH Pay - 14365	8/30/2022	\$1,476.70	
ACH Pay - 14366	8/30/2022	\$1,780.71	
ACH Pay - 14368	8/30/2022	\$1,903.39	
ACH Pay - 14369	8/30/2022	\$1,643.73	
ACH Pay - 14370	8/30/2022	\$1,497.55	
ACH Pay - 14371	8/30/2022	\$1,427.25	
Reference Number: EFT*202209(WAVE		\$433.42	
3401-1049798-01-0009666	8/17/2022	\$433.42	2022- Sept WAVE Phone & Internet
Reference Number: EFT*202209(Dept of Revenue		\$1,071.98	
2022*Aug Excise Tax	8/25/2022	\$1,071.98	
Reference Number: EFT*202209(WAVE		\$119.07	
3401-0327761-01 Sept 2022	8/17/2022	\$119.07	2022- Sept WAVE Police
Reference Number: EFT*202209(Cintas Corp		\$162.29	

Reference	Date	Amount	Notes
5118794913	8/2/2022	\$162.29	Medical Supply Refill

Reference Number: EFT*2022091 Dept of Retirement \$5,655.79

Emp Rtmt - 14355	8/30/2022	\$181.07
Emp Rtmt - 14356	8/30/2022	\$147.85
Emp Rtmt - 14357	8/30/2022	\$128.59
Emp Rtmt - 14359	8/30/2022	\$196.51
Emp Rtmt - 14360	8/30/2022	\$204.88
Emp Rtmt - 14361	8/30/2022	\$232.20
Emp Rtmt - 14362	8/30/2022	\$235.75
Emp Rtmt - 14363	8/30/2022	\$131.69
Emp Rtmt - 14364	8/30/2022	\$376.55
Emp Rtmt - 14365	8/30/2022	\$237.33
Emp Rtmt - 14366	8/30/2022	\$126.48
Emp Rtmt - 14368	8/30/2022	\$295.61
Emp Rtmt - 14369	8/30/2022	\$231.69
Emp Rtmt - 14370	8/30/2022	\$214.00
Emp Rtmt - 14371	8/30/2022	\$180.29
Taxable Retirement - 14355	8/30/2022	\$291.43
Taxable Retirement - 14356	8/30/2022	\$237.96
Taxable Retirement - 14357	8/30/2022	\$79.79
Taxable Retirement - 14359	8/30/2022	\$121.93
Taxable Retirement - 14360	8/30/2022	\$127.12
Taxable Retirement - 14361	8/30/2022	\$144.08
Taxable Retirement - 14362	8/30/2022	\$146.28
Taxable Retirement - 14363	8/30/2022	\$211.94
Taxable Retirement - 14364	8/30/2022	\$233.65
Taxable Retirement - 14365	8/30/2022	\$147.26
Taxable Retirement - 14366	8/30/2022	\$203.57
Taxable Retirement - 14368	8/30/2022	\$201.88
Taxable Retirement - 14369	8/30/2022	\$143.76
Taxable Retirement - 14370	8/30/2022	\$132.78
Taxable Retirement - 14371	8/30/2022	\$111.87

Reference Number: EFT*2022091 Dept of Treasury In \$5,549.13

Federal Income Tax - 14355	8/30/2022	\$486.41
Federal Income Tax - 14356	8/30/2022	\$416.13
Federal Income Tax - 14357	8/30/2022	\$147.27
Federal Income Tax - 14359	8/30/2022	\$181.74
Federal Income Tax - 14360	8/30/2022	\$647.48
Federal Income Tax - 14361	8/30/2022	\$292.00
Federal Income Tax - 14362	8/30/2022	\$199.64
Federal Income Tax - 14363	8/30/2022	\$338.04
Federal Income Tax - 14364	8/30/2022	\$572.86
Federal Income Tax - 14365	8/30/2022	\$125.91
Federal Income Tax - 14366	8/30/2022	\$325.24

Reference	Date	Amount	Notes
Federal Income Tax - 14368	8/30/2022	\$367.42	
Federal Income Tax - 14369	8/30/2022	\$123.62	
Federal Income Tax - 14370	8/30/2022	\$229.53	
Federal Income Tax - 14371	8/30/2022	\$0.00	
Medicare - 14355 (1)	8/30/2022	\$49.97	
Medicare - 14355 (2)	8/30/2022	\$49.97	
Medicare - 14356 (1)	8/30/2022	\$41.03	
Medicare - 14356 (2)	8/30/2022	\$41.03	
Medicare - 14357 (1)	8/30/2022	\$18.19	
Medicare - 14357 (2)	8/30/2022	\$18.19	
Medicare - 14359 (1)	8/30/2022	\$27.80	
Medicare - 14359 (2)	8/30/2022	\$27.80	
Medicare - 14360 (1)	8/30/2022	\$55.87	
Medicare - 14360 (2)	8/30/2022	\$55.87	
Medicare - 14361 (1)	8/30/2022	\$32.85	
Medicare - 14361 (2)	8/30/2022	\$32.85	
Medicare - 14362 (1)	8/30/2022	\$33.35	
Medicare - 14362 (2)	8/30/2022	\$33.35	
Medicare - 14363 (1)	8/30/2022	\$36.61	
Medicare - 14363 (2)	8/30/2022	\$36.61	
Medicare - 14364 (1)	8/30/2022	\$53.27	
Medicare - 14364 (2)	8/30/2022	\$53.27	
Medicare - 14365 (1)	8/30/2022	\$33.57	
Medicare - 14365 (2)	8/30/2022	\$33.57	
Medicare - 14366 (1)	8/30/2022	\$35.04	
Medicare - 14366 (2)	8/30/2022	\$35.04	
Medicare - 14368 (1)	8/30/2022	\$41.82	
Medicare - 14368 (2)	8/30/2022	\$41.82	
Medicare - 14369 (1)	8/30/2022	\$32.78	
Medicare - 14369 (2)	8/30/2022	\$32.78	
Medicare - 14370 (1)	8/30/2022	\$30.27	
Medicare - 14370 (2)	8/30/2022	\$30.27	
Medicare - 14371 (1)	8/30/2022	\$25.50	
Medicare - 14371 (2)	8/30/2022	\$25.50	
Reference Number: EFT*2022091 AFLAC Remittance		\$271.59	
Aflac - 14355	8/30/2022	\$32.36	
Aflac - 14357	8/30/2022	\$27.17	
Aflac Disability - 14357	8/30/2022	\$47.84	
Aflac Disability - 14364	8/30/2022	\$95.68	
Aflac Disability - 14368	8/30/2022	\$68.54	
Reference Number: EFTSSB*202 US Bank NA Cincin		\$15.00	
2022*08 3130ALCB8	8/24/2022	\$15.00	2022 -Aug Bond Fee
Reference Number: EFTSSB*202 US Bank NA Cincin		\$15.00	

Reference	Date	Amount	Notes
Wire Fee*2022Aug 3136G4H2;	8/12/2022	\$15.00	2022 - Aug Bond Fee
Reference Number: EFTSSB*202 US Bank NA Cincin		\$15.00	
Wire Fee 2022*08 3135G05R0	8/10/2022	\$15.00	2022 -Aug Bond Fee
Total		\$215,385.70	

The following voucher/warrants/electronic payments are approved for payment:

Accounts Payable	121	41	174,800.91	37745-37786
Payroll Vendors	0	0		
Electronic Payments	7	7	1,831.76	EFT*20220901-06 FTSSB*20220801-3
Electronic Payroll	3	3	11,476.51	EFT*202209-07
ACH Direct Deposit	15	15	27,276.52	9/1 Direct Deposit
Total Vouchers	146	66	215,385.70	

VOID Checks 37747/37749

WE, THE FOLLOWING SIGNEES, APPROVE THE VOUCHERS FOR PAYMENT:

MAYOR: _____

TREASURER: _____

COUNCILOR #1: _____

COUNCILOR #2: _____

COUNCILOR #3: _____

COUNCILOR #4: _____

COUNCILOR #5: _____

Police Department - John Brockmueller _____

Public Works/Community Development - Bryan Morris _____

Court- Katie Clark _____

City Clerk - Rachelle Denham: _____

DATED THIS 13th DAY OF September, 2022



NAPAVINE PLANNING COMMISSION MINUTES
August 15, 2022 6:00 P.M.
Napavine City Hall, 407 Birch Ave SW, Napavine, WA

PLEDGE OF ALLEGIANCE:

CALL TO ORDER:

Chairwoman Commissioner Graham opened the regular planning commission meeting to order at 6:00 pm.

ROLL CALL:

Planning Commission present: Amy Morris, Commissioner #4, Deborah Graham Commissioner #1, Amy Hollinger Commissioner #2, Arnold Haberstroh Commissioner #3, and Scott Collins Commissioner Position #5.

APPROVAL OF AGENDA – As presented:

Commissioner Haberstroh motioned to approve the agenda, seconded by Commissioner Collins. Vote on motion 5 aye, 0 nay.

APPROVAL OF MINUTES:

Commissioner Haberstroh motioned to approve minutes for August 1, 2022, meeting, seconded by Commissioner Morris. Vote on motion 5 aye and 0 nay.

NEW BUSINESS:

Rognlin's Rush Road Plat

Commissioner Haberstroh motioned to set a public hearing for Rognlin's Rush Road plat for August 29, 2022, seconded by Commissioner Hollinger. Vote on motion 5 aye, 0 nay.

Housing Action Volunteer

Director Morris asked Planning Commission if any members would like to be part of the Housing Action Plan Committee, Commissioner Collins volunteered. Paula Sandirk also volunteered as a citizen. No vote required.

OLD BUSINESS:

Fueling Station Code Change –

Planning Commission looked over the code changes they instructed to change Fueling Station from allowed use to conditional use. Commissioner Haberstroh motioned to pass the code change on to city council, seconded by Commissioner Morris.

Cliff Morris Short Plat – 609 W Forest Napavine Road

Planning Commission instructed Cliff Morris to get a Developer's Agreement wrote up that they figure out the mitigation of updating that line from 2 inch to 8 inch with some mitigation of connection fees. May have a workshop later if needed. Commissioner Haberstroh motioned to have Cliff Morris come up with a developer's agreement that is suitable for the city with some mitigation of connections, seconded by Commissioner Morris. Vote on motion 5 aye, 0 nay.

Jerry Nixon 665 Forest Napavine Road Land Use

Director Morris advised Planning Commission that the application is now complete with a staff report. Attorney has recommended to set a public hearing to address the complete application and staff report. Commissioner Haberstroh motioned to set a public hearing for Jerry Nixon 665 Forest Napavine Road – Land Use, Variance on August 29, 2022, seconded by Commissioner Hollinger. Vote on motion 5 aye, 0 nay.

CONSIDERATION:

Executive Assistant Katie Williams asked Planning Commission if they received any emails regarding the Homeless Advocacy Board. Commissioner Hollinger stated she did receive the email and reached out to Mayor O'Neill with additional questions. Commissioner Collins will be absent from the August 29th Meeting.

ADJOURNMENT 6:50 pm

Commissioner Morris motioned to adjourn, seconded by Commissioner Hollinger. Vote 5 ayes, 0 nays.

These minutes are not verbatim. If so desired, a recording of this meeting is available online at

<https://fccdl.in/LLSRJxulj9>.

Respectfully submitted,

Bryan Morris, Community Development/Public Works Director

Planning Commission Chairperson

Chapter 17.28 C AND C-1 DISTRICTS

17.28.010 Intent.

This district is intended to provide a full range of commercial and industrial services to the community by providing the more common, everyday goods and service to the residents, tourist and other transient highway uses of the immediate area and a structured review process for non-noxious industrial uses. Off-street parking and loading are required as well as mitigation through site or structure design of adverse impacts on the adjacent neighborhoods or the community.

(Ord. 264 § 4 (part), 1998: Ord. 163 § 4.4.1, 1989)

17.28.020 Permitted uses and structures.

Permitted uses and structures in the C-1 zone are as follows: all commercial uses conducted within an enclosed building; professional offices for attorneys, dentists, doctors, engineers, accountants, real estate brokers, ~~automobile service stations~~, restaurants, cafes and other eating establishments, and uses of similar and compatible nature. Motels, hotels, apartments and recreational vehicle parks are permitted in this zone as planned unit developments. Facilities for managers, caregivers, and uses of similar and compatible nature allowed, subject to planning commissioner's review and council approval. It is specifically provided for in this section that the property, commonly known as tax parcels 17875-7-3, 17875-7-4 and 17875-5 (which are within a C-1 district) shall be allowed to have uses permitted in the building to the standards of single-family residential, multifamily residential and mobile home parks."

(Ord. 371 §§ 1, 2, 2004: Ord. 369 § 1, 2004: Ord. 276 § 2, 1999: Ord. 264 § 4 (part), 1998: Ord. 163 § 4.4.2, 1989)

(Ord. No. 371A, § 1, 12-9-14)

17.28.030 Permitted accessory uses and structures.

Permitted accessory uses and structures in the C-1 zone are as follows:

- A. Any use or structure customarily accessory to permitted uses shall be permissible.
- B. On-site hazardous waste treatment and storage facilities that are directly associated with principal uses; provided, that such facilities comply with the state siting criteria contained in RCW 70.105.210 and WAC 173-303-282, or their successors.

(Ord. 200 § 2, 1992: Ord. 163 § 4.4.3, 1989)

17.28.040 Conditional uses.

After hearing and attachment of conditions, the following uses are permitted: production of items sold on the premises, including small scale production, sewn or woven articles, quilting, ceramics, and similar small scale craft items, garden supply stores, ~~automobile service stations~~, boarding houses, horticultural nurseries, kennels, stables, and pet shops, and other uses later deemed to be conditional by the board of adjustment. Industrial uses of nonnoxious industry are permitted in this zone as a planned unit development subject to approval by the planning commission. Such industries do not produce noise, odor, smoke, fumes, or other nuisances. Examples

include any research, experimental, testing, assembling, manufacturing, compounding, or other activity which is conducted inside a completely enclosed building, except for parking and loading, which creates absolutely no nuisance or pollution which has any effect beyond the confines of the building.

(Ord. 292 § 1, 2000: Ord. 264 § 4 (part), 1998: Ord. 163 § 4.4.4, 1989)

17.28.045 Conditional use conditions.

The planning commission shall review the following in identifying appropriate conditions for the proposed use:

- A. Napavine comprehensive plan and zoning requirements review for applicable requirements for signage, light and glare, landscape buffering, parking circulation, critical areas and aquifer protection;
- B. Public facilities impacts such as water, sewer and drainage requirements;
- C. Prior department comments, after inspection, for fire safety requirements and fire flow concerns, if any; and
- D. City police department comments for nuisance, health and safety concerns.

(Ord. 292 § 2, 2000: Ord. 264 § 4 (part), 1998)

17.28.050 Permitted dimensions.

Permitted dimensions in the C-1 zone are as follows:

- A. Minimum lot size, five thousand square feet;
- B. Minimum lot front, thirty feet;
- C. Maximum lot cover, one hundred percent, including parking and buffer zones;
- D. Minimum front yard depth, none;
- E. Minimum side yard depth, none, except a fifteen foot buffer where adjacent to a residential district;
- F. Minimum rear yard depth, none, except a twenty-five foot buffer where adjacent to a residential district;
- G. Maximum building height, fifty feet, or thirty-five feet when lot adjacent to any residential district.

(Ord. 163 §§ 4.4.5— 4.4.11, 1989)

17.28.055 Development standards.

- A. In addition to any other requirements, the development of all parcels in the C or C-1 zones shall be required to:
 - 1. Meet all minimum construction standards outlined in the WSDOT Standards.
 - 2. Resemble, match, and be cohesive with any and all improvements on contiguous or adjacent parcels; i.e. sidewalks, culverts and driveways, curbs, and gutters.
- B. In addition to any other requirements, the development of parcels parallel to Rush Road may be allowed to install a culvert and a driveway to obtain access to Rush Road.

-
- C. The Napavine City Council shall have the final authority to determine whether a development shall be required to install curbs and gutters, sidewalks, and streetlights and the city council may waive any other standard set forth herein as allowed by law. Provided however, a person must first exhaust all administrative remedies prior to applying directly to the city council.

(Ord. No. 627, § 1, 11-23-2021)

17.28.060 Prohibited uses.

- A. The following are prohibited uses for the C and C-1 districts:
1. Marijuana producing.
 2. Marijuana processing.
 3. Marijuana retailing or marijuana retailers.
- B. Each lot line of any the following new or expanding uses for the C and C-1 districts must be located one-half mile or more from any lot line of any school:
1. Gas stations.
 2. Convenience stores.
 3. Automobile service stations.
 4. Industrial specialties shops.
 5. Commercial auto/industrial/farm equipment sales.
 6. Tire shop.
 7. Mechanic shops/engine repair shops.
 8. Hazardous materials storage.
- C. Section 17.28.060(B) shall not apply to those parcel owners who obtain a special zoning permit under Chapter 17.80 of the Napavine Municipal Code.

(Ord. No. 537, § 5, 2-10-15; Ord. No. 622, § 1, 7-27-2021)

17.28.070 Fences, walls, and hedges.

- A. Fences within any street setback area shall be limited to:
1. Forty-two inches high above adjacent grade if the fence is more than fifty percent opaque;
 2. Forty-eight inches high above adjacent grade if the fence is fifty percent or less opaque.
- B. Fences which are not located within any street setback area shall be limited to six feet high above adjacent grade.
- C. No residential fence shall contain barbed wire, broken glass, electricity, or any other hazardous material or substance.
- D. Where a legally established use exists requiring the containment of farm animals or livestock, barbed wire or an electric fence may be used; provided, that such fence is set back more than twenty feet from any public right-of-way or public property and more than three feet from any adjacent private property, and warning signs are posted consistent with NMC 17.62.070(V).

-
- E. Retaining walls shall be located entirely upon private property except where required by the public works director to protect public property.
 - F. A retaining wall shall not project higher than six inches above the higher adjacent grade except when it is a structural element of a building or structure.
 - G. Retaining walls which are higher than four feet from the bottom of the footing to the top of the wall shall comply with all applicable provisions of the building code, including, but not limited to, permit requirements.
 - H. Retaining walls which serve as a structural element of any building or structure shall comply with all of the applicable provisions of the building code.
 - I. A hedge shall comply with the requirements for a fence; provided, hedges which are not located within a street setback, and do not otherwise constitute a traffic visibility obstruction on any right-of-way or alley, or any public nuisance condition, are not limited in height.

(Ord. No. 614, § 4, 10-13-20)



Clerk's Office

407 Birch Ave SW, P. O. Box 810 Napavine, WA 98565

Phone: (360) 262-3547 Fax: (360) 262-9199

www.cityofnapavine.com

August 9, 2022

To: Council

From: Rachelle Denham, City Clerk

The Clerk's office is requesting the address 225 Second Ave N.E. be converted from commercial rates to residential rates. Currently, the property is being used in as a residential home but has been on commercial rates prior to 2013 due to the property being zoned commercial and being occupied as a business until the owner rented it out as a residential home in 2017.

With converting the utility rates from commercial to residential would be a total of \$14.84 less each billing cycle for water, sewer, and utility tax. The current owner is attempting to sell the property and has applied for a rezone permit to convert the property back into residential while it's on the market.

☐ Approve to change rates from commercial to residential

☐ Deny

X

Shawn O'Neill
Mayor

September 13, 2022

Rognlin's Rush Rd Subdivision

Recommendation Summary Memorandum

The City of Napavine staff have reviewed the applicant's proposed documents and held a public hearing on the Rognlin's Rush Rd subdivision application. The staff report and meeting minutes for the public hearing are attached to this memorandum. Following is a list of recommended conditions of approval from the staff report, as well as major comments and recommendations from the minutes of the planning commission public hearing.

Conditions of Approval

A. Prior to Engineering Approval

- 1) Final plans depicting public improvements satisfying applicable City standards and the most current version of the WSDOT Standard Specifications shall be submitted for review and approval by the City.
- 2) The applicant shall submit all necessary drawings compliant with the list of mitigative measures to use of the buffer for storm pipe for City review and approval.
- 3) The applicant shall submit grading plans compliant with NMC 15.16 for review and approval by the City.
- 4) Architectural and site design plans shall satisfy all parts of NMC Section 17.24.
- 5) The landscaping plan shall satisfy all parts of NMC 17.60.070. Landscaping plan shall be submitted and approved by the City.
- 6) All road intersection curb returns shall be shown and designed to meet NPW 2b, applicable city standards, and the current version of the WSDOT Standard Specifications. Engineering plans shall be submitted for review and approval by the City.
- 7) A plan providing driveway location, and dimensions for corner lots satisfying NPW 2B.12 shall be submitted for review and approval by the City.
- 8) The site plan shall show the sight distance clear-view triangles and any proposed signage at all intersections.
- 9) Engineering plans demonstrating trenching and restoration compliant with Napavine Public Works standards shall be submitted for review and approval by the City.
- 10) The engineering plan shall include concrete sidewalks design criteria. All sidewalk construction must follow the standard and be reviewed and approved by the City of Napavine.
- 11) A street lighting plans showing compliance with NPW 2D for streetlighting plan and design shall be submitted for review and approval by the City.
- 12) The applicant shall submit a final stormwater plan and TIR complying with NPW 3A and the 2019 SWMMWW for review and approval by the City.
- 13) Erosion control plans compliant with NPW 3B shall be submitted for review and approval by the City.
- 14) Water utility plan sheets and details meeting WDG Chapter 4 shall be submitted for review and approval by the City.

- 15) Engineered sewer plans compliant with Chapter 5 of the NPW shall be submitted to the City for review and approval.
- B. Prior to Construction
- 1) The applicant shall have received engineering approval and be in possession of all necessary permits.
 - 2) The installer of the backflow preventer shall obtain a building or plumbing permit prior to installation.
 - 3) Erosion control devices shall be installed, remain in place during and after construction until the soil has stabilized.
 - 4) All water system and fire hydrant materials and methods shall be reviewed by the City for compliance with applicable standards.
 - 5) Sewer system materials and methods shall be reviewed by the City for compliance with applicable standards.
- C. General
- 1) The applicant shall submit all necessary drawings compliant with NMC 15.04 or the most current state standards for City review and approval.
 - 2) Prior to building construction, plot plan compliant with NMC Section 17.24 shall be submitted and approved by the City.

Planning Commission Recommendation

The planning commission recommends that the Napavine City Council approves subject to staff report conditions as well as the following:

CONDITION OF APPROVAL: Prior to engineering approval, a Cultural Resource Survey shall be performed and a report submitted for review and approval by the City.

CONDITION OF APPROVAL: Prior to engineering approval, final engineering plans depicting the access path with 6' wide of hard surface, 3' of shoulder on both side with street lighting, and emergency vehicle only signs shall be submitted for review and approval by the City.



Notice of Public Hearing

Hearing Date: 6:00 PM on August 29, 2022
Location: City of Napavine Council Chambers,
407 Birch Ave, Napavine, WA 98565

Applicant:	Randy Rognlin - Rognlin Properties LLC PO Box 307 Aberdeen, WA 98520 360-532-5220
Project Name:	Rognlin's Rush Road Subdivision
File Number(s):	
Proposal:	The City Planning Commission will hold a Public Hearing on the application of Rognlin's Rush Road subdivision for a project will consist of 68 single family residential lots and two commercial lots, along with six tracts for open space, utilities/access, and stormwater. The proposal will take place on two existing parcels for a total site area of 25.21 acres. The site is split-zoned, with a 2.41-acre portion in the northwest corner zoned General Commercial and the remainder zoned R3-High Density Residential.
Project Location:	1054 Rush Road, Napavine, WA 98565 Parcel # 018152003000 and 018152004000
Public Hearing:	The Public Hearing has been scheduled for 6:00 p.m. Monday, August 29, 2022.
Required Permits:	
Environmental Review:	The proposal is subject to review under the State Environmental Policy Act (RCW 43.21C) and the City of Napavine SEPA Guidelines. Existing environmental documents that evaluate the proposed project include; SEPA Checklist by Applicant dated May 26 th , 2022; Revised Critical Area Review by Environmental Design and prepared for Rognlin Properties dated June 27 th , 2022. Said document(s) are available for review.
Required Studies:	No Additional studies have been requested at this time.
Public Comments:	Anyone wishing to testify during the public hearing may reach out to Rachelle Denham, Clerk, at (360)262-3547. Written comments received by the City on or before August 29, 2022, will be considered by the City Planning Commission.
Staff Contact:	Rachelle Denham, Clerk, at (360) 262-3547
Final Decision:	A Final Decision on the proposal is made by the Napavine City Council. A Notice of Final Decision will be sent to the Parties of Record (those who have commented on the project).
Appeal Procedure:	The Final Decision is appealable pursuant to Napavine Municipal Code 17.88.100

STATE ENVIRONMENTAL POLICY ACT (SEPA) DETERMINATION OF NON-SIGNIFICANCE

CASE NO: Rognlin's Rush Rd Subdivision

APPLICANT: Randy Rognlin - Rognlin Properties LLC

Proposal: The proposed plat consists of 68 single family residential lots and two commercial lots, along with six tracts for open space, utilities/access, and stormwater. The proposal will take place on two existing parcels for a total site area of 25.21 acres. The site is split-zoned, with a 2.41-acre portion in the northwest corner zoned General Commercial and the remainder zoned R3-High Density Residential.

Location: 1054 Rush Road, Napavine, WA 98565

Parcels: 018152003000 and 018152004000

Legal Description: Section 26 Township 13N Range 02W PT S 19 AC N24 NW4, EX N 100' & RD
6.00 Acres (018152003000)
Section 26 Township 13N Range 02W N2 N2 SW4 NW4 & PT S 19 AC NW4 NW4 EX N 100' & RD
19.21 Acres (018152004000)

SEPA Determination: Determination of Non-significance (DNS)

Comment Deadline: August 29th, 2022 (comments should be delivered to the city hall office at 407 SW Birch Ave, Napavine, WA 98532)

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], the City of Napavine must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance** (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
- **MDNS = Mitigated Determination of Non-Significance** (The impacts can be addressed through conditions of approval), or;
- **DNS = Determination of Non-Significance** (The impacts can be addressed by

JACKSONCIVIL

applying the City Code).

Determination:

Determination of Non-Significance (DNS). The City of Napavine, as lead agency for review of this proposal, has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(e). This decision was made after review of a completed environmental checklist and land use application documents as they apply to the City's Municipal Code and adopted standards.

Date of Publication and Comment Period:

Publication date of this DNS is **August 15th, 2022**, and is issued under WAC 197-11- 960. The lead agency will not act on this proposal until the close of the 14-day comment period, which ends on **August 29th, 2022**.

SEPA Appeal Process:

A final decision on this proposal will not be made until after the comment period described above. An **appeal** of any aspect of this decision, including the SEPA determination and any required mitigation, must be filed with the City of Napavine within fourteen (14) calendar days from the date of the final decision as provided in the NMC 17.88.100.

Mail or deliver appeals to the following address:

City of Napavine
407 SW Birch Ave.
Napavine, WA 98532

Staff Contact Person:

Rachelle Denham
Clerk
(360) 262-3547

Responsible Official:

Bryan Morris
City of Napavine
407 SW Birch Ave
Napavine, WA 98532

407 Birch Ave SW, P. O. Box 810
Napavine, WA 98565
Phone: (360) 262-3547
Fax: (360) 262-9199
www.cityofnapavine.com



Shawn O'Neill, Mayor
Rachelle Denham, City Clerk
Michelle Whitten, City Treasurer
Bryan Morris, Public Works &
Community Development Director

Public Hearing Notification

Affidavit of Posting.

Project No. Rognlin's Rush Road Subdivision – 1054 Rush Road, Chehalis, WA 98532, Parcel # 018152003000 and 018152004000 – SEPA/Land Use
Date of Planning Commission Meeting: August 29, 2022

I, Katie Williams, hereby certify that I have posted the Public Hearing Notification at City Hall on August 18, 2022. I also emailed the newspaper of record, Lewis County News, to publish the notice in the next available print of Lewis County news (Thursday, August 18, 2022), and also on the Lewis County News website/Facebook immediately.

The Public Hearing Notice was also mailed to the property owners within 300 ft. of the project on Thursday, August 18, 2022.

I further certify that this affidavit was filed with the City of Napavine, Clerks Office within the ten (10) days prior to subject hearing, in accordance with the City of Napavine Municipal Code section 17.88.070(A).

Executed this the August 18, 2022

Katie Williams
Signature:

8/25/2022
Date:

Katie Williams
Print Name:

STATE OF WASHINGTON, COUNTY OF LEWIS, BEFORE ME, a Notary Public, on this 25th day of August, 2022, personally appeared Katie William (print name) the above signed, who, under oath, state the following: "I hereby certify that I am the poster, for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 25th day of August, 2022.

Morgan A. Easley
Notary Signature



The City of Napavine is an equal opportunity employer and provider.
Incorporated November 21, 1913

407 Birch Ave SW, P. O. Box 810
Napavine, WA 98565
Phone: (360) 262-3547
Fax: (360) 262-9199
www.cityofnapavine.com



Shawn O'Neill, Mayor
Rachelle Denham, City Clerk
Michelle Whitten, City Treasurer
Bryan Morris, Public Works &
Community Development Director

Public Hearing Notification

Affidavit of Posting.

Project No. Rognlin's Rush Road Subdivision – 1054 Rush Road, Chehalis, WA 98532, Parcel # 018152003000 and 018152004000 – SEPA/Land Use

Date of Planning Commission Meeting: August 29, 2022

I, Bryan Morris, hereby certify that I have posted or caused to be posted Public Hearing Notification sign(s) on the property subjected to Project Name/Number: Rognlin's Rush Road Subdivision of 1054 Rush Road, Chehalis, WA 98532, Parcel # 018152003000 and 018152004000 WA 98532.

Posting of said sign(s) was accomplished on August 18, 2022. Said sign(s) have been posted in a manner which provides an unobstructed view at Rognlin's Rush Road Subdivision – 1054 Rush Road, Chehalis, WA 98532, Parcel # 018152003000 and 018152004000, Frank's Mini Mart and Plaza Jalisco within the City of Napavine.

I further certify that this affidavit was filed with the City of Napavine, Clerks Office within the ten (10) days prior to subject hearing, in accordance with the City of Napavine Municipal Code section 17.88.070(A).

Executed this the August 18, 2022

Bryan Morris
Signature:

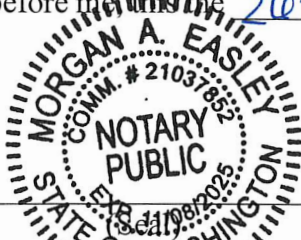
8-26-2022
Date:

BRYAN MORRIS
Print Name:

STATE OF WASHINGTON, COUNTY OF LEWIS, BEFORE ME, a Notary Public, on this 26th day of August, 2022, personally appeared Bryan Morris (print name) the above signed, who, under oath, state the following: "I hereby certify that I am the poster, for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me on this the 26th day of August, 2022.

Morgan A. Easley
Notary Signature



The City of Napavine is an equal opportunity employer and provider.
Incorporated November 21, 1913

Surrounding Parcels

PARCEL NO.	ADDRESS	PROPERTY OWNER
018176001000	0 Rush Road	F & I Cook Family LLC
018176003002	0 Rush Road	F & I Cook Family LLC
018176000000	1049 Rush Road	William David Phipps
018179002001	0 Rush Road	CKIJ Western LLC
018141000000	1076 Rush Road	Amarjit & Gurjit Singh Rai
018140001000	0 Rush Road	Amarjit & Gurjit Singh Rai
018151003000	0 Forest Napavine Road W	Gary & Judy Kalich
018173005000	662 W Forest Napavine	Jon & Krystal Vasilas
018173004000	656 W Forest Napavine	Reece Prehm & Kiersten Milton
018152001000	0 Rush Road off	Amarjit & Gurjit Singh Rai
008250001035	0 Kayli CT	City of Napavine
008250001031	321 Kayli CT	LHI Investments LLC
008250001024	317 Kayli CT	Brian & Natalie Fain
008250001025	313 Kayli CT	Michael & Nicole Postlewait
008250001026	0 Kayli CT	Brenda & Lowell Carlson
008250001027	1410 Wildwood Ave NE	Brenda & Lowell Carlson
008250001004	205 Mitchell LN NE	Robert Lundholm
008250001005	211 Mitchell LN NE	James & Linda Curtis
008250001006	217 Mitchell LN NE	Joshua & Amber Higgins
008250001007	221 Mitchell LN NE	Samantha & Christopher Preston
008250001008	223 Mitchell LN	Tyson Jacobsen & Coty Dutton
008250001009	231 Mitchell LN NE	Christian Olsen & Janice Zielonka
008250001010	235 Mitchell LN	Nathan & Megan Shepherd
008250001011	238 Mitchell LN NE	Cottage Court Federal Way LLC
008250001012	0 Mitchell LN NE	LHI Investments LLC
008250001013	226 Mitchell LN NE	Fernando & Juana Garcia
008250001014	222 Mitchell LN NE	James & Wendy Pea
008250001015	218 Mitchell LN NE	Charles & Ruth Rollo
008250001034	0 Wildwood Ave NE	City of Napavine
008250001016	210 Mitchell LN NE	Douglas & Elizabeth Fletcher
008250001017	306 Kayli CT	Kenneth & Sharon Foote

Surrounding Parcels

008250001018	308 Kayli CT	LHI Investments LLC
008250001019	310 Kayli CT	LHI Investments LLC
008250001020	312 Kayli CT	LHI Investments LLC
008250001021	314 Kayli CT	Patrick Richter & Raven Crist
008250001022	316 Kayli CT	Jeremy & Natasha Landrum
008250001023	324 Kayli CT	Jason Shearouse

F & I Cook Family LLC
5509 Park Place Loop SE
Lacey, WA 98503

William David Phipps
1049 Rush Road
Chehalis, WA 98532

Amarjit & Gurjit Singh Rai
233 Alderwood Dr.
Chehalis, WA 98532

CKIJ Western LLC
5509 Park Place Loop SE
Lacey, WA 98503

Gary & Judy Kalich
614 Newaukum Valley Road
Chehalis, WA 98532

LHI Investments LLC
PO Box 26116
Federal Way, WA 98093

Brian & Natalie Fain
317 Kayli CT
Napavine, WA 98532

Michael & Nicole Postlewait
PO Box 277
Napavine, WA 98565

Brenda & Lowell Carlson
22258 134th St.
Maquoketa, IA 52060

Robert Lundholm
205 Mitchell LN
Napavine, WA 98532

Willis Grant
PO Box 541
Napavine, WA 98565

James & Linda Curtis
211 Mitchell LN
Chehalis, WA 98532

Joshua & Amber Higgins
217 Mitchell LN NE
Napavine, WA 98532

Samantha & Christopher Preston
221 Mitchell LN NE
Napavine, WA 98565

Tyson Jacobsen & Coty Dutton
223 Mitchell LN
Chehalis, WA 98532

Christian Olsen & Janice Zielonka
231 Mitchell LN NE
Chehalis, WA 98532

Nathan & Megan Shepherd
235 Mitchell LN
Napavine, WA 98532

Cottage Court Federal Way LLC
PO Box 26116
Federal Way, WA 98093

Fernando & Juana Garcia
211 Carroll Way
Chehalis, WA 98532

James & Wendy Pea
222 Mitchell LN NE
Napavine, WA 98565

Charles & Ruth Rollo
218 Mitchell LN NE
Napavine, WA 98532

Douglas & Elizabeth Fletcher
210 Mitchell LN NE
Napavine, WA 98565

Kenneth Foote & Sharon Tetrault
306 Kayli CT
Chehalis, WA 98532

Patrick Richter & Raven Crist
314 Kayli CT
Chehalis, WA 98532

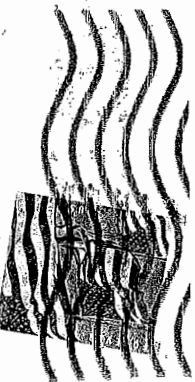
Jeremy & Natasha Landrum
316 Kayli CT
Chehalis, WA 98532

Jason Shearouse
PO Box 66961
Burien, WA 98166

City of Napavine
PO Box 810
Napavine, WA 98565

CITY OF NAPAVALINE
407 BIRCH AVE. SW
P.O. BOX 810
NAPAVALINE, WA 98565

TACOMA WA 983
OLYMPIA WA
19 AUG 2022 PM 4 L



Fernando & Juana Garcia
211 Carroll Way
Chehalis, WA 98532

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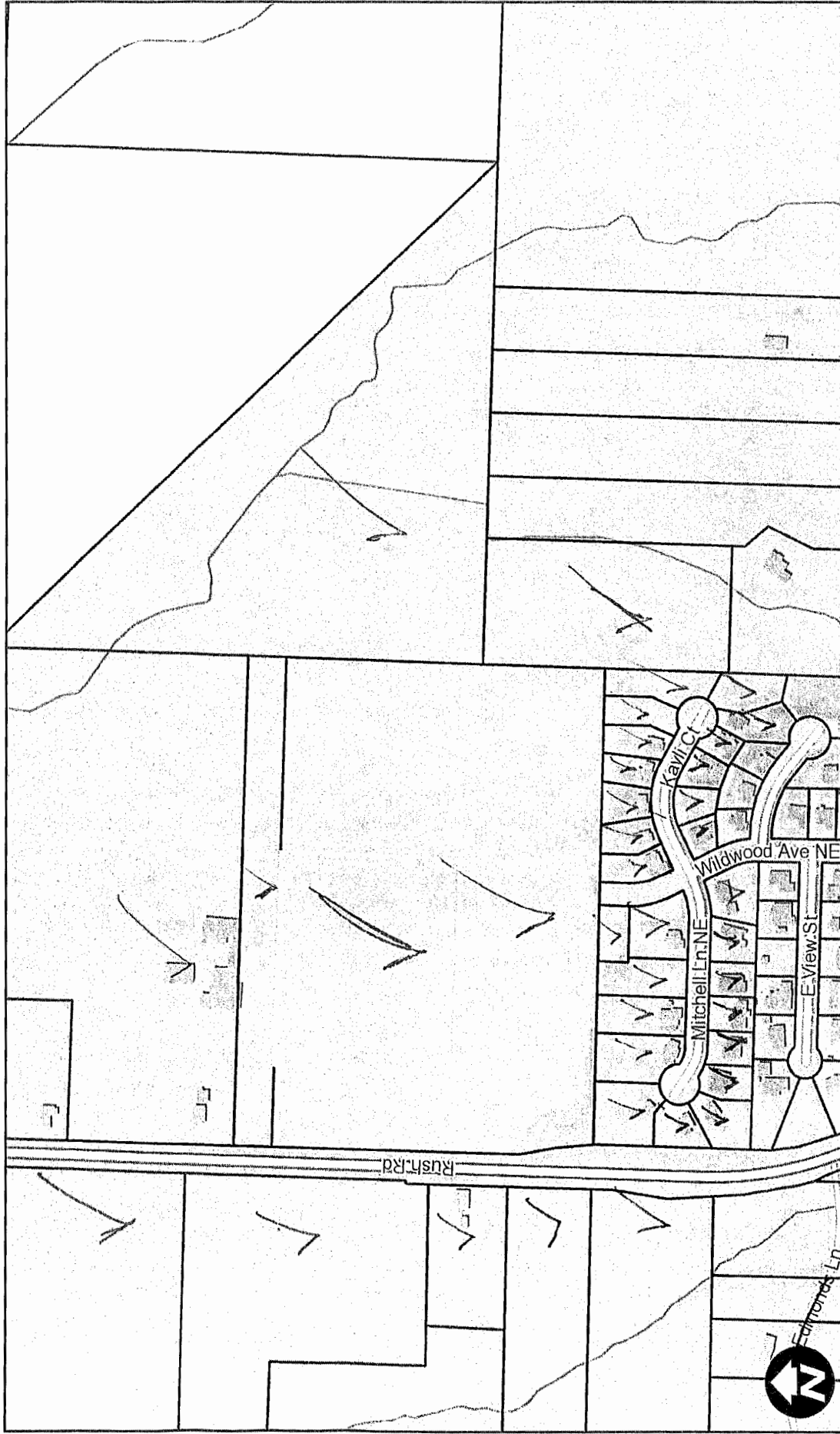
98532-91511
98565>0810

FORWARD TIME EXP RTR TO SEND 2215005/24/22
GARCIA
226 MITCHELL LN NE
NAPAVALINE WA 98532-8888

RETURN TO SENDER



Lewis County GIS Web Map



8/17/2022, 2:44:21 PM

Parcels

☐ Parcels

1:4,514

0 210 420 840 ft

NAD 1983 StatePlane Washington South FIPS 4602 Feet



Lewis County does not guarantee the accuracy of the information shown on this map and is not responsible for any use or misuse by others regarding this material. It is provided for general informational purposes only. This map does not meet legal, engineering, or survey standards. Please practice due diligence and consult with licensed experts before making decisions.

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NAPAVINE PLANNING COMMISSION MINUTES
August 29, 2022 6:00 P.M.
Napavine City Hall, 407 Birch Ave SW, Napavine, WA

ROGNLIN'S PUBLIC HEARING: 6:00 pm

Commissioner Graham opened the public hearing at 6:00 pm for Rognlin's 1054 Rush Road Sub-division.

Dan Mikota – Member of Napavine School Board. Had concerns of the impact that the subdivision will have on the schools. Wants to have a conversation on the growth that is coming in and what can be done to help the impact of the school.

Commissioner Haberstroh – The issue with the impact fees is they can only be used on certain things, and it also has an expiration date before funds are released back to the developer. Need to look more at mitigation fees, bonds, and levies.

Shane Schutz - Superintendent of Napavine School District concerned about the impact on the schools with all the growth. Needs to have some type of revenue resources to help with the growth. Would like to work with the city on getting a plan in place to work together to maybe find a solution. It's hard to pass a bond right now, whatever amount the fee would be, would be helpful.

Director Morris – Stated that Rognlin's project is too far along in the process to require an impact fee. This discussion would probably be more fit for the agenda under consideration.

Gary Kalich -614 Newaukum Valley Road. Had submitted a written comment but wanted to just speak for a second regarding his request to move roads and lots for access to his wife's adjacent parcel that is Lot C, 5-acre plat. The access that the city has adjacent to that property is currently unimproved city right of way from Kayli CT. which isn't financially feasible.

Chris Aldrich RB Engineering – Engineer for the project. Spoke about the project with the water and sewer. There will be a turn lane into Rush Road so there is a left lane and will have a turn lane in Rush Road. Wanted to address the project is vested and there currently is no impact fees, and no comments for mitigation. Can't guarantee that they would be able to move the road/lots for better to access to Lot C because that parcel already had a public easement off Kayli CT.

Commissioner Haberstroh - requested if there could be a hard surface of 6 feet on the walk lane off Wildwood, maybe lighting, with an emergency vehicle access only sign.

Douglas Fletcher – 210 Mitchell Lane – asked questions regarding the storm water coming off Wildwood, and how it would be designed. The City's ROW is on his property, so his questions was regarding the storm water run-off.

Chris Aldrich RB Engineering – Stormwater will be designed per code, piped all the way down.

Director Morris stated that sidewalks have been deterred on rush road in the past, this project proposes sidewalks and streetlights on Rush Road. One thing they need to look at is that access on Lot C for that parcel. The city has a right-of-way coming off Kayli CT but its not really feasible.

Director Morris stated that the city has a current code that says parcels parallel to Rush Road shall be allowed placement of a culvert and driveway. The city doesn't want pedestrians on Rush Road. The only reason there is a sidewalk on Sommerville development is because there is no shoulder on Sommerville.

Director Morris summarized the written comments. Tribes are asking for a cultural survey.

Brian Fain 317 Kayli CT – is concerned if there was a road just going through at the end of the cul-de-sac because there is a lot of kids that play in that area, maybe speed bumps? He just wanted confirmation if there would be a road.

Director Morris confirmed that the unimproved right of way off Kayli CT would be the section Mr. Fain is asking about and that is not part of this development.

Mrs. Phipps – 1049 Rush Road – Lives directly across from the proposed development. Is requesting the Planning Commission put signs up warning people of the wildlife crossing and no jake brakes. Thinks that would help tremendously. Thanked the engineer for the turn lane on Rush Road, it is greatly appreciated.

Commissioner Graham closed the public hearing at 6:36 pm.

JERRY NIXON PUBLIC HEARING: 6:37PM

Director Morris – stated that the project is a 5000 sq. ft. shop for storage for concrete business. Asking for a Variance to do no frontage improvements. Received and summarized written comments in support of the project from Kiersten Milton & Reece Prehem, David Milton, and Neal & Patricia Amos. There were no objections for the project. Mr. Nixon has fulfilled all of Ecology's concerns and the submittal is now in front of Planning Commission for consideration.

Paula Sandirk 621 Forest Napavine Road W – Pleads to Planning Commission to not require streetlights at this current time.

Commissioner Morris asked Mr. Nixon if trucks will be coming and going out of the project location.

Neal Amos - 668 Forst Napavine Road W asked why the letter said Nixon Construction company. Executive Assistant Katie Williams stated the SEPA was filled out and published as Nixon Storage Building. Paula Sandirk responded with that it is a DBA and can operate under both.

Commissioner Graham Closed the public hearing at 6:42 pm.

PLEDGE OF ALLEGIANCE:

CALL TO ORDER:

Chairwoman Commissioner Graham opened the regular planning commission meeting to order at 6:41 pm.

ROLL CALL:

Planning Commission present: Amy Morris, Commissioner #4, Deborah Graham Commissioner #1, Amy Hollinger Commissioner #2, and Arnold Haberstroh Commissioner #3. **Commissioner Haberstroh motioned to excuse Commissioner Collins Position #5, seconded by Commissioner Hollinger. Vote on Motion 3 aye 0 nay.**

APPROVAL OF AGENDA – As presented:

Commissioner Hollinger motioned to approve the agenda, seconded by Commissioner Haberstroh. Vote on motion 3 aye, 0 nay.

APPROVAL OF MINUTES:

Commissioner Haberstroh motioned to approve minutes for August 15, 2022, meeting, seconded by Commissioner Morris. Vote on motion 3 aye and 0 nay.

OLD BUSINESS:

Cliff Morris Short Plat – 609 W Forest Napavine Road

Director Morris read the proposal that Cliff Morris wrote up. **Commissioner Haberstroh** questioned the actual cost of the supplies because he called up a few places and got some price quotes. **Mr. Cliff Morris** explained the cost is quite expensive and he is pretty much building the first house for free. **Commissioner Haberstroh motioned to recommend the proposal move on to city council for final with the condition that the hydrant is placed in the right of way at Forest Napavine Road, seconded by Commissioner Morris. Vote on motion 3 aye, 0 nay.**

Rognlin's Rush Road Subdivision Plat

Discussion was had regarding the wildlife crossing signs and no jake brakes in that vicinity. **Director Morris** stated that this doesn't fall on this development, it will be on the next meeting agenda for signs. **Director Morris is looking for a motion to approval Rognlin's plat with the conditions of the cultural resources survey and all conditions on the staff report. Along with the 6 ft. hard surface lighted pedestrian pathway, with sign that states "emergency vehicles only."** **Commissioner Haberstroh motioned to accept the conditions mentioned above to council, seconded by Commissioner Hollinger. Vote on motion 3 aye, 0 nay.**

Jerry Nixon 665 Forest Napavine Road Land Use

Director Morris stated that the Variance is seeking to waive frontage improvements, they would like to waive the streetlights, which is up to Planning Commission. **Commissioner Haberstroh** stated that at this time the project doesn't have power but is there any way to require it when utilities come through? **Commissioner Morris** asked if they could pave the apron at the entrance going into the property, every driveway on Forest Napavine Road currently has it. **Mr. Nixon** stated that if the road is going to be tore up, he would have to tear it back out. **Director Morris** stated that if the city tears it out, the city will replace it.

Commissioner Hollinger motioned to recommend to approve the land use and Variance with the conditions that he agrees to a developers agreement for a yes vote on future road improvements, and pave the apron at the entrance of the property, seconded by Commissioner Haberstroh. Vote on motion 3 aye, 0 nay.

CONSIDERATION:

School Impact Discussion

Superintendent of Napavine - Shane Schutz is asking for the City and the School District to work together to consider the impact of the school with the future growth of the city. Need to find additional resources and help. **Director Morris** requested that it would be a good idea for the Planning Commission to have a workshop before or after the next meeting. **Commissioner Haberstroh motioned to set a workshop at 5:00pm before the regularly scheduled meeting on September 19, 2022, meeting, second by Commissioner Hollinger. Vote on motion 3 aye, 0 nay.**

Planning Commission Packets

Commissioner Haberstroh stated that if everyone else was okay with it, he thinks all the copies are excessive and creates a lot of extra work for Katie. **Commissioner Haberstroh made a motion to have Katie just have 2 copies of big developments at the meeting, everything else is reviewed beforehand on the computer. Seconded by Commissioner Morris. Vote on Motion 3 Aye, 0 Nay.**

ADJOURNMENT 7:20 pm

Commissioner Hollinger motioned to adjourn, seconded by **Commissioner Haberstroh**. Vote 3 ayes, 0 nays.

These minutes are not verbatim. If so desired, a recording of this meeting is available online at <https://fccdl.in/i4nEoeYelz>.

Respectfully submitted,

Bryan Morris, Community Development/Public Works Director

Planning Commission Chairperson



Community Development
407 Birch Ave SW, P. O. Box 810 Napavine, WA 98565
Phone: (360) 262-9344 Fax: (360) 262-9199
www.napavine.wa.gov

R-3 Subdivision and Environmental Review Staff Report

Project Name: Rognlin's Rush Rd

Meeting Date: August 29th, 2022

Proposal: The proposed plat consists of 68 single family residential lots and two commercial lots, along with six tracts for open space, utilities/access, and stormwater. The proposal will take place on two existing parcels for a total site area of 25.21 acres. The site is split-zoned, with a 2.41-acre portion in the northwest corner zoned General Commercial and the remainder zoned R3-High Density Residential.

Location: East of Rush Road, and north of Mitchell Ln, Napavine WA 98565
Parcel: 018152003000 and 018152004000.

Owner: Randy Rognlin

Applicant: Rognlin Properties LLC

Applicant's Rep: R&B Engineering
Attn: Chris Aldrich
PO Box 923
Chehalis, WA 98532

Staff: Bryan Morris, City of Napavine Public Works Director
Katie Williams, City of Napavine Administrative Assistant
Devin Jackson, City Engineer (*Consultant, Jackson Civil*)
Jim Buzzard, City Attorney (Consultant, Buzzard O'Rourke)
Marissa Y. Jay, City Attorney (Consultant, Buzzard O'Rourke)

Recommendation: Approved subject to Conditions

City of Napavine Public Works Director's initials: _____

Date issued: _____

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I. BACKGROUND

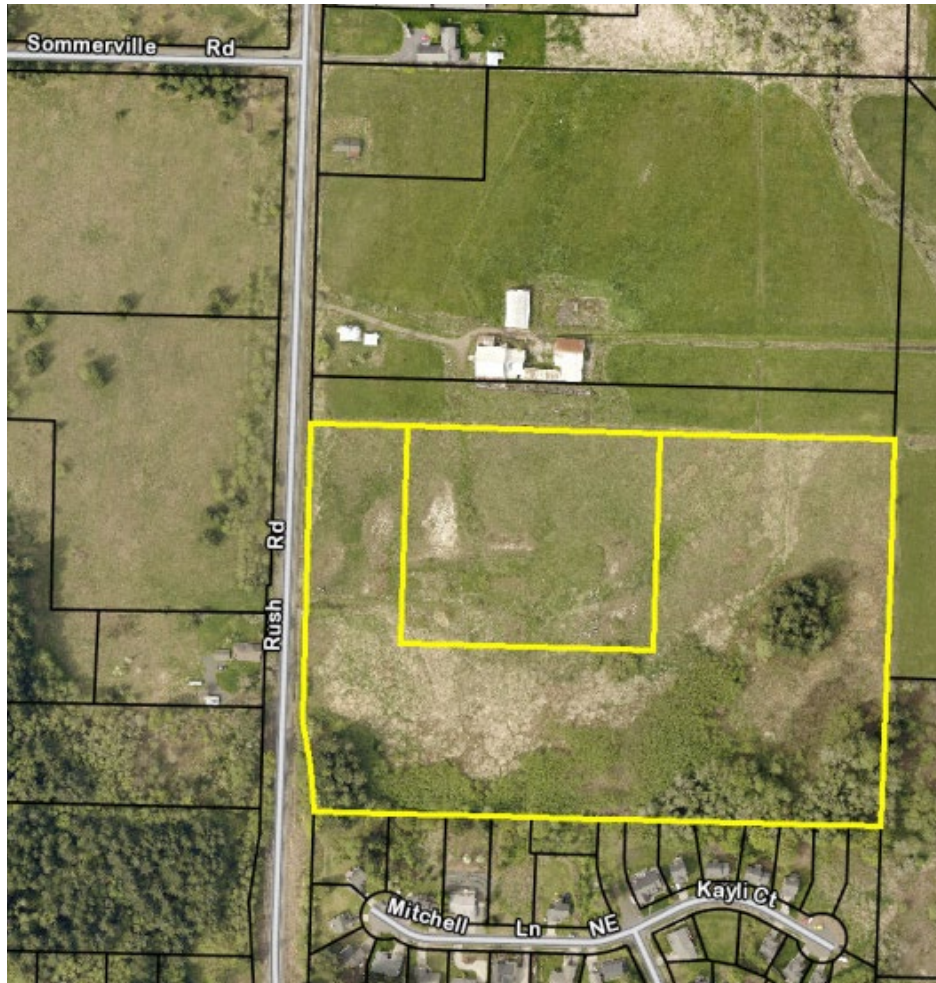
A. General Site Information

Size of Site:	25.12 acres
Existing Vegetation:	Shrubs, grass, pasture and trees
Existing Structures:	None
Adjacent Land Uses:	North and west are undeveloped agriculture lands. South is developed single residential lands. East is an undeveloped residential land.
Adjacent Zoning:	To the north and west are undeveloped agriculture parcels zoned C and R-3. To the south is developed single residential parcel zoned R-2, and to the east is an undeveloped residential parcel zoned C and R-2.
Topography:	Site is rolling and the steepest slope onsite is approximately 30%
Wetlands:	A category IV wetland has been delineated on site. The wetland is roughly 9,200 SF with a standard buffer of 40-ft.
Flood Plain:	None
Access Roads:	The site will be accessed from Rush Road, connecting to new dedicated city streets throughout the plat.

B. Land Use Processing

Application Submitted:	28 Day Counter Complete Determination
Application Technically Complete:	120 Day for Review

Figure 1. Location



Parcel Number: 018152004000

Situs Address: 0 RUSH RD

Owner: ROGNLIN PROPERTIES LLC

Assessor's Use Description: 91 Residential Land -
Undivided

Property Type: COM

Land Use: undeveloped/vacant

Land Value: 836,800

Improvement Value: 0

Total Value: 836,800

Total Acres: 19.21

Mail Address: PO BOX 307

City: ABERDEEN

State: WA

Zip: 98520

Parcel Number: 018152003000

Situs Address: 1054 RUSH RD

Owner: ROGNLIN PROPERTIES LLC

Assessor's Use Description: 11 Single Unit

Property Type: COM

Land Use: single-residential

Land Value: 261,400

Improvement Value: 17,600

Total Value: 279,000

Total Acres: 6.00

Mail Address: PO BOX 307

City: ABERDEEN

State: WA

Zip: 98520

II. DOCUMENTS REVIEWED

The documents reviewed and considered in connection with this staff report include the following:

- A. Narrative for preliminary plat
- B. Environmental SEPA checklist
- C. Engineering submittal
- D. Traffic impact analysis report
- E. Stormwater technical information report
- F. Critical area report
- G. General documents (i.e., grading, rezone, and permit application documents etc.)

III. PROCEDURAL REQUIREMENTS

The authority for this review is described in the Napavine Municipal Code (NMC) Title 16 Subdivision; NMC 17.24 R-3 Districts; NMC 17.88 Administration and Enforcement; NMC Title 18 Environment; NMC Title 12 Streets, Sidewalk and Public Places; and the 2017 City of Napavine Comprehensive Growth Management Plan 2003-2023 (as updated). The public hearing will be conducted in accordance with rules of procedure adopted by NMC 17.88.070 and NMC 17.88.100. The final decision on the Applications will be made by the Napavine City Council.

IV. APPLICABLE REGULATIONS/ANALYSIS

A. Napavine Municipal Code

Title 12 - STREETS, SIDEWALKS AND PUBLIC PLACES

12.04 - PUBLIC WORKS CONSTRUCTION STANDARDS

12.04.040 - Design standards

There are adopted design standards for the construction of streets and sidewalks as follows in Sections 12.04.050 and 12.04.060.

12.04.050 - Streets, alleys, cul-de-sacs, side slopes, base, and roadway grade

Arterial streets, collector streets, access streets, residential streets, feeder streets, alleys, cul-de-sacs, side slopes, base, and roadway grades shall be, and the same hereby are, defined as set forth in the Washington State Department of Transportation (WSDOT) Standard Specifications for Road, Bridge, and Municipal Construction for said improvements as adopted and posted from time to time by the Public Works Director of the City of Napavine, Washington. Copies of said specifications and standards are on file with the city and may be reviewed at any time during normal city business hours.

12.04.060 - New residential sub-division streets

- A. Establish street design for subdivisions of more than ten dwelling units on separate parcels, or multi-family dwelling units situated on a single parcel, and sufficient to accommodate required improvements, to include provisions for future use by adjacent property owners when applicable.*
- B. Development of parcels shall be subject to minimum construction standards outlined in the WSDOT Standards.*

- C. *Development of parcels shall be required to resemble and match improvements on continuous parcels; i.e., sidewalks, culverts and driveways, curbs and gutters.*
- D. *Development of parcels parallel to Rush Road shall be allowed placement of a culvert and driveway.*
- E. *A new sub-division resembling developments such as Stadium Estates, Parkside Loop and Camden Yards shall be required to develop curbs and gutter and sidewalks when it creates a new neighborhood.*
- F. *Large sub-divisions consisting of ten tract or lots for single family dwelling or multi-family dwelling shall have a minimum thirty-foot right of way, twenty-foot paved surface, no parking allowed, or parking allowed on one side of the street, one sidewalk five feet in width, and one and one-half foot curb and gutter on both sides.*
- G. *Napavine City Council shall have the final authority to determine whether a development be required to install curbs and gutters, sidewalks and street lights and the city council may waive any other standard set forth herein as allowed by law. Provided however, a person must first exhaust administrative remedies prior to applying directly to the city council.*

FINDING: The proposal shows one access street on Rush Road, and new residential subdivision streets with cul-de-sac and eyebrows. NMC 12.04 applies.

CONDITION OF APPROVAL: Prior to engineering approval, final plans depicting public improvements satisfying applicable City standards and the most current version of the WSDOT Standard Specifications shall be submitted for review and approval by the City.

12.08 CONSTRUCTION IN PUBLIC PLACES

12.08.010 - Work obstructing public places

- A. *All persons, corporations and/or utilities desiring to perform work upon, obstructing or making installations that cause disturbance, disruption, or damage to city streets, alleys, rights-of-way, bridges, parking lots, parks or other public places within the city are required to obtain a permit from the city mayor or his designated representative before proceeding therewith.*
- B. *The city mayor or his designated representative is authorized and directed to require applications for the performance of work, obstructing or making installations on city streets, alleys, rights-of-way, bridges, parking lots, parks or other public places upon such forms and regulations as are or hereafter shall be approved by resolution of the city mayor.*

FINDING: The proposal includes half-width improvement to Rush Road and utilities connection in the City right-of-way. NMC 12.08 applies.

CONDITION OF APPROVAL: Prior to construction, the applicant shall have received engineering approval and be in possession of all necessary permits.

12.14 STREET TREES

12.14.050 - Planting size

Street trees shall be two-to-three-inch caliper, measured six inches above the base.

12.14.060 - Planting location

- A. *Street trees shall be located at least four feet behind the backside of the curb.*
- B. *Street trees shall be spaced thirty-five feet on center starting fifteen feet from property line.*

- C. *Street tree spacing may be adjusted slightly to allow a ten-foot clean zone on either side of a driveway.*
- D. *Street trees will be planted at least fifteen feet from utility lines.*

12.14.110 - Permit to trim

It is unlawful for any person, firm or corporation; to in any manner, remove, destroy, or cut any tree or shrub now or hereafter planted within the limits of any street or alley in the city of Napavine without having first obtained a permit so to do with the compliance of a standard reference guide.

12.14.130 - Hearing by city council

If the conditions described in said notice have not been corrected prior to the time specified therein, a resolution shall be presented to the city council on the date designated in the notice therefor, which resolution shall provide that the department of the city of Napavine named therein shall, after the date set therein, forth with cause the removal or destruction of the vegetation, or any part thereof, as specified or complained of in said notice. Upon introduction of the resolution, the owner shall cause, if any, why the vegetation or such part thereof should not be removed or destroyed. The finding of the city council determining that the vegetation described in the notice is or is not a nuisance shall be conclusive. If the city council finds that the same is a nuisance and the owner has appeared at the hearing thereon the owner may, in the discretion of the council, be given such additional time as may be specified by the council to abate the nuisance.

FINDING: The preliminary landscaping plan notes shows that the project shall be landscaped in accordance with City of Napavine development standards for landscaping, stormwater, and streets. This standard is met.

Title 13 - PUBLIC SERVICES

13.02 - PUBLIC WATER SYSTEM

13.02.020 - Application for connection

- A. *All new connections, whether inside or outside the city limits shall be metered.*
 - 1. *Commercial. One meter may serve more than one business if in the same building, if separate buildings, separate meters are required.*
 - 2. *Residential. Separate meters shall be required for all single-family residences. All motels, hotels, recreational vehicle parks, multi-dwellings, condominiums, planned unit developments, and apartments may be served by one meter.*
- B. *Applicants for service within the corporate limits of the city may be required to obtain a building or plumbing permit for the premises where water service is being requested.*
- C. *Applicants for service outside the corporate limits of the city shall provide required information, comply with city annexation agreement requirements, and sign an agreement stating that they will not oppose annexation of the area including the premises for which service is being applied.*
- D. *If no public sewer service is available to any premises for which application for water service is made, approval of the application shall be conditioned upon the applicant obtaining a septic tank permit from the Lewis County health district, and no connection shall be made if such septic tank permit is not issued.*

13.02.070 - Water services meter location

All water service connections shall be made by, or under the control of the city. Meters shall be placed as follows:

- A. *Within the corporation limits of the city, meters shall be placed within two feet of the edge of the sidewalk or proposed sidewalk on the curb side in existing plats and within two feet of the sidewalk on the property side in new plats.*
- B. *Within the county, meters shall be placed within the county right-of-way and within two feet of the property line nearest the customer's premises.*
- C. *In instances other than contained herein, or where the public works director determines that unusual or conflicting conditions exist, the location of meters shall be determined by the public works director.*

13.02.100 - Service connection—Location of service pipe

Water service pipe shall not be laid or maintained parallel with and within ten feet horizontally of any sanitary sewer, electrical conduit, gas pipe, or communications cable, septic tank, or drain field. When additional water pipe extensions or replacements are to be made beneath the surface of the ground within the premises and connected with existing water service pipes between the meter and the premises, an application therefor shall be made to the city for inspection and approval prior to backfilling the trenches.

13.02.370 - Construction standards

All persons, firms, corporations, and governmental agencies, and/or their contractors, repairing, replacing, installing, extending, or performing other work on water system lines, facilities, service lines, connections, and/or appurtenances thereto, or performing other work that may interfere, conflict, affect, or endanger the water system of the city shall follow and comply with the provisions of the engineering development code of the city as adopted by the city. Where the engineering development code of the city are silent on any construction standards issue, the current version of the Washington State Department of Transportation/Washington State Chapter of the American Public Works Association Standard Specifications for Road, Bridge, and Municipal Construction shall apply.

13.02.410 - Water main extension request

When a person desires to extend a city water main, that person must make a written request to the city and state on that request the location where the extension is desired, the purpose for extension, and give details and extent of any development they are considering, as well as any other factors as may be pertinent. The public works director shall evaluate all requests for main extensions, taking into consideration the availability of water in the existing mains, reservoir capacity, pressures in the area, and other local conditions. If the proposal is acceptable, specific conditions and requirements will be determined by the public works director.

13.02.420 - Water main extension design

The proposed main extension shall be designed by a licensed engineer and be approved by the public works director and appropriate governmental authorities. The design shall be in conformance with city standards as contained in the engineering development code of the city, and shall be designed by the use of a hydraulic analysis, considering pipe size, restrictions, peak demand, length of run, elevation differences, and other factors that may be pertinent.

FINDING: The proposal indicated that water will be accessible via connection to the existing water system on Rush Road. The proposed water system shall include new fire hydrants on proposed streets. Additionally, one water meter shall serve one lot and the proposed plan shall show all water meters located within public right-of-way. **See Chapter 4 NPW of this report for water design conditions of approval.**

13.05 - CROSS-CONNECTIONS AND BACKFLOW PREVENTION

13.05.030 - Backflow prevention assembly requirement

Approved backflow prevention assemblies shall be installed at the expense of the user, either at the service connection or within the premises, as determined by a cross-connection inspector specialist employed by the city in each of the following circumstances:

- A. If the nature and extent of any activity on the premises, or the materials used in connection with any activity on the premises, or materials stored on the premises, could contaminate or pollute the drinking water supply in any way.*
- B. On premises having any one or more cross-connections as that term is defined in Section 13.05.010.*
- C. Internal cross-connections that are not correctable, or intricate plumbing arrangements which make it impractical to ascertain whether or not cross-connections exist.*
- D. A repeated history of cross-connections being established or re-established.*
- E. Unduly restricted entry so that inspections for cross-connections cannot be made with sufficient frequency or with sufficient notice to assure that cross-connections do not exist.*
- F. Materials of a toxic or hazardous nature being used in such that, if back siphonage should occur, a health hazard could result.*
- G. All fire sprinkler systems install as minimum protection a double check detector assembly.*
- H. All irrigation systems shall install as minimum protection a double check valve assembly.*
- I. All properties having a private well that are also connected to city water shall install a reduced pressure backflow assembly at the service connection, or have the option to abandon the well as prescribed in the Washington Administrative Code.*
- J. On any premises where installation of an approved backflow prevention assembly is deemed to be necessary to accomplish the purpose of these regulations in the judgment of a certified cross-connection specialist employed by the city.*
- K. On any premise where an appropriate cross-connection report form has not been filed with the office of the city water utility.*
- L. The choice and application of cross-connection devices in specific circumstances shall comply with WAC 246.290, et seq.*

13.05.060 - Access to premises

Authorized employees of the city, with proper identification, shall have access during reasonable hours to all parts of the premises and within the building to which water is supplied. However, if any water user refuses access to a premise or to the interior of a structure at reasonable times and on reasonable notice for inspections by a cross-connection specialist appointed by the city, a reduced pressure backflow assembly will be required to be installed at the service connection to that premise.

Finding: Preliminary planting plan notes indicate that a temporary or permanent automatic irrigation system shall be provided for recreation and open space tracts for establishment. This standard applies.

CONDITION OF APPROVAL: Prior to construction, the installer of the backflow preventer shall obtain a building or plumbing permit prior to installation.

13.08 - SEWER SERVICE SYSTEM

13.08.020 - Facilities installation

The owner of any house, building or property used for human occupancy, employment, recreation or other purpose, situated inside the district and abutting any street, alley or right-of-way in which there is now located or may in the future be located a public sanitary sewer of the city, is required, at the owner's expense, to install suitable toilet facilities therein, and to connect such facilities directly with the proper public sewer in accordance with the provisions of this article, provided that such public sewer is within two hundred feet of the property line of the lot or parcel upon which such house, building or property is situated.

FINDING: The proposal indicates that the proposed sewer connection will be established to the existing sewer system under Rush Road. Sewer services shall extend to all lots. **See Chapter 5 NPW of this report for water design conditions of approval.**

13.30 - STORM WATER SYSTEM

13.30.010 - Storm water standards

The city council adopts the Washington State Department of Ecology "Basic Storm Water Protection Standards" for use in the storm water management within the city of Napavine.

13.30.020 - Use in development review

The city council requires the use of the basic storm water protection standards for all building and development review of storm water drainage and authorizes the public works superintendent to attach storm water quantity and quality conditions to meet the basic storm water program standards.

13.30.040 - Standards of practice

The city council sets the city standard of performance for storm drainage as in all utilities as that of "best engineering practices" for all construction within city.

13.30.060 – Permits

- A. No building permit shall be issued nor excavation begun upon private land on which a driveway will be installed or constructed, unless or until a culvert permit is issued under this chapter. No driveway may be installed without an approved culvert and no culvert may be installed unless or until a culvert permit is issued under this chapter.*
- B. A culvert permit may be issued only upon approval of an application for such a permit. Installation of the culvert under the permit must be done pursuant to the specifications in the permit. Permits may be issued per culvert.*

13.30.090 - Existing driveways and culverts

- A. Prior existing culverts which were in existence before the passage of this chapter are exempt from the requirement to procure a permit prior to installation. Prior existing driveways that do not have an existing or operable culvert must be upgraded and must include a culvert upon notification by the city. When the city becomes aware of a prior existing driveway without a culvert or without an operable culvert, it may provide written notice to the owner thereof by mailing, postage prepaid, a notice to the owner's last known address or by posting the notice at or near the driveway in a conspicuous location. Upon mailing or posting, the owner shall have ninety days to apply for a permit and properly install a working culvert. This provision does not limit the city's ability to repair or remove the danger driveway or culvert as provided in this chapter.*
- B. Any modifications or upgrades to a prior existing driveway or culvert must conform to this chapter and are not exempt from the permitting requirement.*

FINDING: The proposal includes a preliminary grading and utilities plan and a preliminary stormwater technical information report (TIR) satisfying adopted 2019 Stormwater Management Manual for Western Washington (SWMMWW) standards. This standard is met.

Title 14 – MISCELLANEOUS PROVISIONS

14.10 - NAPA VINE CRITICAL AREAS ORDINANCE (NCAO)

14.10.120 – Critical lands

A. Critical Aquifer Recharge Areas

- 1. Applicability. Due to the exceptional susceptibility and/or vulnerability of ground waters underlying aquifer recharge areas to contamination and the importance of such ground waters as sources of public water supply, it is the intent of this chapter to safeguard ground water resources by mitigating or precluding future discharges of contaminants from new land use activities. The provisions of this chapter shall apply to regulated activities specified herein within those portions of the Napavine UGA.*
- 2. Designation. Lands within the Napavine UGA meeting the classification criteria for aquifer recharge areas are hereby officially designated, pursuant to the mandate of RCW 36.70A.060 and 36.70A.170 as critical aquifer recharge areas.*
- 3. Aquifer Recharge Areas—Rating System Determinations. In cases of disputed soil series, or series boundary and resulting aquifer recharge category, the administrator shall use all available information including reports by the United States Geological Survey and technical assessments submitted in accordance with this chapter to make the final determination. This may include consultation with USDA Natural Resource Conservation Service, the Washington Department of Natural Resources Division of Geology and Earth Resources or a soil scientist certified by the American Registry of Certified Professionals in agronomy, crops and soils. In areas that have been disturbed or the surface soil removed as in gravel pits, the Administrator shall determine the most appropriate category with geological and hydrological information.*
- 4. Demonstration of No Adverse Impact. The applicant shall demonstrate, through the land use approval process, that the proposed activity will not have any adverse impacts on ground water in critical aquifer recharge areas, based on the Safe Drinking Water Act and the Wellhead Protection Area Program, pursuant to Public Water Supplies, Chapter 246-290 WAC; Water Quality Standards for Ground Waters of the State of Washington, Chapter 173-200 WAC; and Dangerous Waste Regulations, Chapter 173-303 WAC. By this reference, Chapters 173-200, 173-303, and 246-290 WAC, as written and hereafter updated will be part of this chapter.*
- 5. Mitigation Conditions. The administrator may impose any reasonable condition necessary to ensure that the specific use or activity will not significantly degrade ground water quality. Such conditions may include, but are not limited to the following:*
 - i. A written management plan for waste water, hazardous products and hazardous waste, petroleum products and petroleum waste and other materials judged by the administrator to be detrimental to ground water quality, that when implemented using best management practices, will prevent ground water contamination;*
 - ii. Upgrading available on-site spill response equipment;*
 - iii. Employee spill response training;*
 - iv. Emergency service coordination measures; and*
 - v. Ground water monitoring.*

FINDING: The National Wetlands Inventory (NWI) map and other maps do not depict mapped wetlands within the area. However, the critical area report concludes that jurisdictional wetland habitat is present on site. The wetland has been calculated to be a Category IV wetland with a 40-foot buffer. A stormwater conveyance system is proposed through the wetland buffer for discharge to a proposed treatment and pond facility. The critical area report provides a list of mitigative measures that may be conditioned to allow use of the buffer for storm pipe as proposed. The standard applies.

CONDITION OF APPROVAL: Prior to engineering approval, the applicant shall submit all necessary drawings compliant with the list of mitigative measures to use of the buffer for storm pipe for City review and approval.

Title 15 - BUILDINGS AND CONSTRUCTION

15.04 - CONSTRUCTION CODES

15.04.020 - Codes adopted

Pursuant to the state Building Code Act, RCW 19.27A.010 et seq., the city adopts by reference the following:

- A. The International Building Code, 2009 edition, as published by the International Code Council, be and is hereby adopted as the building code of the city of Napavine;*
- B. Uniform Mechanical Code, 1982 Edition, including Chapter 22, Fuel Gas Piping, Appendix B, published by the International Conference of Building Officials;*
- C. The Uniform Fire Code and Uniform Fire Code Standards, 1982 Edition, published by the International Conference of Building Officials and the Western Fire Chiefs Association; provided that, notwithstanding any wording in this code, participants in religious ceremonies shall not be precluded from carrying hand-held candles;*
- D. The Uniform Plumbing Code and Uniform Plumbing Code Standards, 1982 Edition, published by the International Association of Plumbing and Mechanical Officials; provided, that Chapters 11 and 12 of such code are not adopted;*
- E. The rules and regulations adopted by the council establishing standards for making buildings accessible to and usable by the physically handicapped or elderly persons as provided for in RCW 70.92.100 through 70.92.160; and*
- F. The Washington State Energy Code, June 30, 1980 Edition, adopted by the state Building Code Advisory Council and amendments to the code adopted prior to January 1, 1985, the revisions to the state energy code adopted pursuant to RCW 19.27.075, and subsequent amendments adopted by the council under RCW Chapter 34.05.*
- G. The International Residential Code, 2009 edition, as published by the International Code Council, be and is hereby adopted as the residential code of the city of Napavine.*

In case of conflict among the codes enumerated in subsections A through G of this section, the first named code shall govern over those following.

15.08 - ENERGY CODE

15.08.010 – Adopted

WAC Chapter 51-12 as the same now appears or hereafter may be amended, shall be, and is adopted by this reference as the energy code of the city.

FINDING: The proposed project will construct 68 single-family residential units. Architecture plans were not submitted for review. This standard is not met.

CONDITION OF APPROVAL: Prior to building construction, the applicant shall submit all necessary drawings compliant with NMC 15.04 or the most current state standards for City review and approval.

15.16 - GRADING, EXCAVATION AND LAND FILLING

15.30.020 - Permit required

A grading/fill permit application is required for grading, excavation or filling of land except as exempted under Section 15.16.030 of this chapter. There is no fee for fill application less than 500 cubic yards.

15.16.060 – Standards

The following standards must be met to the satisfaction of the community development director or designee prior to permit issuance:

- A. Cut slopes shall be no steeper than is safe for the intended use and shall not be steeper than two horizontal to one vertical, or as recommended by a soils engineer.*
- B. Fills that are intended for building sites shall be constructed in conformance with the requirements of the latest edition of the IBC (International Building Code) as adopted by the city.*
- C. Except as permitted by the city, no material other than earth material shall be buried or placed in fills. Placement of other than earth material is regulated by state statutes or federal laws and additional permits may be required.*
- D. Fills shall be constructed using earth materials (consisting of dirt/soil, large rock twelve inches or greater, pit run four to twelve inches, fines less than four inches, concrete over twelve inches and concrete less than twelve inches), compaction methods and construction techniques, so that stable fills are created.*
- E. The following fill material shall be prohibited: Asphalt, asphalt grindings, asphalt shingles, base/tar paper and any hazardous materials, petroleum based products and household items.*
- F. Grading, filling, or clearing in or within the vicinity of a wetland shall comply with NMC Chapter 14.*
- G. Grading, filling or clearing in an area of special flood hazard shall be done in accordance with the latest version of the city of Napavine floodplain management ordinance (NMC Chapter 15.12) or this chapter, whichever has the more stringent development regulations.*
- H. Grading, filling or clearing of archaeological sites shall be done in accordance with WAC Chapter 25-48, as now adopted or as may be amended, or other applicable state or federal law.*

FINDING: The proposal indicates grading quantities of 45,000 cu. yd. of fill and 40,000 cu. yd. of cut. Most material will be graded onsite. Structural base shall be from a local DNR approved mining operation. This standard applies.

CONDITION OF APPROVAL: Prior to engineering approval, the applicant shall submit grading plans compliant with NMC 15.16 for review and approval by the City.

Title 16 – SUBDIVISIONS

16.12 - PRELIMINARY PLAT PROCEDURE

16.12.020 - Application for approval

For the purpose of expediting the final approval of any plat, the subdivider shall apply to the city planning commission, at the office of the administrator on such forms as may be provided by the commission, for the approval of the preliminary plat. Together with the application, the subdivider shall submit sixteen copies of the preliminary plat at least sixty days prior to the commission meeting at which action is desired. He shall, at that same time, pay a plat fee which is not refundable, by cash or certified check, payable to the general fund of the city.

The administrator, on behalf of the planning commission, shall assign the plat a permanent file number and shall submit copies of the plat to:

- A. County and city engineers, health officer and other county, city and state officials concerned within the scope of their official functions;*
- B. Director of Highways when such plats are located adjacent to the rights-of-way of existing and known proposed state highways;*
- C. The proper city officials, when such land to be platted is adjacent to or within a distance of one mile~ from the corporate limits of the city, or which contemplates the use of any city utilities.*

16.12.030 - Preliminary plat

- A. Preparation. The subdivider shall prepare a preliminary plat, together with improvement plans and other supplementary material~ as may be required to indicate the general program and objectives of the project. To assure knowledge of existing conditions and city requirements to obtain compliance with existing city development plans, the subdivider may confer with the city engineer prior to preparation of the preliminary plat.*
- B. Scope. The preliminary plat need not be a finished drawing, but it should show all pertinent information to scale, in order that the planning commission may properly review the proposed development.*
- C. Partial Development. Where the plat to be subdivided contains only a part of the tract owned or controlled by the subdivider, the planning commission may require a sketch of a tentative layout for streets in the unsubdivided portion.*
- D. Information Required. The preliminary plat shall include the following information:*
 - 1. Detailed Map. The preliminary plat shall be drawn at a maximum scale of one inch equals fifty feet, minimum scale of one inch equals two hundred feet, and for areas over one hundred sixty acres, one inch equals two hundred feet.*
 - 2. General Information. The following general information shall be shown on the preliminary plat:*
 - a. Proposed Name of the Subdivision. The name must not duplicate nor resemble the name of another subdivision in the county and shall be approved by the planning commission.*
 - b. Date, north point and scale of drawing.*
 - c. Appropriate identification clearly stating the map is preliminary.*
 - d. Location of the subdivision by section, township and range and a legal description sufficient to define the location and boundaries of the proposed tract or the tract designation or other description according to the real estate record of the county assessor.*
 - e. Names and addresses of the owner or owners, subdivider, engineer or surveyor, and land planner or landscape architect.*
 - 3. Existing Conditions. The following existing conditions shall be shown on the preliminary plat:*

- a. *The location, widths and names of all existing or platted streets or other public ways within or adjacent to the tract; railroad rights-of-way and other important features, such as section lines and corners, city boundary lines and monuments as available from city engineer's records.*
 - b. *Contour lines having the following intervals:*
 - i. *Two-foot contour intervals for ground slopes under ten percent.*
 - ii. *Five-foot contour intervals for ground slopes exceeding ten percent.*
 - iii. *Contours shall be related to the city or other datum approved by the city engineer.*
 - c. *Location and direction of all watercourses.*
 - d. *Natural features, such as rock outcroppings, marshes, wooded areas and isolated preservable trees.*
 - e. *Existing uses of the property, including location of all existing structures to remain on the property after platting.*
4. *Proposed Plan of Land Partitioning. The following information shall be included on the preliminary plat:*
- a. *Proposed Streets. Location, widths, names, approximate radii of curves. The relationship of all streets to any projected streets as shown in the comprehensive plan, or if there is no complete comprehensive plan, as suggested by the city engineer.*
 - b. *Easements. Location on the site or abutting property, showing the width and purpose of all existing and proposed easements.*
 - c. *Lots. Approximate dimensions of all lots, minimum lot size, proposed lot and block numbers.*
 - d. *Proposed Land Use. Sites, if any, allocated for:*
 - i. *Multiple family dwellings;*
 - ii. *Shopping centers;*
 - iii. *Churches;*
 - iv. *Industry;*
 - v. *Parks, schools, playgrounds;*
 - vi. *Public or semi-public buildings.*
 - e. *Explanatory Information. Any of the following information that is not shown practicable on the preliminary plat may be submitted in separate statements accompanying the preliminary plat:*
 - i. *Proposed deed restrictions in outline form.*
 - ii. *Approximate center line profiles showing the finished grade of all streets as approved by the city engineer including extension for a distance of two hundred feet beyond the limits of the proposed subdivision.*
 - iii. *Typical cross sections of proposed streets showing widths of roadways, curbs, location and width of sidewalks, if any, and the location and size of utility mains.*
 - iv. *Approximate plan and profiles of proposed sanitary and storm sewers with grades and pipe sizes indicated and plan of the proposed water distribution system, showing pipe sizes and the location of valves and fire hydrants.*
 - v. *Plans of sewers, water lines, other utilities beyond the boundaries of the plat if connections are not available nearby.*

- vi. Drafts of all covenants to be imposed as well as any other agreements or arrangements.

FINDING: The application is being processed as a subdivision review.

16.20 - DESIGN STANDARDS

16.20.020 – Streets

- A. *General.* The location, width and grade of streets shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety and in their appropriate relation to the proposed use of the land to be served by such streets.
- B. *Minimum Right-of-Way and Roadway Widths.* Unless otherwise indicated in the comprehensive plan, the width of streets and roadways shall not be less than the minimums shown in the following table:

	Minimum Width in Feet	
	Right-of-Way	Roadway
Primary arterials	100	66
Secondary arterials	80	56
Collector streets	70	40
Other lesser streets	60	36
Cul-de-sacs; radius of turnaround	45	40
Alleys	20	As required by City Engineer

- C. *Reserve Strips.* Reserve strips or street plugs controlling the access to streets will not be approved unless such strips are necessary for the protection of the public welfare or of substantial property rights or both, and in no event, unless the control and disposal of the land composing such strips is placed definitely within the jurisdiction of the city under conditions approved by the planning commission.
- D. *Alignment.* Streets other than minor streets or cul-de-sacs shall, as far as practical, be in alignment with existing streets by continuations of the center lines thereof.
- E. *Future Extension of Streets.* Where a subdivision adjoins unplatted acreage, streets which in the opinion of the planning commission should be continued in the event of the subdivision of such unplatted acreage will be required to be provided through to the boundary lines of the tract. Reserve strips and street plugs may be required to preserve the objectives of street extensions.
- F. *Intersection Angles.* Streets shall intersect one another at an angle as near to a right angle as practical, and no intersection of streets at an angle of less than seventy-five degrees shall be approved. When intersections of other than ninety degrees are unavoidable, the right-of-way lines along the acute angle shall have a minimum corner radius of twenty-five feet. All right-of-way lines at intersections with arterial streets shall have corner radius of not less than fifteen feet.
- G. *Existing Streets.* Whenever existing streets adjacent to or within a tract are of inadequate width, additional right-of-way shall be provided at the time of subdivision, and conversely, oversized rights of way may be decreased.
- H. *Cul-de-Sacs.* A cul-de-sac shall be as short as possible and shall in no event be more than five hundred feet in length.
- I. *Grades and Curves.* Grades shall not exceed five percent on primary or secondary arterials, ten percent on collector streets, or fifteen percent on any other street. In flat areas allowance shall

be made for finished street grades having a minimum slope of three-tenths percent. Centerline radii of curves shall not be less than five hundred feet on primary arterials, three hundred fifty feet on secondary arterials, two hundred fifty feet on collector streets, and one hundred fifty feet on other streets. Grades in excess of fifteen percent may be allowed if the street is to be paved.

- J. Marginal Access Streets. Where a subdivision abuts or contains an existent or proposed primary arterial, the planning commission may require marginal access streets, reverse frontage lots with suitable depth, screen planting contained in a non-access reservation along the real property line, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.*
- K. Alleys. Alleys shall be provided in commercial and industrial districts, unless other permanent provisions for access to off-street parking and loading facilities are made as approved by the planning commission.*

FINDING: The proposal indicates the dedication of 60-foot right-of-way with 40-foot pavement width for new public streets, 47-foot radii cul-de-sac, and eyebrows. In addition, stubs will be provided for future street extensions to the north and east. This standard is met.

This proposal includes 60-foot right-of-way and 40-foot pavement width for new public streets, and 47-foot of radius for cul-de-sac and eyebrows. In addition, stubs will be provided for future extensions to the north and east. The standard is met.

16.20.040 – Lots

- A. Size and Shape. The lot size, width, shape and orientation shall be appropriate for the location of the subdivision and for the type of development and use contemplated.*
- B. Minimum Lot Sizes.*
 - 1. Lot sizes shall conform with the requirements of Title 17 of this code.*
 - 2. In areas that cannot be connected to sewer trunk line, minimum lot sizes shall be greater than the minimum herein specified, if necessary because of adverse soil structure for sewage disposal by septic tanks. Such lot sizes shall conform to the requirements of the county health department unless provisions are made for sanitary sewers.*
 - 3. Where property is zoned and planned for commercial or industrial use, in conformance to the intent of the comprehensive plan, other lot dimensions or areas may be permitted at the discretion of the planning commission, within the limitations of Title 17 of this code.*
- C. Lot Side Lines. The side lines of lots shall run at right angles to the street upon which the lots face, as far as practical, or on curved streets they shall be radial to the curve.*
- D. Resubdivision. In subdividing tracts into large lots which at some future time are likely to be resubdivided, the location of lot lines and other details of the layout shall be such that resubdivision may readily take place without violating the requirements of these regulations and without interfering with the orderly development of streets. Restriction of building locations in relationship to future street rights-of-way shall be made a matter of record if the planning commission considers it necessary.*

FINDING: This standard applies to subdivision development. **See Title 17 NMC of this report for lot size conditions of approval.**

16.20.060 – Improvements

A. *Requirements. The following improvements shall be installed at the expense of the subdivider in accordance with city standards:*

- 1. Streets;*
- 2. Storm sewers, unless the area is not accessible to a trunk line within 500 feet;*
- 3. Sanitary sewers, unless the area is not accessible to a trunk line within 500 feet;*
- 4. Water distribution lines;*
- 5. Sidewalks in any special pedestrian ways;*
- 6. Street name signs and street lights;*
- 7. Curbs and gutters wherever storm sewers are installed.*

B. *Streets*

- 1. All streets, including alleys, within the subdivision and streets adjacent but partially within the subdivision shall be improved;*
- 2. All streets shall be constructed to city standards for permanent street and alley construction. Catch basins shall be installed and connected to drainage tile leading to storm sewers or drainage ways as approved by the city engineer. Upon completion of the street improvement, monuments shall be re-established and protected in monument boxes at every street intersection and all points of curvature and points of tangency of street centerlines.*
- 3. In a residential area, if the city requires a subdivider to install a street with pavement width greater than thirty-six feet to provide an arterial traffic route, the city shall pay that portion of the cost in excess of the cost of a thirty-six-foot roadway.*

C. *Surface Drainage and Storm Sewer System*

- 1. Drainage facilities shall be provided within the subdivision and to connect the subdivision drainage ways or storm sewers outside the subdivision as required by the city engineer.*
- 2. Capacity, grade and materials shall be as provided by the city engineer's design. Design of drainage within the subdivision shall take into account the capacity and grade necessary to maintain unrestricted flow from areas draining through the subdivision and to allow extension of the systems to serve such areas.*

D. *Sanitary Sewers*

- 1. Sanitary sewers shall be installed to serve the subdivision and to connect the subdivision to existing mains. In the event it is impractical to connect the subdivision to the city trunk sewer system, the planning commission, in conjunction with the county sanitarian, may authorize the use of septic tanks if lot areas are adequate considering the physical characteristics of the size and the subsurface ground conditions. The septic tanks shall be of a design and capacity designated by the county sanitarian.*
- 2. Size, slope and type of sewer pipe material shall be in accordance with plans and specifications of the city. The subdivider shall pay for the necessary inspection by the city. Design shall take into account the size of pipe and grade elevation to allow for desirable extension beyond the subdivision. The city will not require the subdivider to pay for the extra cost of sewer mains over eight inches in diameter or for excessive depth necessary to provide for extension beyond the subdivision.*
- 3. If required sewer facilities will, without further sewer construction, directly serve property outside the subdivision, the following arrangements will be made to equitably distribute the cost:*
 - a. If the area outside the subdivision to be directly served by the sewer line has reached a state of development to justify sewer installation at the time, the*

planning commission may recommend to the city council construction as an assessment project, with such arrangement with the subdivider as is desirable to assure financing his share of the construction.

- b. If the installation is not made as an assessment project, the city will pay for the extra cost of the required oversized sewer mains and excessive depth of mains necessary to provide for future extensions beyond the subdivision.*

- 4. All sewers shall be designed and installed in accordance with Title 13 of this code.*

E. Water System

- 1. Water lines and fire hydrants serving the subdivision to city mains shall be installed.*
- 2. Materials, size and location of water mains shall be in accordance with the plans and specifications of the city. The subdivider shall pay for the necessary inspection by the city. Design shall take into account provisions for extension beyond the subdivision and to adequately grid the city water system. The city will not require the subdivider to pay for the extra cost of mains over six inches in diameter.*
- 3. All water systems shall be designed and installed in accordance with Title 13 of this code.*

F. Sidewalks

- 1. Sidewalks shall be installed in any special pedestrian ways within the subdivision. Other sidewalks may be required.*
- 2. All sidewalks constructed within the subdivision shall be to city standards and at grades established by the city engineer.*

G. Street Name Signs. *Street name signs shall be installed at all intersections according to city standards.*

H. Street Lights. *Street lights shall be installed according to city standards.*

I. Other Standards.

- 1. Curb cuts and driveway installations are not required of the subdivider, but, if installed, shall be according to city standards.*
- 2. Street tree planting is not required of the subdivider, but, if planted, shall be according to city requirements and of a species compatible with the width of planting strip.*

J. *Where existing city utilities are not of sufficient capacity to supply the demands of the subdivision, the developer shall install any and all additional mains, trunk lines or connections of sufficient capacity and standard to serve the subdivision. The developer is free to make any arrangement he wishes with intervening property owners in order to share the additional~ expense. All such additional installations are subject to inspection by the proper authorities.*

FINDING: The proposal indicates the site will be accessed from Rush Road, connecting to new dedicated city streets throughout the plat. Frontage improvements on Rush Road includes curb/gutter, sidewalk, and street lighting. In addition, all new public streets include curb/gutter, sidewalk, and street lighting on both sides. Sanitary sewers and water systems shall be extended to serve all lots. This standard is met.

Title 17 – ZONING

17.24 - R-3 DISTRICT

17.24.020 - Permitted uses and structures

Permitted uses and structures in the R-3 zone are as follows: all uses permitted in the R-1 and R-2 districts; apartment houses, boarding, lodging, or rooming houses, fraternity and sorority houses and dormitories, retirement homes, residential hotels, nursing homes and mobile homes, provided they

comply with requirements set forth in Chapter 17.84 of this title. Mobile home parks are permitted in this zone as planned unit developments subject to approval by the board of adjustment.

17.24.030 - Permitted accessory uses and structures.

Permitted accessory uses in the R-3 zone are as follows: garages or parking spaces for each dwelling unit; home occupations, noncommercial swimming pools, greenhouses, garden, tool or garbage sheds.

17.24.040 - Conditional uses

The following uses are permitted after hearing and attachment of conditions: traditional home occupations, boarding houses, professional offices, and other conditional uses deemed by the board of adjustment to be conditional.

17.24.050 - Permitted dimensions

Permitted dimensions in the R-3 zone are as follows:

- A. Minimum lot size, one unit, seven thousand five hundred square feet or for transfer of development purposes; two units, ten thousand square feet; three units or more, twelve thousand five hundred square feet plus one thousand five hundred square feet per added unit;*
- B. Minimum lot front, forty feet;*
- C. Maximum lot cover, fifty percent;*
- D. Minimum front yard depth, fifteen feet;*
- E. Minimum side yard depth, seven and one-half feet for principal or accessory structure; fifteen feet if structure abuts a street;*
- F. Minimum rear yard depth, fifteen feet for principal structure; five feet for accessory structure;*
- G. Maximum building height fifty feet, or thirty-five feet when lot is adjacent to any residential district.*

Finding: The proposal indicates the current zoning of development site is R3; therefore, this standard applies. The development minimum lots size is 7500 square feet (min. 7500 square feet), minimum front lot line length is approximately 56.5 feet (min. 40 feet). Based on the SEPA report, about 33% of the property will be covered with impervious surface (max. 50%), and the tallest building height is 25 feet (max. 50 feet). The proposal does not include yard depth (front, side, and rear); therefore, this standard is not met.

CONDITION OF APPROVAL: Prior to engineering approval, architectural and site design plans shall satisfy all parts of NMC Section 17.24.

CONDITION OF APPROVAL: Prior to building construction, plot plan compliant with NMC Section 17.24 shall be submitted and approved by the City.

17.60 - MISCELLANEOUS REGULATIONS

17.60.010 - Visibility at intersections in residential zones

- A. Fences, walls or hedges up to a maximum height of six feet may be installed except:*
 - 1. Within the existing or zone stipulated, whichever is less, front and street side yard setback;*
 - 2. Within the area between two main structures with less than five feet of continuous horizontal clearance on each side of the fence, wall or hedge;*

3. *Within a twenty-foot vision clearance triangle formed by the intersection of two street rights-of-way;*
 4. *Within a ten-foot vision clearance triangle formed by the intersection of an alley and street right-of-way.*
- B. *Within the areas identified in subsections (A)(1) and (2), fences, walls and hedges up to a maximum height of four feet may be installed.*
- C. *Within the areas identified in subsections (A)(3) and (4), fences, walls and hedges up to a maximum height of three feet may be installed, except open wire-mesh fences which may be up to a maximum of four feet.*

17.60.030 - Street access required

Every building hereafter erected or moved shall be on a lot adjacent to a public street or with access to an approved private street.

17.60.040 - Horizontal dimensions—One-family dwelling

The greatest horizontal dimensions of a one-family dwelling shall not be more than three times its least horizontal dimension. See the appendix for illustration on file in the office of the city clerk-treasurer.

17.60.050 - Parking restrictions—Recreational vehicles and boats

No recreational vehicle, boat, boat trailer or similar equipment shall be parked within the required street or side setbacks of any lot in any residential zone for a period of longer than thirty-six consecutive hours; provided, that one recreational vehicle, boat trailer or similar equipment belonging to visitors to a residence may be parked within such setbacks for a period of up to fourteen days, and provided further, that one such visit shall not be followed by another at the same residence for a period of at least thirty days. Except under circumstances of the preceding provision, a recreational vehicle shall not be used for living, sleeping or housekeeping purposes when parked on a street or any portion of a residential lot.

17.60.060 - Siting criteria—Hazardous waste facilities

On-site and off-site hazardous waste treatment and storage facilities must meet the state siting criteria adopted pursuant to RCW Chapter 70.105.

17.60.070 – Landscaping

Commercial, multifamily or industrial uses shall submit a landscape plan for approval with the application. Approved landscaping shall be completed prior to issuance of a final occupancy permit. The front yard shall be one hundred percent landscaped including lawns, and shrubs, berms or floral planting areas which shall average ten feet wide but no less than five feet wide at any given point except where access is provided. There shall be a five-foot wide side and rear yard landscape setback between uses. Within the landscape area including acceptable trees, shrubs and lawns, one street tree per twenty-five lineal feet of street frontage shall be provided. In any parking lot over fifteen spaces five percent of the interior of the parking area shall consist of landscape islands. Street trees shall be a minimum of one and one-half inch caliper six feet tall of nursery stock or better quality. Any dead or diseased trees within two years of installation shall be replaced.

Finding: The proposal includes a preliminary access and preliminary landscaping plan. This standard applies.

CONDITION OF APPROVAL: Prior to engineering approval, the landscaping plan shall satisfy all parts of NMC 17.60.070. Landscaping plan shall be submitted and approved by the City.

17.62 – SIGNS

FINDING: The proposal does not indicate any signs currently. This standard does not apply.

17.64 - OFF-STREET PARKING AND LOADING

17.64.010 - Requirements for off-street parking

Off-street parking spaces under standards set forth in this chapter shall be provided for new uses in the quantities specified in this section.

A. Residential Uses

1. *One-family dwelling, two spaces;*
2. *Duplex dwelling, four spaces;*
3. *Multiple-family dwelling with sixteen or fewer dwelling units, two spaces for each dwelling unit; except in cases of housing dedicated to senior citizen housing one space for each dwelling unit;*
4. *Multiple-family dwelling with more than sixteen dwelling units, thirty-two spaces, plus one and one-half spaces for each dwelling unit in excess of sixteen; except in cases of housing dedicated to senior citizen housing one space for each dwelling unit;*
5. *Convalescent homes, homes for the children or aged, and similar residential institutions, one space for each three beds.*

B. Commercial Uses. Commercial uses within the area designated "Parking Exempt" on the map and addenda to the map shall not be subject to the following requirements:

1. *Food or drug stores with more than five thousand square feet of gross floor area: one space for each one hundred square feet of gross floor area;*
2. *Other retail stores with more than five thousand square feet of gross floor area: one space for each one hundred fifty square feet of gross floor area;*
3. *Retail stores with five thousand or less square feet of gross floor area: one space for each three hundred square feet of gross floor area; provided that at least two spaces shall be provided for any such use;*
4. *Medical and dental offices: one space for each one hundred square feet of gross floor area;*
5. *Offices other than medical or dental: one space for each four hundred square feet of gross floor area; provided that at least two spaces shall be provided for any such use;*
6. *Restaurants: one space for every three seats or stools or for every three persons of legal occupancy, whichever is greater;*
7. *Bowling alley: four spaces for each alley;*
8. *Self-service laundry: one space for every three washing or drying machines;*
9. *Banks: one space for each four hundred square feet of gross floor area;*
10. *Funeral parlors: one space for each one hundred square feet of chapel or auditorium area;*
11. *Barber or beauty shops: two spaces for each operator station;*
12. *Personal service establishments not otherwise listed: one space for each four hundred square feet of gross floor area; provided that at least two spaces shall be provided for any such use;*
13. *Motel: one space for each sleeping unit;*

14. *Motor vehicle or machinery sales: one space for each two thousand square feet of gross floor area;*
 15. *Wholesale establishments: one space for each two thousand square feet of gross floor area.*
- C. *Industrial Uses.*
1. *Manufacturing: one space for each one thousand square feet of gross floor area, provided that additional parking shall be provided for any retail sales or office space at the ratio required in subsection B(1) through (5);*
 2. *Contractors establishment: one space for each thousand square feet of gross floor area, provided that additional parking shall be provided for any retail sales or office space at the ratio required in subsection B(1) through (5);*
 3. *Warehouses: one space for each two thousand square feet of gross floor area provided that additional parking shall be provided for any retail sales or office space at the ratio required in subsection B(1) through (5).*
- D. *Institutional Uses.*
1. *Schools: one space for each eight seats in auditorium, or one space for each two hundred square feet of public assembly area if such does not have fixed seating;*
 2. *Auditoriums, theaters, churches, and community centers: one space for each four seats or for each eight feet of bench seating, or one space for each one hundred square feet of public assembly area if use does not have fixed seating;*
 3. *Libraries, museums: one space for each three hundred square feet of gross floor area;*
 4. *Hospitals: two spaces for each three beds.*
- E. *Unlisted Uses. A parking requirement for any use not listed in the preceding sections shall be established by the building inspector, based on the requirement for that listed use deemed to be most comparable in terms of parking demand or on standards in the building code.*
- F. *Fractional Spaces. Whenever the preceding formulas result in a requirement for a fractional number of spaces, the requirement shall be rounded upward to a whole number.*
- G. *Off-Street Loading Facilities. The building inspector shall require that any new business, industrial or institutional use, provide sufficient off-street truck loading facilities to assure that no loading or unloading occurs within any public right-of-way, provided that uses within the area marked "Parking Exempt" on the map shall not be subject to this requirement.*

17.64.020 - Standards for off-street parking

- A. *All parking areas, except residential parking for six spaces or less, shall provide for the turning, maneuvering and parking of the required number of vehicles on the lot.*
- B. *All areas used for parking and maneuvering of vehicles shall be surfaced as specified by the city public works director.*
- C. *Artificial lighting which may be provided shall be deflected so as to not shine into adjacent dwellings and so as not to create a hazard to the traveling public on any road.*
- D. *Each required parking space shall be of usable shape and accessible from a public street or alley. Where access drives are necessary, they shall be no less than fifteen feet in width for nonresidential and multiple family residential developments and no less than nine feet for one family and duplex dwellings.*
- E. *Commercial or industrial parking area shall be screened from adjacent residential zones by means of sight obscuring landscape, screens, walls or fences, which shall be subject to the following standards:*
 1. *Sight obscuring screening shall be not less than five feet in height;*

2. *Required screening shall be at least eighty percent opaque when viewed horizontally from between two feet above average grade and the top of the screening;*
 3. *Screen plantings shall be of such size as to provide the required degree of screening within twelve months after installation;*
 4. *Required screening shall be continuously maintained;*
 5. *All areas used for parking, loading and maneuvering of vehicles shall be physically separated from public streets or adjoining property by required setbacks or by bumper rails, or other effective and suitable barriers against the access or egress of unchanneled motor vehicles.*
- F. *Joint Use of Parking. The building inspector may authorize the joint use of parking facilities under the following conditions:*
1. *Up to one hundred percent of the parking space required for a church may be supplied by off-street parking provided for other uses, provided that such parking lies within two hundred feet of the site of the church;*
 2. *Up to fifty percent of the parking space required for a theater, auditorium, bowling alley, or community center may be supplied by off-street parking provided for other uses, provided that such parking lies within two hundred feet of the site of subject use;*
 3. *Two or more uses may join to develop a cooperative parking facility: the total amount of parking required under such circumstances shall be ten percent less than the total amount required for the uses separately. In case of uses which operate at totally different times, the total minimum amount is that required for the most intensive use;*
 4. *Under subdivisions 1, 2 or 3 of this subsection, there shall be filed with the building inspector a written agreement between parties involved assuring to the building inspector's satisfaction, the validity and perpetuity of the joint use.*
- G. *Location of Parking. All required off-street parking other than joint use parking as provided in subsection F shall be located on the same site as the principal use, provided that such parking may be located on another site within two hundred feet of the principal use if a covenant or written agreement is filed with the building inspector assuring to the building inspector's satisfaction the perpetuity of such parking.*

Finding: The proposal indicates a minimum of 2 parking spaces per residential. The standard is met.

17.76 - AMENDMENTS AND REZONES

17.76.010 - General procedure

The council may, from time to time, on its own motion, on petition of any person in interest, or on initial recommendation of the commission, amend, supplement or repeal the regulations and provisions of this title, including the chart and map, provided that where territory is sought to be rezoned by application from a person other than the council or commission, the person petitioning for rezoning of territory must have a property interest in the subject property.

17.76.020 - Planning commission advisory report

Any such proposed amendment or change, when initiated by the council or by individual petition, shall be referred to the commission for an advisory report thereon. When a proposed amendment or change is initiated by the commission, said advisory report shall accompany the initial recommendation of the commission.

17.76.040 - Procedure before council

At the next ensuing regular meeting of the council following receipt of the commission advisory report on a proposed amendment or rezone, the council shall set the date for at least one public hearing. Notice of time, place and purpose of such public hearing shall be given as set forth in Section 17.88.070 of this title. Continued hearings may be held at the discretion of the city council without publication of further notice.

17.76.050 - Policy on rezones

For the purpose of establishing and maintaining sound, stable, and desirable development within the city, the rezoning of land is to be discouraged and allowed only under certain circumstances as provided hereafter. This policy is based on the opinion of the city council that the comprehensive plan and zoning ordinance are the result of a detailed and comprehensive appraisal of the city's present and future needs regarding land use allocations and, as such, should not be amended unless to correct a manifest error or because of changed or changing conditions in a particular area or of the city in general. Rezoning shall only be allowed if the applicant demonstrates by clear and convincing evidence that:

- A. The land to be rezoned was zoned in error and as presently zoned is inconsistent with the policies and goals of the comprehensive plan; or*
- B. Conditions in the area for which rezoning is requested have changed or are changing to such a degree that it is in the public interest to encourage a redevelopment of the area; or*
- C. The proposed rezoning is necessary in order to provide land for a community related use which was not anticipated at the time of the adoption of the comprehensive plan, and that such rezoning will be consistent with the policies of the comprehensive plan.*

This declaration of policy for rezonings shall not control a rezoning which occurs incidental to a comprehensive revision of the city's zoning map.

17.76.060 - Annexed territory

- A. Zoning of land in the process of annexation may be done under the procedure and notice requirements of this chapter. The ordinance establishing zoning for annexed territory shall not be passed on the final reading prior to the date when the annexation ordinance is passed on final reading, but the ordinance which annexes property may also establish zoning for it. If the zoning process is commenced prior to the effective date of the annexation ordinance, the written notice area for rezoning shall be determined solely on geographic location, irrespective of whether the land in such written notice area is within or without or partly within or partly without the city limits of the city.*
- B. Any area annexed shall be brought under the provisions of this title and the map thereunder within ninety days from the effective date of the annexation ordinance irrespective of any legal review which may be instituted challenging the annexation. During such ninety day period, or such portion thereof as required to zone the territory, the city may refuse to issue any building permit in any portion of the newly annexed area.*

17.76.070 - Planned unit development

A planned unit development is considered a special zone, and as such an application therefore is subject to the rezoning procedures outlined in this chapter, and to the regulations set forth in the chart, with the following additional requirements:

- A. Prior to filing an application for a planned unit development, a potential applicant shall discuss with the city clerk-treasurer's office his or her general planning concept and approach to the proposed project. The city clerk-treasurer's office shall advise the potential applicant of the*

approval process involved and provide the applicant with written instructions describing the approval procedure.

- B. Following such an informal meeting, the potential applicant shall meet with the commission in a pre-application conference which shall be held at a regular meeting of the commission. The applicant shall have for this meeting a map on which the proposal is presented, and information on the availability of utility service, the topography of the site, and such other information as requested by the inspector. At the time of this conference, the commission may extend to the potential applicant its preliminary observations and suggestions on the proposal.*
- C. Following the pre-application conference, an application for rezoning for a planned unit development may be filed. Such application will be processed in accordance with provisions of this section with final action to be taken by council.*
- D. Prior to final recommendation by the commission on an application for a planned unit development, the applicant shall file with the commission covenants, deed restrictions, home association by-laws, and other documents required to guarantee maintenance and construction of common recreation space, private roads and drives, and all other commonly owned property. The documents shall be approved by the city attorney, with revisions as appropriate, prior to formal action by the commission. Copies shall then be transmitted to council for its information during consideration of the rezoning ordinance, and finally shall be filed with the county auditor if the application is approved.*

Finding: The proposal includes an application for rezone. Reorienting commercial zoned portions to align with Rush Road. In addition, commercially zoned lot acreage changes from 2.41 ac. to 2.81 ac. As a results, the reorienting does not affect the total area of commercial and residential zoning. The standard is met.

Title 18 – ENVIRONMENT

18.04 - ENVIRONMENTAL PROTECTION ACT PROCEDURES AND POLICIES

18.04.040 - Categorical exemptions and threshold determinations.

- A. (WAC 173-806-065). Purpose of this Part and Adoption by Reference. This part contains the rules for deciding whether a proposal has a “probable significant, adverse environmental impact” requiring an environmental impact statement to be prepared. This part also contains rules for evaluating the impacts of proposals not requiring an EIS. The city adopts the following sections by reference, as supplemented in this part:*
 - 1. 197-11-300 Purpose of this part.*
 - 2. 197-11-305 Categorical exemptions.*
 - 3. 197-11-310 Threshold determination required.*
 - 4. 197-11-315 Environmental checklist.*
 - 5. 197-11-330 Threshold determination process.*
 - 6. 197-11-335 Additional information.*
 - 7. 197-11-340 Determination of nonsignificance (DNS).*
 - 8. 197-11-350 Mitigated DNS.*
 - 9. 197-11-360 Determination of significance (DS)/Initiation of scoping.*
 - 10. 197-11-390 Effect of threshold determination.*
- B. (WAC 173-806-070). Flexible Thresholds for Categorical Exemptions.*
 - 1. The city establishes the following exempt levels for minor new construction under WAC 197-11-800(1)(b) based on local conditions:*

- a. For residential dwelling units in WAC 197-11-800(1)(b)(i), up to twenty dwelling units;
 - b. For agricultural structures in WAC 197-11-800(1)(b)(ii), up to thirty thousand square feet;
 - c. For office, school, commercial, recreational, service or storage buildings in WAC 197-11-800(1)(b)(iii), up to twelve thousand square feet and up to forty parking spaces;
 - d. For parking lots in WAC 197-11-800(1)(b)(iv), up to forty parking spaces;
 - e. For landfills and excavations in WAC 197-11-800(1)(b)(v), up to five hundred cubic yards.
- 2. Whenever the city establishes new exempt levels under this section, it shall send them to the Department of Ecology, Headquarters Office, Olympia, Washington, 98504 under WAC 197-11-800(1)(c).
- C. (WAC 173-806-090). Environmental Checklist.
 - 1. A completed environmental checklist, or a copy, in the form provided in WAC 197-11-960, shall be filed at the same time as an application for a permit, license certificate or other approval not specifically exempted in this chapter; except, a checklist is not needed if the city and applicant agree an EIS is required, SEPA compliance has been completed, or SEPA compliance has been initiated by another agency. The city shall use the environmental checklist to determine the lead agency and, if the city is the lead agency, for determining the responsible official and for making the threshold determination.
 - 2. For private proposals, the city will require the applicant to complete the environmental checklist, providing assistance as necessary. For city proposals, the department initiating the proposal shall complete the environmental checklist for the proposal.

18.04.070 - SEPA and agency decisions

- A. (WAC 173-806-155). Purpose of this Part and Adoption by Reference. This part contains rules and policies for SEPA's substantive authority, such as decisions to mitigate or reject proposals as a result of SEPA. This part also contains procedures for appealing SEPA determinations to agencies or the courts. The city adopts the following sections by reference:
 - 1. 197-11-650 Purpose of this part.
 - 2. 197-11-655 Implementation.
 - 3. 197-11-660 Substantive authority and mitigation.
 - 4. 197-11-680 Appeals.
- B. (WAC 173-806-160). Substantive Authority.
 - 1. The policies and goals set forth in this chapter are supplementary to those in the existing authorization of the city.
 - 2. The city may attach conditions to a permit or approval for a proposal so long as:
 - a. Such conditions are necessary to mitigate specific probable adverse environmental impacts identified in environmental documents prepared pursuant to this chapter, and
 - b. Such conditions are in writing, and
 - c. The mitigation measures included in such conditions are reasonable and capable of being accomplished, and
 - d. The city has considered whether other local, state or federal mitigation measures applied to the proposal are sufficient to mitigate the identified impacts, and
 - e. Such conditions are based on one or more policies in subdivision (4) of this subsection and cited in the license or other decision document.

3. *The city may deny a permit or approval for a proposal on the basis of SEPA so long as:*
 - a. *A finding is made that approving the proposal would result in probable significant adverse environmental impacts that are identified in a FEIS or final SEIS prepared pursuant to this chapter; and*
 - b. *A finding is made that there are no reasonable mitigation measures capable of being accomplished that are sufficient to mitigate the identified impact; and*
 - c. *The denial is based on one or more policies identified in subdivision (4) of this subsection and identified in writing in the decision document.*
 4. *The city designates and adopts by reference the following policies as the basis for the city's exercise of authority pursuant to this section:*
 - a. *The city shall use all practical means, consistent with other essential considerations of state policy, to improve and coordinate plans, functions, programs, and resources to the end that the state and its citizens may:*
 - i. *Fulfill the responsibilities of each generation as trustee of the environment for succeeding generations;*
 - ii. *Assure for all people of the state safe, healthful, productive and aesthetically and culturally pleasing surroundings;*
 - iii. *Attain the widest range of beneficial uses of the environment without degradation, risk to health or safety, or other undesirable and unintended consequences;*
 - iv. *Preserve important historic, cultural and natural aspects of our national heritage;*
 - v. *Maintain, wherever possible, an environment which supports diversity and variety of individual choice;*
 - vi. *Achieve a high balance between population and resource use which will permit high standards of living and a wide sharing of life's amenities; and*
 - vii. *Enhance the quality of renewable resources and approach the maximum attainable recycling of depletable resources.*
 - b. *The city recognizes that each person has a fundamental and inalienable right to a healthful environment and that each person has a responsibility to contribute to the preservation and enhancement of the environment.*
 5. *When any proposal or action not requiring a decision of the city council is conditioned or denied on the basis of SEPA by a nonelected official, the decision shall be appealable to the city council. Such appeal may be perfected by the proponent or any aggrieved party by giving notice to the responsible official within ten days of the decision being appealed. Review by the city council shall be on a de novo basis.*
- C. (WAC 173-806-173). Notice<197>Statute of Limitations.
1. *The city, applicant for, or proponent of an action may publish a notice of action pursuant to RCW 43.21C.080 for any action.*
 2. *The form of the notice shall be substantially in the form provided in WAC 197-11-990. The notice shall be published by the city clerk-treasurer or county auditor, applicant or proponent pursuant to RCW 43.21C.080.*

FINDING: A SEPA environmental checklist was included with this proposal; thus, this standard is met.

B. Public Works Standard

CHAPTER2 TRANSPORTATION

2B STREETS

2B.02 Design Standards

The design of streets and roads will depend upon their type and usage. The design elements of city streets will conform to these Standards as set forth herein and current design practices as set forth in Chapter 1.

The layout of streets will provide for the continuation of existing principal street in adjoining subdivisions or of their proper projection when adjoining property is not subdivided. Minor streets, which serve primarily to provide access to abutting property, will be designed to discourage through traffic. See Table 1, Minimum Standards.

Table 1 Minimum Street Standards

DESIGN STANDARD	BOULEVARD	MAJOR OR MINOR ARTERIAL	COMMERCIAL COLLECTOR	NEIGHBORHOOD COLLECTOR	LOCAL ACCESS	PRIVATE
DESIGN LIMITATIONS	Access and intersections should be limited. No on-street parking.		N/A	N/A	N/A	N/A
MINIMAL STRUCTURAL DESIGN	See standard Drawing Number 2-2					
STANDARD RIGHT-OF-WAY	90'–102'	84'–104'	66'–78'	60'	60'	N/A
STANDARD PAVEMENT WIDTH	48' (may have a 16' median)	48'–60'	40'	28'–40'	36'	20'
PARKING LANE	None Allowed	None Allowed	8' Both Sides	7' One Side	7' One Side	N/A
MINIMUM MAXIMUM GRADE	0.5% - 8.0%	0.5% - 8.0%	0.5% - 10.0%	0.5% - 12.0%	0.5% - 15.0%	0.5% - 15.0%
CURB	Both Sides					N/A
SIDEWALKS	Both Sides 6' (min) 8' – pedestrian corridor 10' – zero lot setback			Both Sides 5'	Both Sides 5'	One Side 5'
CUL-DE-SAC RADIUS (PAVEMENT WIDTH)	N/A	N/A	50' (on industrial street only)	N/A	47' with landscaped and island radius of 17'	Fire department Standards
INTERSECTION CURB RADIUS	35'	35'	35'	35'	25'	25'

DESIGN SPEED (MPH)	40	40	30	30	25	N/A
MINIMUM CENTERLINE RADIUS	w/ superelevation * per AASHTO w/o superelevation 600'	w/ superelevation * per AASHTO w/o superelevation 600'	150'	150'	100'	N/A

** Maximum superelevation – 6%*

- A. *Alignment of major arterials, minor arterials and collectors will conform as nearly as possible with that shown in the Comprehensive Plan.*
- B. *Grade. Street grade should conform closely to the natural contour of the land. In some cases the Director of Public Works may require a different grade. The minimum allowable grade will be 0.5 percent. The maximum allowable grade will be 8-15 percent depending on the street classification.*
- C. *Width. The pavement and right-of-way width will depend on the street classification. Table I, Minimum Street Standards, show the minimum widths allowed.*

2B.04 Signing and Striping

Street signs are defined as any regulatory, warning, or guide signs. The developer is responsible for the cost of all street signs. Street sign will comply with the latest edition of the U.S. Department of Transportation Manual on Uniform Traffic Control Devices (MUTCD).

Pavement markings and street signs, including poles and hardware, will be paid for by the developer, but will be designed, furnished and installed by the city or by the developer under the city's direction, to establish and maintain uniformity. The Public Works Department will determine whether pavement markings and street signs will be provided by the city or by the developer. If the work is to be performed by the city, the developer must submit a written request to Public Works and, the developer will then be billed upon completion of the work.

2B.05 Right-of-Way

Right-of-way is determined by the functional classification of a street, refer to Table 1 Minimum Street Standards.

Right-of-way requirements may be increased if additional lanes, pockets, transit lanes, bus loading zones, operational speed, bike lanes, utilities, or other factors are required as determined by the Director of Public Work.

Right-of-way will be conveyed to the city on a recorded plat or by a right-of-way dedication deed.

2B.06 Private Streets

A. Private streets may be allowed under the following conditions:

- 1. Permanently established by tract or lot providing legal access to serve not more than 8 dwelling units or businesses on separate parcels, or unlimited dwelling units or businesses situated on a single parcel and sufficient to accommodate required improvements, to include provisions for future use by adjacent property owners when applicable; and*
- 2. Have a minimum 20-foot paved surface, and a sidewalk five (5) feet in width of such a design that prevents parking on the sidewalk; and*
- 3. Accessible at all times for emergency and public service vehicle use; and*

4. *Will not result in the land-locking of present or future parcels nor obstruct public street circulation; and*
 5. *Covenants have been approved, recorded, and verified with the city that provide for maintenance of the private streets and associated parking areas by the owner or homeowners association or other legal entity.*
- B. *Acceptance as Public Street. Acceptance of private streets as public streets will be considered only if provision is made for the street(s) to meet all applicable public street standards, including right-of-way widths.*

2B.07 Street Frontage Improvements

- A. *All commercial and residential (including multi-family) development, plats, and short plats will install street frontage improvements at the time of construction as required by the Public Works Department. Such improvements may include curb and gutter; sidewalk; street; storm drainage; street lighting system; traffic signal modification, relocation or installation; utility relocation; landscaping and irrigation; and street widening per these Standards. Plans will be prepared and signed by a licensed civil engineer registered in the State of Washington.*
- B. *All frontage improvements will be made across full frontage of property and on all sides that may border a city right-of-way.*
- C. *Exceptions. See Chapter 1, Section 1.07 "Exceptions".*

2B.08 Cul-de-sac

Streets designed to have one end permanently closed will be no longer than 400 feet. At the closed end, there will be a widened "bulb" having a minimum paved traveled radius as shown in Table 1, Minimum Street Standards.

FINDING: Local access roads and half-width street improvements to Rush Road are proposed. Local access roads (A, B, C, and D) propose a width of 40-feet, curb and gutter, and 5-foot sidewalk on both sides. Road A proposes two eyebrows with 47-foot radii and Road D proposes one cul-de-sac with 47-foot radii. The proposal shows 60-foot right-of-way dedication for new local access streets and a half width right-of-way dedication of 10 feet along Rush Road (increasing Rush Road right-of-way to 100-foot width). Additionally, the narrative indicates half-width frontage improvements on Rush Road that shall be included in the development as determined by the City land use and engineering review process. The provided engineering plan does not show intersection radii for Rush Road and proposed local access street. This standard is not met.

CONDITION OF APPROVAL: Prior to engineering approval, all road intersection curb returns shall be shown and designed to meet NPW 2b, applicable city standards, and the current version of the WSDOT Standard Specifications. Engineering plans shall be submitted for review and approval by the City.

2B.11 Intersections

- A. *Traffic control will be as specified in the most recent edition of the MUTCD or as modified by the Director of Public Works as a result of appropriate traffic engineering studies.*
- B. *Street intersections will be laid out to intersect as nearly as possible at right angles. Sharp angled intersections will be avoided. For reasons of traffic safety, a "T" intersection (three-legged) is preferable to the crossroad (four-legged) intersection for local access streets. For safe design, the following types of intersection features should be avoided:*
1. *Intersections with more than four intersecting streets*

2. "Y" type intersections where streets meet at acute angles
3. Intersections adjacent to bridges and other sight obstructions
4. Offset intersections that are not conducive to side traffic flow

In no case will the angle of the intersection be less than 60 degrees nor greater than 120 degrees. The preferred angle is 90 degrees.

- C. *Spacing between adjacent intersecting streets, whether crossing or "T," should be as follows:*

<i>When highest classification involved is:</i>	<i>Minimum centerline offset should be:</i>
<i>Major Arterial</i>	<i>350 feet</i>
<i>Minor Arterial</i>	<i>300 feet</i>
<i>Commercial Collector</i>	<i>200 feet</i>
<i>Neighborhood Collector</i>	<i>200 feet</i>
<i>Local Access</i>	<i>150 feet</i>

When different classes of streets intersect, the higher standard will apply on curb radii. Deviations may be allowed at the discretion of the Director of Public Works.

- D. *On sloping approaches at an intersection, landings will be provided with a grade not to exceed a one-foot difference in elevation, 1 a distance of 30 feet approaching any arterial, or 20 feet approaching a collector or local access street, measured from the nearest right-of-way line (extended) of intersecting street.*

FINDING: The spacing between adjacent intersecting streets onto Rush Road is in excess of 350 feet. This standard is met.

2B.12 Driveways

- A. *All abandoned driveway areas on the same frontage will be removed and the curbing and sidewalk or shoulder and ditch section will be properly restored.*
- B. *All driveways will be constructed of Portland Cement Concrete (PCC) or asphalt from the right-of-way line to the edge of the street. The Director of Public Works will make the acceptable driveway material determination. PCC driveways will be subject to the same testing and inspection requirements as curb, gutter, and sidewalk construction. Residential PCC driveways will have a nominal concrete thickness of six (6) inches. All other PCC approaches will be eight (8) inches thick.*
- C. *Joint-use driveways serving two adjacent parcels may be built on their common boundary with a formal written agreement between both property owners and with the approval of the city. The agreement will be a recorded easement for both parcels of and specifying joint usage.*
- D. *Grade breaks, including the tie to the roadway, will be constructed as smooth vertical curves. The maximum change in driveway grade will be eight (8) percent within any ten (10) feet of distance on a crest and twelve (12) percent within any ten (10) feet of distance in a sag vertical curve.*
- E. *No commercial driveway will be approved where backing onto the sidewalk or street would occur.*
- F. *Driveways will be separated by twenty (20) feet of straight curb between each driveway providing access to a parcel or parcel of land under common ownership or occupancy unless otherwise allowed by the Director of Public Works.*
- G. *No driveway will be built within fifteen (15) feet of the end of any curb return or within five (5) feet of any property line unless otherwise allowed by the Director of Public Works.*
- H. **Driveway Widths**
 1. *The maximum driveway width for a single driveway onto an arterial or collector will be:*

<i>Frontage Width</i>	<i>Residential</i>	<i>Commercial</i>	<i>Industrial</i>
<i>Up to 50-feet</i>	<i>24-feet</i>	<i>24-feet</i>	<i>24-feet</i>
<i>50- to 75-feet</i>	<i>24-feet</i>	<i>30-feet</i>	<i>30-feet</i>
<i>More than 75-feet</i>	<i>30-feet</i>	<i>30-feet</i>	<i>35-feet</i>

2. *The maximum driveway width for each of two driveways 0110 an arterial or collector will be:*

<i>Frontage Width</i>	<i>Residential</i>	<i>Commercial</i>	<i>Industrial</i>
<i>Up to 50-feet</i>	<i>not permitted</i>	<i>not permitted</i>	<i>not permitted</i>
<i>50- to 75-feet</i>	<i>20-feet</i>	<i>20-feet</i>	<i>24-feet</i>
<i>More than 75-feet</i>	<i>20-feet</i>	<i>24-feet</i>	<i>24-feet</i>

3. *The maximum driveway width for a single driveway onto a local access. street will be;*

<i>Frontage Width</i>	<i>Residential</i>	<i>Commercial</i>	<i>Industrial</i>
<i>Up to 50-feet</i>	<i>24-feet</i>	<i>26-feet</i>	<i>not permitted</i>
<i>50- to 75-feet</i>	<i>24-feet</i>	<i>26-feet</i>	<i>not permitted</i>
<i>More than 75-feet</i>	<i>24-feet</i>	<i>26-feet</i>	<i>not permitted</i>

4. *The maximum driveway width for each of two driveways onto a local access street will be:*

<i>Frontage Width</i>	<i>Residential</i>	<i>Commercial</i>	<i>Industrial</i>
<i>Up to 50-feet</i>	<i>not permitted</i>	<i>not permitted</i>	<i>not permitted</i>
<i>50- to 75-feet</i>	<i>20-feet</i>	<i>20-feet</i>	<i>not permitted</i>
<i>More than 75-feet</i>	<i>20-feet</i>	<i>24-feet</i>	<i>not permitted</i>

5. *The maximum driveway width for one-way driveways will be:*

<i>Frontage Width</i>	<i>Residential</i>	<i>Commercial</i>	<i>Industrial</i>
<i>Up to 50-feet</i>	<i>14-feet</i>	<i>22-feet</i>	<i>22-feet</i>
<i>50- to 75-feet</i>	<i>14-feet</i>	<i>22-feet</i>	<i>22-feet</i>
<i>More than 75-feet</i>	<i>14-feet</i>	<i>22-feet</i>	<i>22-feet</i>

6. *A road approach or wider driveway may be approved by the Director of Public Works when a substantial percentage of oversized vehicle traffic exists, when divisional islands desired, or when multiple exit or entrance lanes are needed.*

I. Arterial Street Access

- No driveway may access an arterial street within seventy-five (75) feet (measured along the arterial) of any other such access to the street: on either side of the travel way but may be allowed at locations directly opposite another point of access.*
- No driveway access will be allowed to an arterial street within 150 feet of the nearest right-of-way line of an intersecting street.*
- Within the limitations set forth above, access to arterial streets within the city will be limited to one driveway for each tract of property separately owned. Properties contiguous to each other and owned by the same person are considered to be one tract.*
- Driveways giving direct access onto arterials may be denied if alternate access is available. The Director of Public Work may permit deviations from this requirement if sufficient justification is provided.*
- Road approaches and/or ingress and egress tapers may be required in industrial and commercially zoned areas as directed by the Director of Public Works. Tapers will be*

designed, per the most recent edition, "Transportation and Land Development by V.G. Stover and F. Koepke.

FINDING: The engineering plans do not include driveway locations, design size, and information for each lot. This standard is not met.

CONDITION OF APPROVAL: Prior to engineering approval, a plan providing driveway location, and dimensions for corner lots satisfying NPW 2B.12 shall be submitted for review and approval by the City.

2B.13 Sight Obstruction

The following sight clearance requirements take into account the proportional relationship between speed and stopping distance.

The sight distance area is a clear-view triangle formed on all intersections by extending two lines of specified length (A) and (B) as shown in this section, Uncontrolled Intersection, from the center of the intersecting streets along the centerlines of both streets and connecting those endpoints to form the hypotenuse of the triangle. Refer to Standard Drawing 2-1 at the end of this Chapter. The area within the triangle will be subject to said restrictions to maintain a clear view on the intersection approaches.

Sight Distance Triangle:

- A. *Stop or Yield Controlled Intersection. Providing adequate sight distance from a street or driveway is one of the most important considerations to ensure safe-street and driveway operation the Intersection Sight Distance criteria given in the following table is based on line 8-1 shown in Figure IX-40 of "A Policy on Geometric Design of Highways and Streets" published by AASHTO. This table applies to all intersections as well as driveways with an ADT greater than 20. For driveways with an ADT of 20 or less, the Stopping Sight Distance in Table 1/1-1 of the MSHTO publication can be used.*

SIGHT DISTANCE			
Operating Speed (MPH)	Intersection Sight Distance		Stopping Sight Distance
	2 Lanes	4+ Lanes	
20	210	230	125
25	255	280	150
30	310	340	200
35	355	390	250
40	410	450	325

Other factors such as vertical and horizontal curves and roadway grades also need to be taken into account. Such factors can require necessary modification to the intersection sight distance given in the above table.

Sight distance is measured from a point on the minor road or driveway fifteen (15) feet from the edge (extended) of the major road pavement (or nearest traffic lane if parking is permitted) and from a height of 3.50 feet on the minor road to a height of object of 4.25 feet on the major road.

B. Uncontrolled Intersection

Operating Speed (MPH)	Sight Distance
-----------------------	----------------

	Major Street A	Minor Street B
20	90	90
25	110	110
30	130	130
35	155	155
40	180	180

- C. *Vertical Clearance.* The area within the sight distance triangle will be free from obstructions to a motor vehicle operator's view between a height of two and one half (2.5) feet and ten (10) feet above the existing surface of the street.
- D. *Exclusions.* Sight obstructions that may be excluded from these requirements include; fences in conformance with this chapter, utility poles, regulatory signs, trees trimmed from the base to a height of ten (10) feet above the street, places where the contour of the ground is such that there can be no cross visibility at the intersection, saplings or plant species of open growth habits and not in the form of a hedge that are so planted and trimmed as to leave a clear and unobstructed cross view during all seasons, buildings constructed in conformance with the provisions of appropriate zoning regulations and pre-existing buildings.

FINDING: A traffic impact study was included in the submittal package. Based on the report, access to the site will be from Rush Road. Good sight lines are available presuming that vegetation is properly maintained within the sight triangle and signage is located appropriately; however, the proposal does not include clear-view triangle or signage location in the submitted plans. This standard is not met.

CONDITION OF APPROVAL: Prior to engineering approval, the site plan shall show the sight distance clear-view triangles and any proposed signage at all intersections.

2B.14 Surfacing Requirements

The following are the surfacing requirements for each application listed.

- A. *Asphalt Pavements.* The minimum pavement sections listed in Standard Drawing 2-2 are in lieu of pavement design and are based on a subgrade California Bearing Ratio (CBR) value of three (3). Alternate pavement designs will be accepted based on soil test to determine the actual CSR value and completion of the worksheet on Standard Drawing 2-3 at the end of this chapter. Soil tests and a completed worksheet for each road classification will accompany plans submitted if other than the structures shown below pavement sections in Standard Drawing 2-2 are used. One sample per each 500 LF of centerline, with a minimum of three (3) per project, representative of the roadway subgrade, will be taken to determine a statistical representation of the existing soil conditions. An engineering firm that specializes in soils analysis will perform the soil tests. The report, signed and stamped by a professional engineer licensed by the State of Washington, must be based on actual soils tests and submitted with the plans. All depths indicated are a minimum compacted depth.

Existing pavement restoration: for utility or street widening projects requiring restoration of existing pavement, additional information and design calculations will be required to ensure that the pavement will need minimal maintenance for five to seven years. The information required may include:

1. Pavement cores representative of typical pavement sections; and

2. *statement of existing pavement condition and discussion of how it will "match up" to the new pavement section*

B. Sidewalks

Surfacing: four (4) inches Commercial Concrete.

Base: two (2) inches Crushed Surfacing Top Course or well graded sand.

Asphalt sidewalks will not be permitted unless otherwise approved by the Director of Public Works.

C. Concrete Driveway

Surfacing: six (6) inches Commercial Concrete for residential, (8) inches Commercial Concrete for all others Base: two (2) inches Crushed Surfacing Top Course or well graded sand.

D. Asphalt Driveway

Surfacing: three (3) inches Class B asphalt concrete for residential, six (6) inches Class B asphalt concrete for all others Base: four (4) inches ballast.

2B.15 Temporary Street Patching

Temporary restoration of trenches will be accomplished by using two (2) inches Class 8 Asphalt Concrete Pavement (when available) or two (2) inches medium-curing (MC-250) Liquid Asphalt (cold mix). two (2) inches Asphalt Treated Base (ATB)1 or steel plates.

ATB used for temporary restoration may be placed directly into the trench, bladed and rolled. After rolling, the trench must be filled flush with asphalt concrete pavement to provide a smooth riding surface. Prior to beginning street trenching work, the contractor will ensure that all necessary material for temporary patching is stockpiled at the project site, both for completing and maintaining the patch.

The contractor will maintain all temporary patches until such time as a permanent pavement patch is in place. Patches not properly maintained by the contractor will be repaired by the city at the developer's, contractor's and/or private utility's expense.

2B.16 Pavement Restoration

Trench cuts in roadways greatly degrade the condition of the pavement as well as reduce its design life. The most significant damage can be seen in newer pavements. Pavement restoration should result in the pavement being as good as, or better than, the pre-trench cut condition. This can be achieved by the prevention of trench cuts, thorough utility coordination, and high-quality. pavement restoration.

- A. Trench Cuts in New Pavements. Trench cuts are not permitted in pavements that have been constructed or rehabilitated within five (5) years. "Rehabilitation" includes all surface treatments such as chip seal slurry seal, and asphalt overlay.*

If there is no other option but to cut into new pavement, prior approval will be obtained from the Director of Public Works. Pavement must then be restored in accordance with the following standards.

- B. Transverse Utility Crossings must be bored or completed by another trenchless method. Bore puts must be restored in accordance with the following standards.*

- C. Pavement Restoration Requirements. Trench cuts, bore holes, and miscellaneous pavement repairs will be made in accordance with Standard Drawings 2-5 and 2-6, at the end of this chapter. Pavement will be restored across the entire lane. In addition, the patch will be made perpendicular to the closest affected road edge with a single, straight, continuous cut along the entire width of the required restoration. Minimum restoration width is five (5) feet.*

- D. Lane Width Restoration Requirements. For longitudinal utility trench cuts in pavements over five years old, a minimum two-inch overlay or full-depth pavement reconstruction is required for the following widths:*

1. *One-lane overlay or reconstruction – When trench cut or patch is within one travel lane.*
2. *Two-lane overlay or reconstruction – When trench cut or patch is within two travel lanes.*
3. *Additional overlay or reconstruction – When the remaining pavement area to the edge of existing pavement on either side is less than one travel lane. No longitudinal joints will be allowed in the wheel path.*

All trench and pavement cuts will, be made uniformly by wheel or saw cutting. The cuts will be a minimum of one-foot outside the trench width. If the edge of the trench line degrades, ravel or is non-uniform, additional saw cutting will be required prior to final patch or paving.

All trenching will be backfilled with crushed surfacing materials conforming to Section 4-04 of the most recent edition of WSDOT/APWA standard Specifications. The subgrade will be compacted to 95 percent maximum density, as described in Section 2-03 of the WSDOT/APWA Standard Specifications.

within the trenching area will be feathered and shimmed to an extent that provides a smooth-riding connection and expeditious drainage flow for the newly paved surface.

Surface smoothness will be per Section 5-04 of the most recent edition of WSDOT/APWA Standard Specifications. The paving will be corrected by removal and repaving of the trench only.

Asphalt concrete pavement for wearing course will not be placed on any travel-way between October 15 and April 1 without written approval of the Director of Public Works.

Asphalt for prime coat will not be applied when the temperature is lower than 50 degrees Fahrenheit without written approval of the Director of Public Works.

- G. *Final Patch. The final patch will be completed as soon as possible but-no later than 30 calendar days after the trench is first opened. Time extensions due to inclement weather or other adverse conditions will be evaluated on a case-by-case basis. However, any delays must have prior approval of the Director of Public Works.*

- H. *Staking. All surveying and staking will be performed by an engineering or surveying firm licensed by the State of Washington and capable of performing such work.*

A pre-construction meeting will be held with the Public Works Department prior to commencing staking. All construction staking will be inspected by the Public Works Department prior to construction.

The minimum staking of curb, gutter and sidewalk will be as follows:

1. *Stake centerline alignment every 25 feet (50 feet in tangent sections) with cuts and/or fills to subgrade.*
2. *Stake top of ballast and top of crushed surfacing at centerline and edge of pavement every 25 feet.*
3. *Stake top back of curb at a consistent offset for vertical and horizontal alignment every 25 feet (50 feet in tangent sections).*
4. *Staking will be maintained throughout construction.*

- I. *Testing. Testing will be required at the developer's or contractor's expense. The developer or contractor is responsible to order all required testing. The testing lab will be approved by the Public Works Director prior to the commencement of any testing. Testing will be done on all materials and construction as specified in the WSDOT/APWA Standard Specifications and with the frequency as specified herein.*

In addition, the Public Works Department will be notified before each phase of street construction commences (i.e., staking, grading, sub-grade, ballast, base top course, and surfacing). A minimum of two (2) business days advance notice is required before the start of each phase. All

test results and documentation will be submitted to the Public Works Department prior to final approval of the project.

FINDING: The engineering plans show that proposed water lines shall require cutting of the existing road and restoration is required. The application proposed concrete sidewalk and new asphalt paving; therefore, NPW 2B.14, 2B.15, and 2B.16 apply.

CONDITION OF APPROVAL: Prior to engineering approval, engineering plans demonstrating trenching and restoration compliant with Napavine Public Works standards shall be submitted for review and approval by the City.

2C SIDEWALKS, CURBS AND GUTTERS

2C.02 Design Standards

Plans for construction of sidewalks, curbs and gutters are to be submitted as part of the street plans when applicable. The City has set forth minimum standards that must be met in the design and construction of sidewalks, curbs and gutters. Because these are minimum standards, the Director of Public Works may modify them should it be deemed necessary.

- A. Sidewalks will be constructed of Commercial Concrete four (4) inches thick except in a driveway section at which point the concrete thickness must meet driveway standards. The minimum of sidewalk will be five (5) feet. When the sidewalk, curb and gutter are contiguous the width of the sidewalk will be measured from the back of the curb and gutter to the back of the sidewalk. In commercial areas, sidewalks may be required to extend from the curb to the property line.*
- B. Arterial Streets. Sidewalks, curbs and gutters will be required on both sides of arterial streets interior to the development. Sidewalks, curbs and gutters will also be required on the development side of arterial streets abutting the exterior of said development.*
- C. Local Access Streets. Sidewalks, curbs and gutters will be required on both sides of local access streets interior to the development. Sidewalks, curbs and gutters will also be required on the development side of local access streets abutting the exterior of said development including cul-de-sacs.*
- D. Design and Construction. The design and construction of sidewalks, curbs, gutters and walkways will meet the following minimum standards:*
 - 1. The width of sidewalks will be as shown in the street design drawings. Design of all sidewalks will provide for a gradual rather than an abrupt transition between sidewalks of different widths or alignments.*
 - 2. Form and subgrade inspection by the Public Works Department is required before the sidewalk is poured.*
 - 3. Monolithic pour of curb, gutter and sidewalk will not be allowed without specific approval from the Director of Public Works.*
- E. Driveways - see Section 2B.12*
- F. Curbs and Gutters. Cement concrete curbs and gutters will be used for all street edges unless otherwise approved by the Public Works Director. All curbs and gutters will be constructed in accordance with Standard Drawing 2-7.*
- G. The face or top of all new curbs will be embossed ¼-inch into the cement to denote the location of water and sewer service easements. Water services will be marked with a "W" and side-sewers will be marked with an "S". The markings will be at least three (3) inches in height and clearly legible.*

H. Access Ramps. Sidewalks will be constructed to provide for access ramps in accordance with State Law, Access ramps will be constructed of Commercial Concrete. Form and sub-grade inspection by the Public Works Department is required before the access ramp is poured.

FINDING: The proposal provides public sidewalk for all new local access road. In addition, the project will construct new public sidewalk and curb and gutter along Rush Road for the length of the project frontage. However, the preliminary site plan does not show sidewalk and curb and gutter design criteria; therefore, this standard is not met.

CONDITION OF APPROVAL: Prior to engineering approval, the engineering plan shall include concrete sidewalks design criteria. All sidewalk construction must follow the standard and be reviewed and approved by the City of Napavine.

2D ILLUMINATION

2D.02 Design Standards

A street lighting plan submitted by the applicant and approved by the Director of Public Works will be required for all streetlight installations. Type of installation will be as set forth in the most recent edition of the WSDOT/APWA Standard Specifications, Illumination Standards Table in this chapter, and as directed by the city.

All public streetlight designs will be prepared by an engineering licensed by the State of Washington, and capable of performing such work. All developments will submit the lighting plan on a separate plan sheet. After the system is completed and approved, a set of "as-built" mylars will be submitted to the city as a permanent record.

Streetlights will be located in accordance with the design criteria contained herein, and as approved by the Director of Public Works. In addition, intersections will be illuminated to 1.5 times the highest foot-candle requirement of the streets surrounding the intersection. Exception: In residential and intermediate classes, local and collector streets intersecting other local and collector streets will not be subject to the 1.5 times illumination factor provided a luminaire is placed at the intersection. Energy

efficient fixtures will be incorporated into the streetlight system whenever practical. Poles will be opposite across the roadway or on one side of the roadway. Staggered spacing will be allowed if the roadway width is such that adequate light levels cannot be provided with a one-side or opposite/both-sided pattern.

For the purposes of this section, area classes are determined by zoning as follows:

Commercial

Multi-family, high density

Central business district

Freeway commercial

General commercial

Neighborhood commercial

Industrial

Heavy industrial

Light industrial

Intermediate

Essential public facilities

Commercial office/mixed use

Residential

Single family, low density.

Single family, medium density

Multi-family, medium density

As new zones are created, the Director of Public Works will classify them. The following criteria will be used to determine streetlight spacing:

AVERAGE MAINTAINED HORIZONTAL ILLUMINATION (FOOT CANDLES)				
ROAD CLASS	AREA CLASS			
	Residential	Intermediate	Industrial	Commercial
Local	0.2	0.6	N/A	N/A
Collector	0.5	0.7	0.8	0.9
Arterial	0.7	1.0	1.2	1.4
Boulevard	0.7	1.0	1.2	1.4

*Uniformity ratio: 6:1 average: minimum for local
4:1 average: minimum for collector
3:1 average: minimum for arterial and boulevard*

Dirt Factor: 0.85

Lamp Lumen Depreciation Factor: 0.73

Weak Point Light: 0.2 fc (except local residential street)

Line loss calculations will show no more than a 5 percent voltage drop in any circuit from the source to the most distant luminaire. Branch circuits will serve a minimum of four (4) luminaires.

Pole foundations will be per Standard Drawing 2-16. Luminaire poles will conform to Section 9-29 of the WSDOT Standard Specifications, except as modified herein. Light standards will be tapered aluminum with satin ground finish. The diameter at the base of the pole will not exceed nine (9) inches and the minimum thickness of the pole will be ¼-inch. Mounting height will be 30 feet. Mast arms will be single bracket, taper, minimum ten (10) feet in length. The shaft will heat treated after welding on the based flange to produce T6 temper. The pole and davit arm will be designated to support streetlight luminaires with a minimum weight of 60 pounds and a minimum effective protected area (EPA) of 1.5 square feet. Poles will be designed to withstand a 100mph (AASHTO) wind loading with a 1.3 gust factor with luminaire and mast arm attached, without permanent deformation or failure. Minimum wall thickness will be 0.188 inches. Poles will be equipped with a removable metal ornamental pole cap secured to the shaft with stainless steel screws. Poles will have a minimum 3 ½ by 6-inch hand hole with cover, near the base and will be equipped with a grounding lug. The pole will also be equipped with a 120V, 20 AMP recessed weatherproof power receptacle, that meet applicable guidelines and standards. The receptacle will be located thirteen (13) feet above the base of the pole.

All luminaires will be a medium cut off. JES Type II distribution and will comply with art standards as established by the Public Utility District No. 1 of Lewis County. Unless otherwise required by PUD #1, luminaires will be: 20-watt, catalog #GEMDCLZOS3A11GMC31.

All streetlight electrical installations including wiring conduits and power connections will be located underground.

New street lighting will be designed and installed in such a way as to lend with any utility pole-mounted lighting that may exist along the frontage of adjacent properties, but also to accommodate future integration of conforming streetlights along the roadway. To this end, when streetlight(s) are - required along a property, conduit(s) and junction box(es) will be installed along the entire frontage, as appropriate, to allow for the interconnection of future streetlight installations. This requirement may be waived with approval of the Director of Public Works based on the site-specific conditions of the property in question.

Alternate streetlight designs may be allowed or required by the city to accommodate the unique characteristics of a particular street or neighborhood. For example, special lighting may be deemed appropriate along a street that is part of a designated Historic District. The use of any alternate street lighting must approved in writing by the Director of Public Works.

FINDING: The proposal provides a preliminary street lighting plan with lighting location, but no lighting detail. The standard is not met.

CONDITION OF APPROVAL: Prior to engineering approval, a street lighting plans showing compliance with NPW 2D for streetlighting plan and design shall be submitted for review and approval by the City.

2F ROADSIDE FEATURES

2F.02 Design Standards

The design and placement of roadside feature included herein will adhere to the specific requirements as listed for each feature, and, when applicable, to the appropriate Standard as set forth in Section 1.11.

2F.10 Street Trees

In order for developers or property owners to plant trees, shrubbery or vegetation that may attain a height of more than 30-inches within the of-way, they must first apply for and obtain a right-of-way permit from Public Works Department. The application must include information on type of tree or plant and the proposed location placement.

Certain varieties of trees are prohibited from being planted within a city right-of-way. Such trees are excluded from the right-of-way to protect utilities and infrastructure or to minimize visual obstructions and interference. Trees not to be planted within a city right-of-way specifically include the following: Alder; Apple (fruiting); Ash, Mountain; Birch, White Cherry (fruiting); Chestnut, Cottonwood, Elm, American Hawthorne, London Plane; Maple Big leaf; Maple, Oregon; Maple, Silver; Oak, Pine; Pagoda; Pear (fruiting); Plum (fruiting); Poplar; Sycamore; Walnut: Willow; and any other species of tree with a propensity to produce large or extensive root systems that may interfere with or damage underground utilities or public infrastructure including streets, curbing, and sidewalks.

Also prohibited from being planted within the right-of-way are any o\her species of plants or trees that will create an obstruction or potential obstruction to traffic, pedestrian visibility or safe public use of the right-of- way.

2F.11 Parking Lots

A Right of-way Permit is required prior to surfacing a designated parking area that will access a public right-of-way.

Stormwater retention will be provided and will follow the criteria as set forth in the Stormwater Management Plan and as addressed in Chapter 3 of these Standards.

Parking lot circulation and signing needs to be met on site. The public right-of-way will not be utilized as part of a one-way parking lot flow.

All requirements for construction of parking lots will be determined through the Development Plan Review process, including capacity and configuration. Parking lot ingress and egress will be evaluated to determine traffic controls necessary to ensure vehicle safety to and from the public right-of-way.

Parking lot surfacing materials must meet the requirements for a permanent all-weather surface. Asphalt concrete pavement and cement concrete pavement satisfy this requirement and are approved surface material type. Gravel surfaces are not acceptable or an approved surface material type. Combination grass/paving systems are approved surface material types; however, their use requires submittal of an overall

parking lot paving plan showing the limits of the grass/paving systems and a description of how the systems will be irrigated and maintained. If the Director of Public Works determines the grass/paving system is not appropriate for the specific application, alternate approved surfacing materials will be utilized.

FINDING: The applicant has submitted a landscaping plan to the city for review and comment. Specific comments may be addressed during final civil engineering review.

2G TRAFFIC IMPACT ANALYSIS

2G.02 When Required

The need for a TIA will be based on; the size of the proposed development, existing street and intersection conditions, traffic volumes, accident history, community concerns, and other pertinent factors associated with the proposed project.

A TIA will be required if a proposed development meets one or more if the following conditions:

- A. The proposed project generates more than ten (10) vehicles in the peak direction of the peak hour on the adjacent streets and intersections. This includes the summation of all turning movements that affect the peak direction of traffic.*
- B. The proposed project generates more than 25 percent of the site-generated peak hour traffic through a signalized intersection or "critical" movement at a non-signalized intersection.*
- C. The proposed project is within an existing or proposed transportation benefit area. This may include Transportation Benefit Districts (TSO), Local Improvement Districts (LID), or local state transportation improvement areas programmed for development reimbursement.*
- D. The proposed project may potentially affect the implementation of the street system outlined in the transportation element of the Comprehensive Plan, the Six-Year Transportation Improvement Program, or any other documented transportation project.*
- E. If the original TIA was prepared more than two (2) years before the proposed project completion date.*
- F. The increase in traffic volume as measured by ADT, peak hour, or peak hour of the "critical" movement is more than 10 percent.*

Even if it is determined that a TIA is not required, the Director of Public Works may require the developer to have a Trip Generation Study (TGS) conducted. TGS's will be used to forecast project generated traffic for an established future horizon.

2G.03 Qualifications For Preparing TIA Documents

The TIA will be prepared by an engineer licensed in the State of Washington and with special training and demonstrated experience in traffic engineering. The applicant will provide the Public Works

Director with the credentials of the individual(s) selected to perform the TIA for approval prior to initiating the analysis.

FINDING: The proposal requires a TIA as it meets the requirement of NPW 2G.02.A. The proposal includes a TIA document which has been prepared by an engineer licensed in the State of Washington. The TIA report provides a list of mitigative measures: (1) Design and construct the proposed site access to allow for the installation of a southbound to eastbound left turn pocket on Rush Road and facilitate the addition of another westbound approach lane. (2) Install a 'Stop' sign on the plat street, Road B, approach to Rush Road per applicable requirements. (3) Develop a pedestrian connection to the existing Woodland Ave. NE sidewalk located in the southeast corner of Woodland Ave. NE at Mitchell Ln. NE intersection. (4) A proportionate share payment to the future improvement, by others, at the Rush Road at Hamilton Road intersection. In addition, the site plan shows left turn pocket on Rush Road, approach lane, and pedestrian connection. This standard is met.

CHAPTER3 STORM DRAINAGE AND EROSION CONTROL

3A STORMWATER MANAGEMENT

3A.01 General

The standards established by this chapter are intended to represent the minimum standards for the design and construction of storm drainage facilities.

The City of Napavine Stormwater Management Plan" and the most recent version of the "Stormwater Management Manual for the Puget Sound Basin' documents are considered a part of this chapter as well as the City Public Works Standards, except as supplemented herein. The Stormwater Management Plan sets forth the minimum drainage and erosion control requirements as supplemented herein.

3A.02 Design Standards

The design of storm drainage and/or retention/detention systems will depend on their type and local site conditions. The design elements of storm drainage systems will conform to these Standards and follow current design practice as set forth in the City of Napavine Stormwater Management Plan. Properties will not be developed in such a way as to discharge stormwater onto adjacent lots.

Stormwater conveyance and detention systems will be designed in accordance with the following design standards table:

<i>Hydrologic Model</i>	
<i>Conveyance Design</i>	
<i><50 acres</i>	<i>Rational Method</i>
<i>>50 <200 acres</i>	<i>SCS-based Hydrograph Method</i>
<i>>200 acres</i>	<i>Continuous Simulation Method</i>
<i>Detention Design</i>	
<i><50 acres</i>	<i>SCS Unit Hydrograph Method with Level Pool Routing</i>
<i>>50 acres</i>	<i>Continuous Simulation Method</i>
<i>Design Storm Frequency</i>	
<i>Conveyance</i>	<i>Capacity to handle: 100-year storm event</i>

<i>Detention</i>	<i>Prevent peak flow increase: 100-year storm event</i>
	<i>Evaluation of erosion control: 2-year storm event and 10-year storm event</i>
<hr/>	
<i>Design Storm Duration/Distribution</i>	
<i>Hydrograph Method</i>	<i>6 and 24-hour duration</i>
<i>SCS Unit Hydrograph Method</i>	<i>6 and 24-hour durations SCS Type 1A distribution</i>
<i>Rational Method</i>	<i>Time of concentration Constant rainfall intensity</i>

3A.03 Conveyance

Pipe: Storm drainpipe within a public right-of-way or easement will be sized to carry the maximum anticipated runoff from the contributing area. The calculations of anticipated runoff and pipe sizing will be developed by a professional engineer licensed in the State of Washington. The developer will provide the calculations and all associated information to the Public Works Department.

The minimum main size will be twelve (12) inch diameter, smaller pipe sizes will be considered on a case-by-case basis as approved by the Director of Public Works. Lateral lines may be six (6) inch diameter. The city may require the installation of a larger main if it is determined that a larger size is needed to serve adjacent areas or for future service. The installation of a larger main may allow the developer to seek partial reimbursement through a Latecomers Agreement. (see Chapter 1 for details) All pipe used for storm mains will comply with one of the following types:

- A. Plain concrete pipe conforming to the requirements of AASHTO M 86. Class 2.*
- B. Reinforced concrete pipe conforming to the requirements of AASHTO M 170.*
- C. PVC pipe conforming to ASTM D 3034 SOR 35 or ASTM F 794 or ASTM F679 Type 1 with joints and gaskets conforming to ASTM D 3212 and ASTM F 477.*
- D. Ductile iron pipe conforming to the requirements of AWWA C 151, thickness class as shown on the plans.*
- E. High-density polyethylene smooth interior pipe conforming to AASHTO M252 types or AASHTO M294 type S, with a gasketed bell and spigot joints.*
- F. Aluminized steel helical or spiral rib pipe in diameters of thirty (30) inches or greater. with a Mannings" value of 0.020 or less.*

Channels: Open vegetated channels may be utilized for stormwater conveyance when deemed appropriate by the Public Works Department. Open channels located in a public right-of-way will be sized to carry the maximum anticipated runoff from the contributing area without exceeding the confines of the channel. In addition, when the end of the "new" conveyance system is within twenty (20) feet of another piped drainage system, the "new" system will be extended through the open portion to complete the closed system. Extensions to complete closed drainage systems will only be required along the property where the "new" system originates, unless deemed necessary by the Director of Public Works.

When the flow of an open channel is interrupted by the construction of a driveway, the entire channel across the property will be enclosed with piped system, unless deemed impractical by the Director of Public Works. However, the culvert under the driveway must be installed to accommodate closure of

the ditch in the future. The channel enclosure may necessitate the inclusion of manholes and/or catchbasins.

3A.04 Catchbasins

Maximum catchbasin spacing will be 300-feet on all street classifications. No surface water will cross any roadway to private property. Additional manholes and/or catchbasins may be required by the city to accommodate the maintenance needs of the storm system.

FINDING: The proposal includes a preliminary stormwater technical information report. Stormwater runoff from the site will be collected and conveyed to a proposed wetpond/detention pond stormwater facility. The detention facility design parameters are shown as following: Pond 1: 9,948 square foot pond base, 6 foot in depth, and side slope shall be 2:1; and Pond 2: 10,020 square foot pond base, 5 foot in depth, and side slope shall be 3:1. The wetponds design parameters are shown as follows: Wetpond 1: 0.56 ac-ft of total storage; and Wetpond 2: 0.64 ac-ft of total storage. The new pond will be constructed with an impervious clay or synthetic membrane liner to prevent infiltration in the pond. Total storage of the ponds exceeds the requirements determined by the WWHM model. In addition, the Technical Information Report (TIR) report indicates "All proposed onsite storm drainpipe will vary from 8 to 24 inches in diameter and the minimum slope shall not be less than 0.5%. Final conveyance analysis will be done and included in the final drainage report." The proposal does not show catch basin spacing throughout the site. This standard is not met.

CONDITION OF APPROVAL: Prior to engineering approval, the applicant shall submit a final stormwater plan and TIR complying with NPW 3A and the 2019 SWMMWW for review and approval by the City.

3B EROSION CONTROL

3B.01 General

All projects requiring Public Works Department approval, as defined by these Standards, will include erosion control plans If any of the following conditions are met:

- A. Proposed land disturbance activities that could cause sediment runoff beyond the project limits.*
- B. A Clearing, Filling or Grading Permit is required.*
- C. The proposed project could possibly impact a nearby stream, wetland, or body of water.*
- D. When deemed necessary by another permitting authority.*

Site work will not commence until all erosion control measures have been set in place in accordance with the approved erosion control plans.

The contractor/applicant must ensure that all erosion control measures are properly maintained in accordance with standard industry procedures.

3B.02 Best Management Practices

Erosion control may include the following:

A. Sedimentation Ponds

Sedimentation ponds are utilized to collect runoff generated on a construction site, thereby allowing sediment to be captured before the runoff leaves the site. Sedimentation pond design will include the following considerations:

- 1. computation of the sediment storage volume*
- 2. computation of the settling volume*
- 3. computation of the pond surface area –
(surface area, in sf = $1,250 \times 1\text{-yr, 24 hour storm rate, in cfs}$)*

Minimum pond dimensions are as follows:

- 1. 2-foot depth for settling*
- 2. 3-foot depth for sediment storage*
- 3. 3:1 side slope*

The Contractor will inspect sedimentation ponds immediately after each rain event to ensure the integrity of the facility. The contractor will also remove the majority of the sediment collected in the ponds whenever the storage volume is exceeded or the settling volume is infringed upon. In addition, prior to the final completion of the project, ponds will be cleaned out in their entirety.

The length/width ratio of the pond will be as large as possible. A 5:1 ratio is the preferred minimum, but exceptions will be granted when deemed appropriate by the Director of Public Works. The pond will be divided into a series of at least two (2) separate chambers. Perforated pipe risers will be used to convey water between the chambers and at the outlet.

B. Interceptor Channels

Interceptor channels are used to capture runoff generated on a construction site before it can leave the project limits. The channel is often used in combination with a sedimentation pond. The channel is typically grass lined and runs along the perimeter of the site. The grass must be established prior to the start of construction. Therefore, sod is often used to establish the vegetated surface of the channel. Upon completion of the project, the sod can be removed and re-used if the ditch is filled in and restored with a suitable and stable cover material.

C. Sediment Barriers

Sediment barriers are filtering devices that are run along the perimeter of a site to capture sediment while allowing runoff water to continue along its natural path. Silt fencing and hay bales are common examples of sediment barriers.

Regular removal of sediment is required to ensure that the barriers function properly. In addition, the structural integrity of the barriers must be maintained at all times. Barriers will be installed, inspected and repaired, in accordance with the details and requirements included in these Standards.

D. Stabilized Construction Entrance

A stabilized construction entrance is a rocked access point to a construction site. The entrance reduces material carried from the site onto the public right-of-way.

Construction entrances must be cleared of mud and debris regularly to ensure that materials are not being tracked from the construction site, onto the right-of-way and beyond. The contractor is responsible for all required maintenance of entrances.

E. Detention/Retention Facilities

No retention/detention facility will be located in an area that is used to satisfy an open space requirement unless it enhances a recreational amenity. Use of designated open space areas for stormwater detention/retention and infiltration must satisfy all conditions of the City of Napavine for usability, landscape conformity and ease of access. The city will make the final determination whether or not the proposed stormwater facilities are compatible with and satisfy the intent of an open space.

The primary purpose of a consolidated open space is to provide usable area for recreation activities, buffer zones, and green belt areas, and must be designed for this intent. Any use of this area for stormwater detention/retention must clearly be subordinate to and not detract from open

space uses. The usable open space will be predominantly flat, and in no case, exceed 4:1 where drainage facilities are present. A minimum of 50 percent of the linear slope length will not exceed 7:1.

The Director of Public Works will review the use of commercial. parking lots for stormwater detention on a case-by-case basis. The detention area will be situated away from areas of pedestrian movement. The maximum depth of water in parking lot storage will be limited to twelve {12} inches.

FINDING: The proposal includes a construction Stormwater Pollution Prevention Plan (SWPPP) report, but site plan does not provide erosion control designs. NPW 3B is not met.

CONDITION OF APPROVAL: Prior to engineering approval, erosion control plans compliant with NPW 3B shall be submitted for review and approval by the City.

CONDITION OF APPROVAL: Prior to construction, erosion control devices shall be installed, remain in place during and after construction until the soil has stabilized.

CHAPTER 4 WATER

4.01 General

Any extension of the Napavine Water System must be approved by the Department of Public Works and conform to Department of Health, the City of Napavine Water System Plan.

In designing and planning for any development, it is the developer's responsibility to determine that adequate water for both domestic use and fire protection is attainable. Proposed plans must show how water will be supplied and whether adequate water pressure and volume will be maintained in case of fire. An analysis of the system may be required if it appears that the system might be inadequate.

Anyone desiring to extend or connect to the city water system must contact the Public Works Department for a Water/Sewer/Stormwater Application form. After the completed application is returned to the Public Works Department, along with any other information that may be required or requested, staff will determine the costs to connect to city utilities. Extension of or connection to city water lines outside of the Napavine Urban Growth Area (UGA) are permitted only when a demonstrated public health risk exists and has been identified in writing by an appropriate health agency.

Prior to the issuance of a water meter for development projects, all Public Works improvements must be completed and approved, including granting of right-of-way or easements, submission and acceptance of as-built drawings, and all applicable fees must be paid.

Building permits for new construction of single-family subdivisions will not be issued without final approval of the Public Works Director. For commercial projects, building permits may be issued upon completion and acceptance of the required fire protection facilities. A construction bond, in accordance with Section 1.14 of these Standards, will be required for the remaining improvements. A Certificate of Occupancy will not be issued until final Public Works approval is given for all improvements.

4.02 Design Standards

The design of any water extension/connection will conform to these Standards and all other applicable standards. The layout of extensions will provide for continuation and/or looping of the existing system.

FINDING: The proposal includes a new water system connecting to existing city water system located at Rush Road. Water meters for each lot and backflow preventers for recreational area will be installed. Based on submitted preliminary site plan, there are ten hydrants to be installed on site. This standard applies.

CONDITION OF APPROVAL: Prior to engineering approval, water utility plan sheets and details meeting WDG Chapter 4 shall be submitted for review and approval by the City.

CONDITION OF APPROVAL: Prior to construction, all water system and fire hydrant materials and methods shall be reviewed by the City for compliance with applicable standards.

CHAPTER 5 SANITARY SEWER

5A GENERAL CONSIDERATIONS

5A.01 General

Sanitary sewerage refers to wastewater derived from domestic, commercial and industrial pretreated waste to which storm, surface, and ground water are not intentionally admitted. Pretreatment will follow all the requirements as set forth by city ordinances and Public Works Departmental policies.

Any extension of the City of Napavine Sanitary Sewer System must be approved by the Public Works Department and must be consistent with the City of Napavine Comprehensive Plan: City of Napavine General Sewer Plan, Department of Ecology, and Department of Health requirements.

Within the corporate city limits where public sewer is available it must be used. Connection is not required provided that the sewage from the structure originates more than 200 feet from the public sewer, except in the case of private residential or commercial developments where the developed property abuts a right-of-way in which a public sewer is located or where a service connection is otherwise provided. In this case, connection of all structures generating sewage will be required to connect to the public sewer regardless of distance.

Anyone who wishes to extend or connect to the city sewer system will contact the Public Works Department for a Water/Sewer/Storm Application. If a sewer line extension is being requested, a written request that specifically lists and details the line extension must be submitted to the Public Works Department. After the Water/Sewer/Storm Application is returned to the Public Works Department along with a written request and/or any other information as may be required or requested, city staff will determine costs or estimated costs and/or address council and other approvals as may be required.

See Chapter 1, Section 1.02 for definitions of specific sewers. Maintenance of the building sewer will be the responsibility of the property owner while the remaining sewer lateral will be the city's responsibility.

5A.09 Design Standards

The General Notes on the following pages will be included on all plans dealing with sewage system design. In addition, the specific notes with gravity sewer and STEP systems will be included when these utilities are part of the project.

5B GRAVITY SEWER

5B.01 General

All sewers will be designed as a gravity sewer whenever physically and/or economically feasible or as outlined in the City of Napavine General Sewer Plan.

5B.02 Design Standards

The design of any sewer extension/connection will conform to these Standards, Department of Ecology's "Criteria of Sewage Works Design," and any applicable standards as set forth herein.

The layout of extensions will provide for the future continuation of the existing system as determined by the city. See Section 1.16 for utility extension information.

New gravity sewer systems will be designed on the basis of an average daily per capita flow of sewage of not less than 100 gallons per day. See the following DOE Table on Design Basis for Sewage. This figure is assumed to cover normal infiltration, but an additional allowance will be made where condition are unfavorable. Generally, laterals and sub-main sewers should be designed to carry, when running full, not less than 400 gallon daily per capita contributions of sewage. When deviations from the foregoing per capita rates are used, a description of the procedure used for sewer design will be submitted to the Public Works Department for review and approval.

5D PRESSURE SEWER (FORCE MAIN)

5D.01 General

Low pressure systems, i.e., force mains, may be considered for situations where high groundwater table or topography make gravity sewer impractical. STEP systems are addressed separately in Chapter 5E.

5D.02 Design Standards

The design of any sewer extension/connection will conform to City Standards, Department of Ecology's "Criteria of Sewage Works Design", and any applicable standards as set forth herein and in Sections 1.03 and 1.11.

The layout of extensions will provide for the future continuation of the

FINDING: The project proposes the connection and extension of existing sanitary sewer. The project developer anticipates that the site sewer system will be able to connect by pressure to existing pressure sewer at Rush Road. The preliminary utility plan shows the west portion of the site serviced by a gravity sewer system, while the east portion is serviced by pressure sewer system. This standard applies.

CONDITION OF APPROVAL: Prior to engineering approval, engineered sewer plans compliant with Chapter 5 of the NPW shall be submitted to the City for review and approval.

CONDITION OF APPROVAL: Prior to construction, sewer system materials and methods shall be reviewed by the City for compliance with applicable standards.

V. COMMENTS

N/A

VI. CONDITIONS OF APPROVAL

A. Prior to Engineering Approval

- 1) Final plans depicting public improvements satisfying applicable City standards and the most current version of the WSDOT Standard Specifications shall be submitted for review and approval by the City.
- 2) The applicant shall submit all necessary drawings compliant with the list of mitigative measures to use of the buffer for storm pipe for City review and approval.
- 3) The applicant shall submit grading plans compliant with NMC 15.16 for review and approval by the City.
- 4) Architectural and site design plans shall satisfy all parts of NMC Section 17.24.
- 5) The landscaping plan shall satisfy all parts of NMC 17.60.070. Landscaping plan shall be submitted and approved by the City.
- 6) All road intersection curb returns shall be shown and designed to meet NPW 2b, applicable city standards, and the current version of the WSDOT Standard Specifications. Engineering plans shall be submitted for review and approval by the City.
- 7) A plan providing driveway location, and dimensions for corner lots satisfying NPW 2B.12 shall be submitted for review and approval by the City.
- 8) The site plan shall show the sight distance clear-view triangles and any proposed signage at all intersections.
- 9) Engineering plans demonstrating trenching and restoration compliant with Napavine Public Works standards shall be submitted for review and approval by the City.
- 10) The engineering plan shall include concrete sidewalks design criteria. All sidewalk construction must follow the standard and be reviewed and approved by the City of Napavine.
- 11) A street lighting plans showing compliance with NPW 2D for streetlighting plan and design shall be submitted for review and approval by the City.
- 12) The applicant shall submit a final stormwater plan and TIR complying with NPW 3A and the 2019 SWMMWW for review and approval by the City.
- 13) Erosion control plans compliant with NPW 3B shall be submitted for review and approval by the City.
- 14) Water utility plan sheets and details meeting WDG Chapter 4 shall be submitted for review and approval by the City.
- 15) Engineered sewer plans compliant with Chapter 5 of the NPW shall be submitted to the City for review and approval.

B. Prior to Construction

- 1) The applicant shall have received engineering approval and be in possession of all necessary permits.
- 2) The installer of the backflow preventer shall obtain a building or plumbing permit prior to installation.

- 3) Erosion control devices shall be installed, remain in place during and after construction until the soil has stabilized.
- 4) All water system and fire hydrant materials and methods shall be reviewed by the City for compliance with applicable standards.
- 5) Sewer system materials and methods shall be reviewed by the City for compliance with applicable standards.

C. General

- 1) The applicant shall submit all necessary drawings compliant with NMC 15.04 or the most current state standards for City review and approval.
- 2) Prior to building construction, plot plan compliant with NMC Section 17.24 shall be submitted and approved by the City.

VII. RECOMMENDATION

Based upon the proposed plan, findings, and conclusion stated above and within the attached reports. The City of Napavine's Planning Commission hereby recommends the Napavine City Council **Approves Subject to Conditions.**

VIII. EXHIBIT LIST

Rognlin's Rush Road - Subdivision	
EXHIBIT #	DESCRIPTION
1	Project Narrative
2	Fill & Grade Application
3	Technical Information Report (TIR)
4	Preliminary Engineering Plan
5	SEPA
6	Critical Area Report
7	Traffic Impact Analysis Report
8	Rezone Application
9	Preliminary Plat/PUD Application



Community Development

2025 NE Kresky Avenue
Chehalis WA 98532

August 29, 2022

To: SEPA Administrator

RE: Rognlin's Rush Rd Subdivision / MSC22-0064

Date Received: August 17, 2022

Comments Due: August 29, 2022

Thank you for the opportunity to review and comment on the above project. Lewis County Community Development circulated your documents to the Environmental Health and Public Works departments for their comments. Following are the County comments:

Community Development:

- Building within city limits – no additional comments.

Environmental Health:

- Water - Within approved service area and unspecified number of approved connections

Public Works:

- All traffic impacts are in the City – no additional comments
- Road & Stormwater – no comments

Respectfully,

Megan Sathre

Megan Sathre
Lewis County Community Development
Megan.Sathre@lewiscountywa.gov

Katie Williams

Subject: FW: NAPA VINE - Notice of Application/DNS & SEPA Checklist for Rognlin's Rush Road Subdivision

From: Shaun Dinubilo <sdinubilo@squaxin.us>
Sent: Tuesday, August 23, 2022 9:08 AM
To: Bryan Morris <bmorris@cityofnapavine.com>
Subject: RE: NAPA VINE - Notice of Application/DNS & SEPA Checklist for Rognlin's Rush Road Subdivision

CAUTION: External Email

Hello Bryan,

Thank you for contacting the Squaxin Island Tribe Cultural Resources Department regarding the above listed project for our review and comment. The project area has a high potential for the location of cultural resources. We recommend a cultural resources survey and report be completed for this project. We would prefer to receive an electronic copy by email once completed.



Shaun Dinubilo
Archaeologist
Cultural Resource Department
Squaxin Island Tribe
200 S.E. Billy Frank Jr. Way
Shelton, WA 98584
Office Phone: 360-432-3998
Cell Phone: 360-870-6324
Email: sdinubilo@squaxin.us

Email is my preferred method of communication.

As per 43 CFR 7.18[a][1]) of the Archaeological Resource Protection Act, Section 304 of the National Historic Preservation Act, and RCW 42.56.300 of the Washington State Public Records Act-Archaeological Sites, all information concerning the location, character, and ownership of any cultural resource must be withheld from public disclosure.

From: Katie Williams <kwilliams@cityofnapavine.com>
Sent: Wednesday, August 17, 2022 10:19 AM
To: R5planning@dfw.wa.gov; sepacenter@dnr.wa.gov; SW-SEPA-REVIEW@WSDOT.WA.GOV; dave@swcleanair.org; evan.g.carnes@usace.army.mil; Shane Schutz <sschutz@napavineschools.org>; Judy Godbey <jgodbey@cityofnapavine.com>; chief5100@lcfpd5.com
Cc: hpickernell@chehalistribe.org; Casey Barney <Barney@yakama.com>; RASgeirsson@cowlitz.org; Naomi.Brandenfels@quinault.org; Shaun Dinubilo <sdinubilo@squaxin.us>; Karen Witherspoon

Project Name: Rognlin's Rush Road Subdivision

Subject: Written comments to SEPA checklist due by August 29, 2022

Napavine Staff Contact: Rachelle Denham, Clerk

Comments Date: August 29, 2022

My name is Gary Kalich. My wife and I own Lot C (Ref RB drawing PO.1 and Attachment 1) adjacent to proposed Rognlin's Rush Road Subdivision. Road A of the proposed project extends to the east line of the subdivision, ending at the east lines of Lots 54 and 55. As proposed, it appears that the south side of Road A adjoins the northwest corner of Lot C, but such alignment allows no future access to landlocked Lot C. I believe that City of Napavine has easements or ownerships at the east end of Napavine's Kayli Ct that might allow access to Lot C but, even so, access from Kayli Ct to Lot C is problematic.

Access to Lot C from Road A of Rognlin's Rush Road Project is preferred for a couple other reasons:

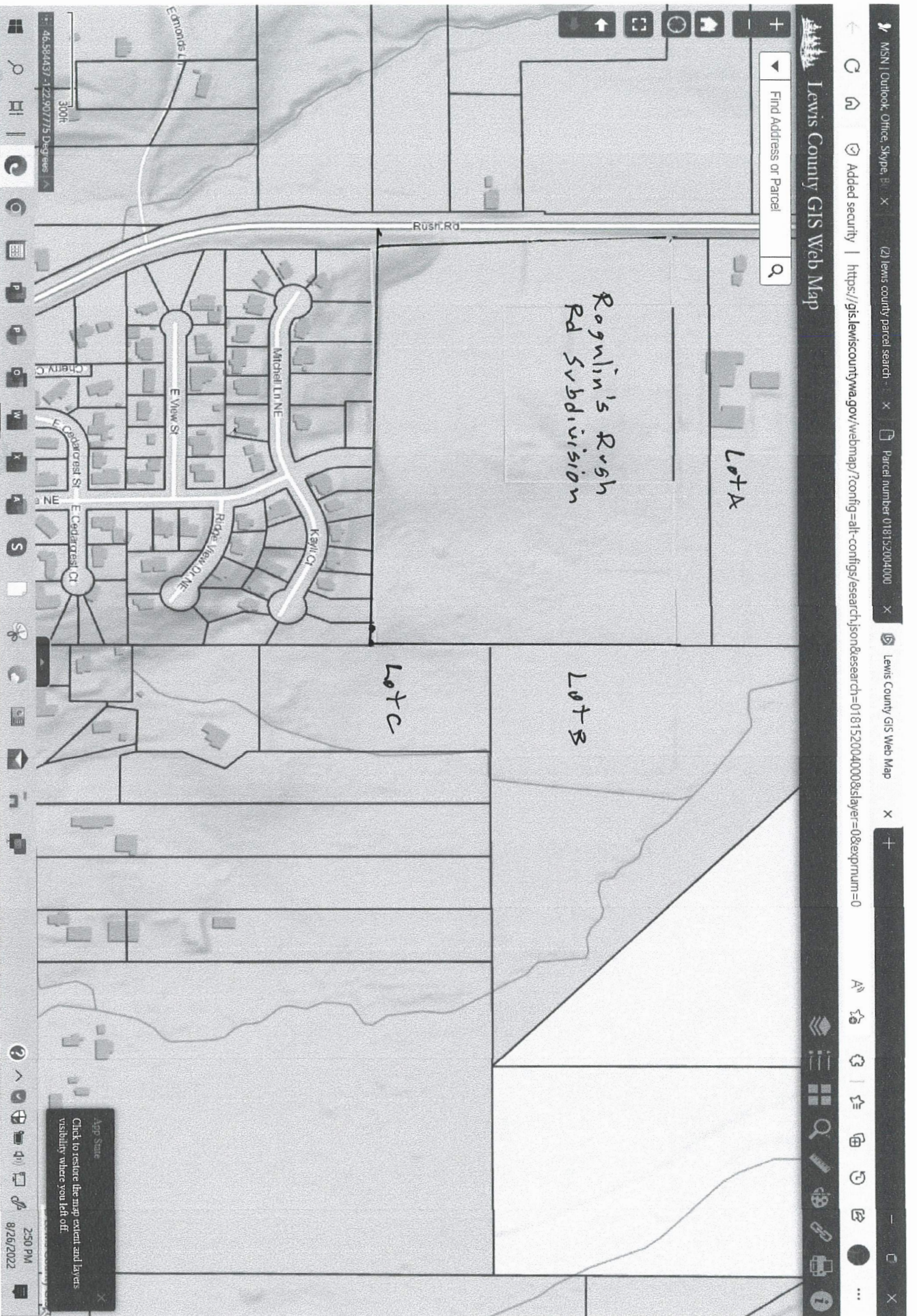
- 1) Reduced traffic through Napavine subdivisions to the south of the proposed Rognlin project. Note that the proposed project provides pedestrian access between Lots 32 and 33 so that pedestrians can reach schools and downtown avoiding Rush Road.
- 2) Gravity sewage flow versus pumped sewage from Lot C to Kayli Ct., saving some electrical energy and reducing maintenance.

Considering the above, I respectfully request that City of Napavine Planning Commission and City Council request modifications to the preliminary Rognlin's Rush Road Plat to allow future access to Lot C. Suggested alternatives:

- 1) Move the east end of Road A between Lots 54 and 55, 80 feet south. The current owner of Lot B also owns Lot A so has access to their Lot B from Rush Road.
- 2) If Lot B owners desire future access from Road A, move the east end of Road A between Lots 54 and 55, 40 feet south. This alternative would require agreement between Lot B and C owners that both have access to the north 40 feet of Lot C and the south 40 feet of Lot B.
- 3) Request from Rognlin that Lot 55 be dedicated to City of Napavine so that future access to Lot C is possible. Precedence for such a dedication is Lewis County parcel 008250001035 which City of Napavine owns at the end of Kayli Ct..

City of Napavine or any other party interested in Rognlin's Rush Road Subdivision and my comments may contact me at 360-541-8200.

Gary Kalich



Attachment 1



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Southwest Region Office
PO Box 47775, Olympia, WA 98504-7775 • 360-407-6300

August 29, 2022

Rachelle Denham, Clerk
City of Napavine
407 Birch Ave
Napavine, WA 98520

Dear Rachelle Denham:

Thank you for the opportunity to comment on the determination of nonsignificance for the Rognlin's Rush Road Subdivision Project located at 1054 Rush Road as proposed by Randy Rognlin. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

SOLID WASTE MANAGEMENT: Derek Rockett (360) 407-6287

All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from your local jurisdictional health department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department for proper management of these materials.

**WATER QUALITY/WATERSHED RESOURCES UNIT:
Evan Wood (360) 706-4599**

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

Construction Stormwater General Permit:

The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres **and** discharges stormwater to surface waters of the State; and

2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more **and** discharge stormwater to surface waters of the State.
 - a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, **and** discharge to surface waters of the State; and
3. Any size construction activity discharging stormwater to waters of the State that Ecology:
 - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
 - b) Reasonably expects to cause a violation of any water quality standard.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted. For additional information on contaminated construction sites, please contact Carol Serdar at Carol.Serdar@ecy.wa.gov, or by phone at (360) 742-9751.

Additionally, sites that discharge to segments of waterbodies listed as impaired by the State of Washington under Section 303(d) of the Clean Water Act for turbidity, fine sediment, high pH, or phosphorous, or to waterbodies covered by a TMDL may need to meet additional sampling and record keeping requirements. See condition S8 of the Construction Stormwater General Permit for a description of these requirements. To see if your site discharges to a TMDL or 303(d)-listed waterbody, use Ecology's Water Quality Atlas at: <https://fortress.wa.gov/ecy/waterqualityatlas/StartPage.aspx>.

The applicant may apply online or obtain an application from Ecology's website at: [http://www.ecy.wa.gov/programs/wq/stormwater/construction/- Application](http://www.ecy.wa.gov/programs/wq/stormwater/construction/-Application). Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology
Southwest Regional Office

(GMP:202203830)

cc: Derek Rockett, SWM
Evan Wood, WQ

Nixon Industrial Building Development

Recommendation Summary Memorandum

The City of Napavine staff have reviewed the applicant's proposed documents and held a public hearing on the Nixon industrial building site plan application. The staff report and meeting minutes for the public hearing are attached to this memorandum. Following is a list of recommended conditions of approval from the staff report, as well as major comments and recommendations from the minutes of the planning commission public hearing.

Conditions of Approval

A. Prior to Engineering Approval

- 1) The access driveway design plan shall meet the Washington State Department of Transportation (WSDOT) Standard Specifications for Road, Bridge, and Municipal Construction requirements.
- 2) Architectural and site design plans satisfying NMC 17.28 shall be submitted for review and approval by the City.
- 3) The site plan shall show the sight distance area as a clear-view triangle at both driveways.
- 4) An engineering plan satisfying NPW 2B.14 shall be submitted for review and approval by the City.
- 5) The applicant shall submit a final stormwater plan and TIR complying with NPW 3A and the 2019 SWMMWW for review and approval by the City.
- 6) Erosion control plan compliant with chapter 3 of the City of Napavine's Public Works Standard shall be submitted for review and approval by the City.
- 7) Erosion control plan compliant with chapter 3 of the City of Napavine's Public Works Standard shall be submitted for review and approval by the City.

B. Prior to Construction

- 1) The applicant shall submit all necessary drawings compliant with the more current of NMC title 15 or state standards for City review and approval.
- 2) Erosion control devices shall be installed and shall remain in place during construction and afterwards until the soil has stabilized.

C. General

- 1) The applicants shall obtain all necessary permits.
- 2) This storage building shall not have any full-time employees and commercial visitors.

Planning Commission Recommendation

The planning commission recommends that the Napavine City Council approves subject to staff report conditions as well as the following:

CONDITION OF APPROVAL: Future frontage improvement shall be designed to meet NPW 2B, applicable city standards, and the current version of the WSDOT Standard Specifications.

CONDITION OF APPROVAL: Prior to engineering approval, final engineering plans depicting driveway with hard surface shall be submitted for review and approval by the City.



NAPAVINE PLANNING COMMISSION MINUTES
August 29, 2022 6:00 P.M.
Napavine City Hall, 407 Birch Ave SW, Napavine, WA

ROGNLIN'S PUBLIC HEARING: 6:00 pm

Commissioner Graham opened the public hearing at 6:00 pm for Rognlin's 1054 Rush Road Sub-division.

Dan Mikota – Member of Napavine School Board. Had concerns of the impact that the subdivision will have on the schools. Wants to have a conversation on the growth that is coming in and what can be done to help the impact of the school.

Commissioner Haberstroh – The issue with the impact fees is they can only be used on certain things, and it also has an expiration date before funds are released back to the developer. Need to look more at mitigation fees, bonds, and levies.

Shane Schutz - Superintendent of Napavine School District concerned about the impact on the schools with all the growth. Needs to have some type of revenue resources to help with the growth. Would like to work with the city on getting a plan in place to work together to maybe find a solution. It's hard to pass a bond right now, whatever amount the fee would be, would be helpful.

Director Morris – Stated that Rognlin's project is too far along in the process to require an impact fee. This discussion would probably be more fit for the agenda under consideration.

Gary Kalich -614 Newaukum Valley Road. Had submitted a written comment but wanted to just speak for a second regarding his request to move roads and lots for access to his wife's adjacent parcel that is Lot C, 5-acre plat. The access that the city has adjacent to that property is currently unimproved city right of way from Kayli CT. which isn't financially feasible.

Chris Aldrich RB Engineering – Engineer for the project. Spoke about the project with the water and sewer. There will be a turn lane into Rush Road so there is a left lane and will have a turn lane in Rush Road. Wanted to address the project is vested and there currently is no impact fees, and no comments for mitigation. Can't guarantee that they would be able to move the road/lots for better to access to Lot C because that parcel already had a public easement off Kayli CT.

Commissioner Haberstroh - requested if there could be a hard surface of 6 feet on the walk lane off Wildwood, maybe lighting, with an emergency vehicle access only sign.

Douglas Fletcher – 210 Mitchell Lane – asked questions regarding the storm water coming off Wildwood, and how it would be designed. The City's ROW is on his property, so his questions was regarding the storm water run-off.

Chris Aldrich RB Engineering – Stormwater will be designed per code, piped all the way down.

Director Morris stated that sidewalks have been deterred on rush road in the past, this project proposes sidewalks and streetlights on Rush Road. One thing they need to look at is that access on Lot C for that parcel. The city has a right-of-way coming off Kayli CT but its not really feasible.

Director Morris stated that the city has a current code that says parcels parallel to Rush Road shall be allowed placement of a culvert and driveway. The city doesn't want pedestrians on Rush Road. The only reason there is a sidewalk on Sommerville development is because there is no shoulder on Sommerville.

Director Morris summarized the written comments. Tribes are asking for a cultural survey.

Brian Fain 317 Kayli CT – is concerned if there was a road just going through at the end of the cul-de-sac because there is a lot of kids that play in that area, maybe speed bumps? He just wanted confirmation if there would be a road.

Director Morris confirmed that the unimproved right of way off Kayli CT would be the section Mr. Fain is asking about and that is not part of this development.

Mrs. Phipps – 1049 Rush Road – Lives directly across from the proposed development. Is requesting the Planning Commission put signs up warning people of the wildlife crossing and no jake brakes. Thinks that would help tremendously. Thanked the engineer for the turn lane on Rush Road, it is greatly appreciated.

Commissioner Graham closed the public hearing at 6:36 pm.

JERRY NIXON PUBLIC HEARING: 6:37PM

Director Morris – stated that the project is a 5000 sq. ft. shop for storage for concrete business. Asking for a Variance to do no frontage improvements. Received and summarized written comments in support of the project from Kiersten Milton & Reece Prehem, David Milton, and Neal & Patricia Amos. There were no objections for the project. Mr. Nixon has fulfilled all of Ecology's concerns and the submittal is now in front of Planning Commission for consideration.

Paula Sandirk 621 Forest Napavine Road W – Pleads to Planning Commission to not require streetlights at this current time.

Commissioner Morris asked Mr. Nixon if trucks will be coming and going out of the project location.

Neal Amos - 668 Forst Napavine Road W asked why the letter said Nixon Construction company. Executive Assistant Katie Williams stated the SEPA was filled out and published as Nixon Storage Building. Paula Sandirk responded with that it is a DBA and can operate under both.

Commissioner Graham Closed the public hearing at 6:42 pm.

PLEDGE OF ALLEGIANCE:

CALL TO ORDER:

Chairwoman Commissioner Graham opened the regular planning commission meeting to order at 6:41 pm.

ROLL CALL:

Planning Commission present: Amy Morris, Commissioner #4, Deborah Graham Commissioner #1, Amy Hollinger Commissioner #2, and Arnold Haberstroh Commissioner #3. **Commissioner Haberstroh motioned to excuse Commissioner Collins Position #5, seconded by Commissioner Hollinger. Vote on Motion 3 aye 0 nay.**

APPROVAL OF AGENDA – As presented:

Commissioner Hollinger motioned to approve the agenda, seconded by Commissioner Haberstroh. Vote on motion 3 aye, 0 nay.

APPROVAL OF MINUTES:

Commissioner Haberstroh motioned to approve minutes for August 15, 2022, meeting, seconded by Commissioner Morris. Vote on motion 3 aye and 0 nay.

OLD BUSINESS:

Cliff Morris Short Plat – 609 W Forest Napavine Road

Director Morris read the proposal that Cliff Morris wrote up. **Commissioner Haberstroh** questioned the actual cost of the supplies because he called up a few places and got some price quotes. **Mr. Cliff Morris** explained the cost is quite expensive and he is pretty much building the first house for free. **Commissioner Haberstroh motioned to recommend the proposal move on to city council for final with the condition that the hydrant is placed in the right of way at Forest Napavine Road, seconded by Commissioner Morris. Vote on motion 3 aye, 0 nay.**

Rognlin's Rush Road Subdivision Plat

Discussion was had regarding the wildlife crossing signs and no jake brakes in that vicinity. **Director Morris** stated that this doesn't fall on this development, it will be on the next meeting agenda for signs. **Director Morris is looking for a motion to approval Rognlin's plat with the conditions of the cultural resources survey and all conditions on the staff report. Along with the 6 ft. hard surface lighted pedestrian pathway, with sign that states "emergency vehicles only." Commissioner Haberstroh motioned to accept the conditions mentioned above to council, seconded by Commissioner Hollinger. Vote on motion 3 aye, 0 nay.**

Jerry Nixon 665 Forest Napavine Road Land Use

Director Morris stated that the Variance is seeking to waive frontage improvements, they would like to waive the streetlights, which is up to Planning Commission. **Commissioner Haberstroh** stated that at this time the project doesn't have power but is there any way to require it when utilities come through? **Commissioner Morris** asked if they could pave the apron at the entrance going into the property, every driveway on Forest Napavine Road currently has it. **Mr. Nixon** stated that if the road is going to be tore up, he would have to tear it back out. **Director Morris** stated that if the city tears it out, the city will replace it.

Commissioner Hollinger motioned to recommend to approve the land use and Variance with the conditions that he agrees to a developers agreement for a yes vote on future road improvements, and pave the apron at the entrance of the property, seconded by Commissioner Haberstroh. Vote on motion 3 aye, 0 nay.

CONSIDERATION:

School Impact Discussion

Superintendent of Napavine - Shane Schutz is asking for the City and the School District to work together to consider the impact of the school with the future growth of the city. Need to find additional resources and help. **Director Morris** requested that it would be a good idea for the Planning Commission to have a workshop before or after the next meeting. **Commissioner Haberstroh motioned to set a workshop at 5:00pm before the regularly scheduled meeting on September 19, 2022, meeting, second by Commissioner Hollinger. Vote on motion 3 aye, 0 nay.**

Planning Commission Packets

Commissioner Haberstroh stated that if everyone else was okay with it, he thinks all the copies are excessive and creates a lot of extra work for Katie. **Commissioner Haberstroh made a motion to have Katie just have 2 copies of big developments at the meeting, everything else is reviewed beforehand on the computer. Seconded by Commissioner Morris. Vote on Motion 3 Aye, 0 Nay.**

ADJOURNMENT 7:20 pm

Commissioner Hollinger motioned to adjourn, seconded by **Commissioner Haberstroh**. Vote 3 ayes, 0 nays.

These minutes are not verbatim. If so desired, a recording of this meeting is available online at <https://fccdl.in/i4nEoeYelz>.

Respectfully submitted,

Bryan Morris, Community Development/Public Works Director

Planning Commission Chairperson



Notice of Public Hearing

Hearing Date: 6:00 PM on August 29, 2022
Location: City of Napavine Council Chambers,
407 Birch Ave, Napavine, WA 98565

Applicant:	Jerry Nixon – Nixon Construction PMB #99, 1310 NW State Ave Chehalis, WA 98532 360-304-8797
Project Name:	Nixon Industrial Building Development
File Number(s):	
Proposal:	The City Planning Commission will hold a Public Hearing on the application of Nixon Industrial Building development for a project will consist of a 5,000 SF industrial building. Site improvements include new parking lot, stormwater pond, wetland buffer mitigation, landscaping, and grading.
Project Location:	665 Forest Napavine Road, Napavine, WA 98565 Parcel # 018145002000
Public Hearing:	The Public Hearing has been scheduled for 6:00 p.m. Monday, August 29, 2022.
Required Permits:	
Environmental Review:	The proposal is subject to review under the State Environmental Policy Act (RCW 43.21C) and the City of Napavine SEPA Guidelines. Existing environmental documents that evaluate the proposed project include; SEPA Checklist by Applicant dated December 07 th , 2021; Revised Critical Area Review by Loowit Consulting Group and prepared for RB Engineering dated April 25 th , 2022; Wetland Buffer Mitigation Plan by Loowit Consulting Group and prepared for Jerry Nixon dated July 5 th , 2022. Said document(s) are available for review.
Required Studies:	No Additional studies have been requested at this time.
Public Comments:	Anyone wishing to testify during the public hearing may reach out to Rachelle Denham, Clerk, at (360)262-3547. Written comments received by the City on or before August 29, 2022, will be considered by the City Planning Commission.
Staff Contact:	Bryan Morris, Public Works Director, at (360) 262-3547
Final Decision:	A Final Decision on the proposal is made by the Napavine City Council. A Notice of Final Decision will be sent to the Parties of Record (those who have commented on the project).
Appeal Procedure:	The Final Decision is appealable pursuant to Napavine Municipal Code 17.88.100

JACKSONCIVIL

Neal & Pat Amos
668 Forest Napavine Rd. W.
Chehalis, Washington 98532
360.520.9053

August 28, 2022

City of Napavine
407 Birch Ave. SW
P.O. Box 810
Napavine, Washington 98565

ATTN: Bryan Morris, Public Works Director

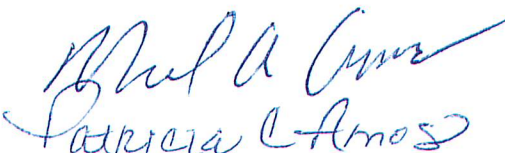
RE: Nixon Industrial Building Development Proposal
Jerry Nixon - Nixon Construction
Public Hearing August 29, 2022 6:00 p.m.

As we are the closest resident family affected , which is directly across the street from the proposed new location of Nixon Construction, we would like the City Planning Commission to know **WE DO NOT HAVE A PROBLEM WITH THIS PROPOSED MOVE**. Actually we see the positives of this relocation as an asset. A new building and parking lot, wetland mitigation, landscaping of the location and grading. Mr. Nixon is prepared to meet the reasonable requirements as required. These are all assets to the community and our immediate local area and should be welcomed by the Planning Commission.

In looking into this relocation we have to ask why the Planning Commission would not approve this move. This business is merely moving 1/4 mile west and would definitely be a boost for this business thus the City of Napavine receiving additional business revenue.

We sincerely hope that the Napavine City Planning Commission approve this application.

Sincerely,



Neal A Amos
Patricia C Amos

Neal & Pat Amos
668 Forest Napavine Rd. W.
Chehalis, Washington 98532
360.520.9053

August 29, 2022

City of Napavine
407 Birch Ave. SW
P.O. Box 810
Napavine, Washington 98565

ATTN: Bryan Morris, Public Works Director

RE: Nixon Industrial Building Development Proposal

It has been brought to our attention that not all residents of Forest Napavine Rd. W. have been notified via letter/mail regarding the Nixon Development to be located at 665 Forest Napavine Rd. W. I have made these phone calls myself. Residents at the following locations have been contacted via message/text and I am waiting to hear back from one of the residents. I have not been able to contact all the residents on Forest Napavine Rd. W. as people are not home. Those listed below are the closest to the proposed development.

Larry and Audrey Hawk
638 Forest Napavine Rd. W.
Chehalis, WA

No Letter Received
YES ON NIXON DEVELOPMENT.

David and Heather Milton
652 Forest Napavine Rd. W.
Chehalis, WA

360.520.9721
Sending email.

Letter Received. Can't make it to
the meeting. You may call.
YES ON NIXON DEVELOPMENT.

Jon & Krystal Valasquez
662 Forest Napavine Rd. W.
Chehalis, WA

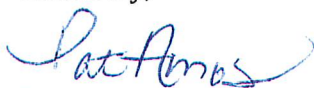
Waiting for response. Update at meeting 8/29/22

Reece & Kiersten Phrehm
656 Forest Napavine Rd. W.
Chehalis, WA

Email attached.
*Email at
hearing.*

No Letter Received
YES ON NIXON DEVELOPMENT.

Sincerely,


Pat Amos

From

dmilton@tituswill.com v

Default Signature v

To

kwilliams@cityofnapavine.com

Cc

rdenham@cityofnapavine.com

Bcc

Subject

Nixon Public Hearing



B

I

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A

A



More...

To Whom it May Concern:

I will not be to attend tonight's hearing at 6:00 in regards to Apex Concrete building a structure on Forest Nap RD W. I live at 652 Forest Napavine RD W and aware of the location of this potential build. Small improvem and upgrades to exit 71 area will be very nice to see and I have no issues with Apex Concrete (Nixon Construction) building or upgrading to their property which is adjacent to mine.

Please feel to contact me at the numbers below if you have any further concerns regarding this matter.

Dave Milton

Wholesale Manager

Titus-Will GM-Hyundai

360-357-5521

360-528-9721 Cell

Katie Williams

From: kirsten milton <kierstentaylor@live.com>
Sent: Monday, August 29, 2022 1:36 PM
To: Katie Williams; Rachelle Denham
Subject: Nixon Public Hearing

CAUTION: External Email

To whom it may concern,

My husband and I are unable to make the public hearing @6pm tonight regarding Apex concrete moving to 665 Forest Napavine Rd W. We are for it and have no concerns. We live at 656 Forest Napavine RD W, and do not have any complaints about Apex Concrete moving in across the street. If there is anything further we can comment on please give us a call (360)964-0259.

Thanks,
Kiersten Milton & Reece Prehm

Katie Williams

From: Dave Milton <dmilton@tituswill.com>
Sent: Monday, August 29, 2022 1:56 PM
To: Katie Williams
Cc: Rachelle Denham
Subject: Nixon Public Hearing

CAUTION: External Email

To Whom it May Concern:

I will not be to attend tonight's hearing at 6:00 in regards to Apex Concrete building a structure on Forest Napavine RD W. I live at 652 Forest Napavine RD W and aware of the location of this potential build. Small improvements and upgrades to exit 71 area will be very nice to see and I have no issues with Apex Concrete (Nixon Construction) building or upgrading to their property which is adjacent to mine.

Please feel to contact me at the numbers below if you have any further concerns regarding this matter.

Dave Milton

Wholesale Manager

Titus-Will GM-Hyundai
360-357-5521
360-528-9721 Cell

Check out our new website

<https://tituswillwholesale.com>

Katie Williams

From: Flannery Publications <flanneryads@yahoo.com>
Sent: Friday, August 19, 2022 9:10 AM
To: Katie Williams
Subject: Re: City of Napavine - Nixon Public Hearing Advertisement

CAUTION: External Email

Hi there,
it's booked and ready to run 08.24.22, uploaded to FB and Karen will post it on our website.
Thanks,
Alisa

On Thursday, August 18, 2022 at 10:47:37 AM GMT-8, Katie Williams <kwilliams@cityofnapavine.com> wrote:

Alisa,

Can you please run this public hearing advertisement in the next edition of the newspaper and online/fb asap?

Thank you,

Katie Williams

Community Development/Public Works

Executive Assistant

City of Napavine

(360) 262-9344

(360) 262-9199-fax

Disclaimer: Public documents and records are available to the public as provided under the Washington State Public Records Act (RCW 42.56). This e-mail may be considered subject to the Public Records Act and may be disclosed to a third-party requestor.

407 Birch Ave SW, P. O. Box 810
Napavine, WA 98565
Phone: (360) 262-3547
Fax: (360) 262-9199
www.cityofnapavine.com



Shawn O'Neill, Mayor
Rachelle Denham, City Clerk
Michelle Whitten, City Treasurer
Bryan Morris, Public Works &
Community Development Director

Public Hearing Notification

Affidavit of Posting.

Project No. Nixon Industrial Building Development – 665 Forest Napavine W. Chehalis, WA 98532, Parcel #018145002000 – Land Use, Variance
Date of Planning Commission Meeting: August 29, 2022

I, Bryan Morris, hereby certify that I have posted or caused to be posted Public Hearing Notification sign(s) on the property subjected to Project Name/Number: Nixon Industrial Building Development of 665 Forest Napavine W. Chehalis, WA 98532, Parcel #018145002000.

Posting of said sign(s) was accomplished on August 18, 2022. Said sign(s) have been posted in a manner which provides an unobstructed view at Nixon Industrial Building Development – 665 Forest Napavine W. Chehalis, WA 98532, Parcel #018145002000, Frank's Mini Mart and Plaza Jalisco within the City of Napavine.

I further certify that this affidavit was filed with the City of Napavine, Clerks Office within the ten (10) days prior to subject hearing, in accordance with the City of Napavine Municipal Code section 17.88.070(A).

Executed this the August 18, 2022

Bryan Morris
Signature:

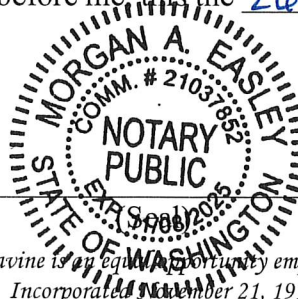
8-26-2022
Date:

Bryan Morris
Print Name:

STATE OF WASHINGTON, COUNTY OF LEWIS, BEFORE ME, a Notary Public, on this 26th day of August, 2022, personally appeared Bryan Morris (print name) the above signed, who, under oath, state the following: "I hereby certify that I am the poster, for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 26th day of August, 2022.

Morgan A. Easley
Notary Signature



The City of Napavine is an equal opportunity employer and provider.
Incorporated November 21, 1913

407 Birch Ave SW, P. O. Box 810
Napavine, WA 98565
Phone: (360) 262-3547
Fax: (360) 262-9199
www.cityofnapavine.com



Shawn O'Neill, Mayor
Rachelle Denham, City Clerk
Michelle Whitten, City Treasurer
Bryan Morris, Public Works &
Community Development Director

Public Hearing Notification

Affidavit of Posting.

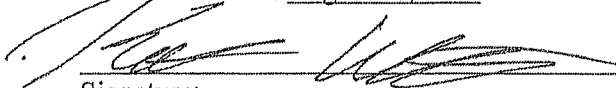
Project No. Nixon Industrial Building Development – 665 Forest Napavine W. Chehalis, WA 98532, Parcel #018145002000 – Land Use, Variance
Date of Planning Commission Meeting: August 29, 2022

I, Katie Williams, hereby certify that I have posted the Public Hearing Notification at City Hall on August 18, 2022. I also emailed the newspaper of record, Lewis County News, to publish the notice in the next available print of Lewis County news (Thursday, August 18, 2022), and also on the Lewis County News website/Facebook immediately.

The Public Hearing Notice was also mailed to the property owners within 300 ft. of the project on Thursday, August 18, 2022.

I further certify that this affidavit was filed with the City of Napavine, Clerks Office within the ten (10) days prior to subject hearing, in accordance with the City of Napavine Municipal Code section 17.88.070(A).

Executed this the August 18, 2022


Signature: _____

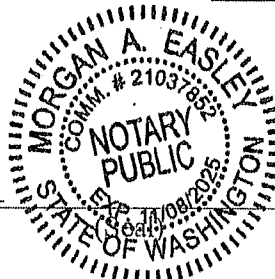
8/25/2022
Date: _____

Katie Williams
Print Name: _____

STATE OF WASHINGTON, COUNTY OF LEWIS, BEFORE ME, a Notary Public, on this 25th day of August, 2022, personally appeared Katie Williams (print name) the above signed, who, under oath, state the following: "I hereby certify that I am the poster, for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 25th day of August, 2022.

Morgan A. Easley
Notary Signature _____



Sukhbindar Living Trust DTD Kaur
1006 Allisa Street
Stafford, TX 77477

City of Napavine
PO Box 810
Napavine, WA 98565

Amarjit & Gurjit Singh Rai
233 Alderwood Dr.
Chehalis, WA 98532

Freece Ventures LLC
12050 SW Canyon Road
Beaverton, OR 97005

Elizabeth Moir
672 Forest Napavine Road W
Chehalis, WA 98532

Jon & Krystal Vasilauskas
118 Kenita LN
Onalaska, WA 98570

Neal Amos
668 W Forest Napavine Road
Chehalis, WA 98532

David & Heather Milton
PO Box 900
Napavine, WA 98565

643 Forest LLC
PO Box 1503
Chehalis, WA 98532

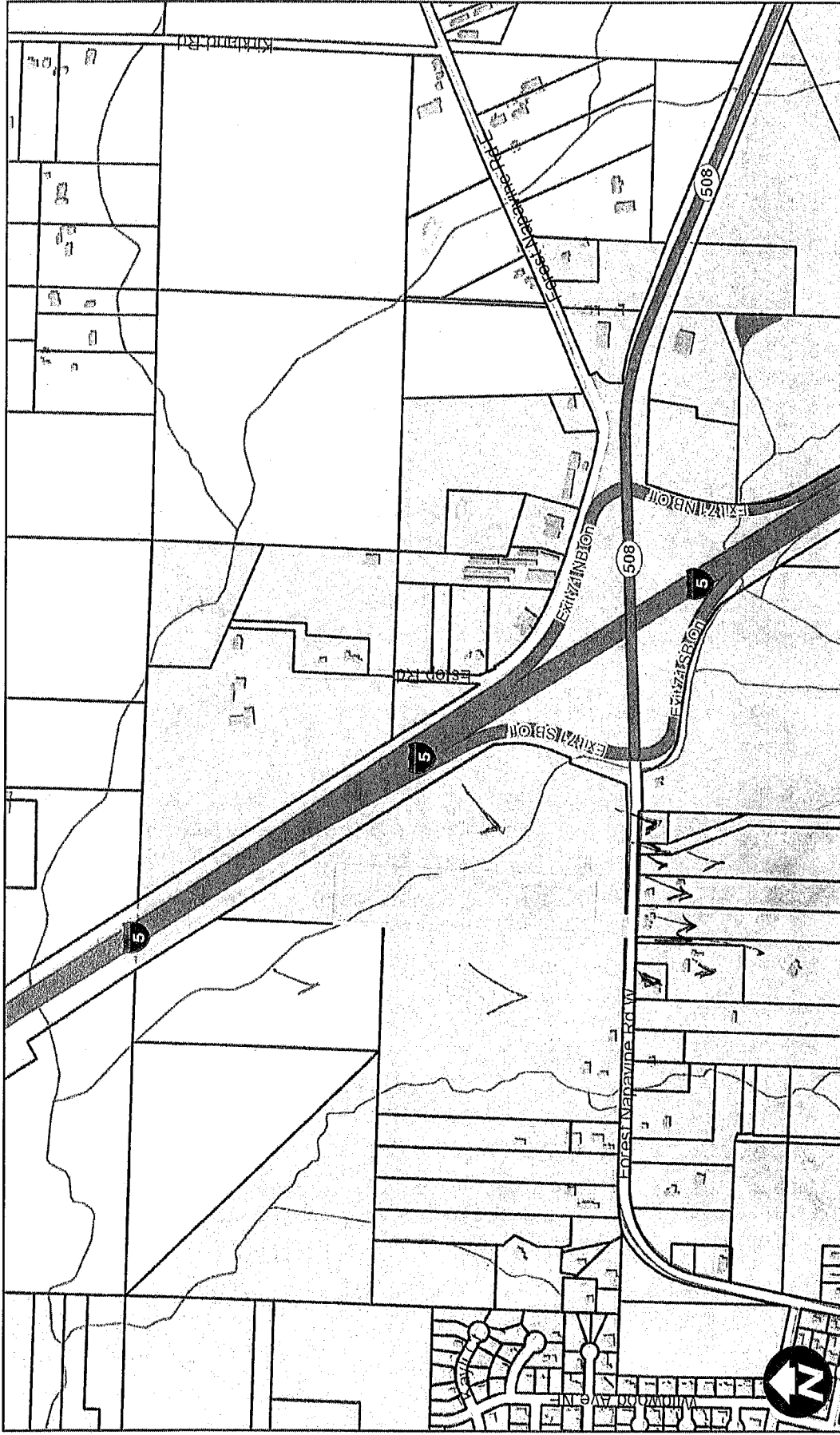
Nancy Anderson
PO Box 34
Chehalis, WA 98532

Reece Prehm & Kiersten Milton
656 Forest Napavine Road W
Chehalis, WA 98532

Surrounding Parcels

[illegible]

Lewis County GIS Web Map



8/18/2022, 11:58:10 AM

Parcels

□ Parcels

1:9,028

0 412.5 825 1,650 ft

NAD 1983 StatePlane Washington South FIPS 4602 Feet



Lewis County does not guarantee the accuracy of the information shown on this map and is not responsible for any use or misuse by others regarding this material. It is provided for general informational purposes only. This map does not meet legal, engineering, or survey standards. Please practice due diligence and consult with licensed experts before making decisions.

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Community Development

407 Birch Ave SW, P. O. Box 810 Napavine, WA 98565

Phone: (360) 262-9344 Fax: (360) 262-9199

www.napavine.wa.gov

Industrial - Commercial Site Plan and Environmental Review Staff Report

Project Name: Nixon Industrial Building Development

Meeting Date: August 29th, 2022

Proposal: The applicant is proposing a 5,000 SF industrial building. Site improvements include new parking lot, stormwater pond, wetland buffer mitigation, landscaping, and grading.

Location: 665 Forest Napavine Road; Parcel # 018145002000

Owner: Jerry D. Nixon

Applicant: Jerry Nixon – PMB #99

Engineer: Robert W. Balmelli – RB engineering

Staff: Brian Morris - City of Napavine Public Works Director
Katie Williams - City of Napavine Administrative Assistant
Devin Jackson, City Engineer (*Consultant, Jackson Civil*)
Jim Buzzard, City Attorney (*Consultant, Buzzard O'Rourke*)
Marissa Jay, City Attorney (*Consultant, Buzzard O'Rourke*)

Recommendation: Approved subject to Conditions

City of Napavine Public Works Director's initials: B.M

Date issued: 8-10-2022

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I. BACKGROUND

A. General Site Information

Parcel Zone:	C-1
Size of Site:	10.01 ac
Existing Vegetation:	Grass, shrubs, ferns, forbs, and trees.
Existing Structures:	No structures exist on site.
Adjacent Land Uses:	To the north and east is undeveloped land. To the south is developed single-family residential. To the west is single-family residential and commercial.
Adjacent Zoning:	To the north and east is an undeveloped parcel zoned commercial/Industrial. To the south is a developed parcel zoned commercial/industrial and Residential 3. To the west is a developed parcel zoned commercial and Residential 3.
Topography:	The subject site consists of a relatively flat property, gradually sloping from South to North.
Wetlands:	A single depressional wetland is located in the east-central portion of the subject site beginning at Forest Napavine Road and extending north-northwest where it terminates at Rush Road.
Flood Plain:	Due to natural topography the project site contains no flood plains.
Access Roads:	Forest Napavine Road

B. Land Use Processing

Application Submitted:	28 Day Counter Complete Determination
Project Completion Review	120 Day for Review

Figure 1. Location



Parcel Number: 018145002000 X
Situation Address: 665 FOREST NAPA VINE RD W
Owner: NIXON, JERRY D
Assessor's Use Description: 91 Residential Land -
Undivided
Property Type: COM
Land Use: undeveloped/vacant
Land Value: 95,100
Improvement Value: 0
Total Value: 95,100
Total Acres: 10.01
Mail Address: 1310 NW STATE AVE PMB 99
City: CHEHALIS
State: WA
Zip: 98532-1833
[View on parcels website](#)

II. DOCUMENTS REVIEWED

The documents reviewed and considered in connection with this staff report include the following:

- A. Narrative
- B. Environmental SEPA checklist
- C. Comments received from WSDOE
- D. Engineering submittal
- E. Traffic impact analysis report
- F. Stormwater technical information report
- G. Critical area report
- H. General documents (i.e., permit application documents, Commission minutes and variance application etc.)

III. PROCEDURAL REQUIREMENTS

Authority for this review is include in the Napavine Municipal Code (NMC), and Napavine Public Work Standard. Including, Title 12 NMC "Streets, Sidewalk and Public Places"; Title 13 NMC "Public Service"; Title 15 NMC "Building and Construction"; Title 18 NMC "Environment"; the 2017 City of Napavine Comprehensive Growth Management Plan 2003-2023 (as updated), and City of Napavine Public Work Standard. The public hearing will be conducted in accordance with rules of procedure adopted by NMC 17.88.070 and NMC 17.88.100. The final decision on the Applications will be made by the Napavine City Council.

IV. APPLICABLE REGULATIONS/ANALYSIS

A. Napavine Municipal Code

Title 12 - STREETS, SIDEWALKS AND PUBLIC PLACES

12.04 - PUBLIC WORKS CONSTRUCTION STANDARDS

12.04.040 - Design standards

There are adopted design standards for the construction of streets and sidewalks as follows in Sections 12.04.050 and 12.04.060.

12.04.050 - Streets, alleys, cul-de-sacs, side slopes, base, and roadway grade

Arterial streets, collector streets, access streets, residential streets, feeder streets, alleys, cul-de-sacs, side slopes, base, and roadway grades shall be, and the same hereby are, defined as set forth in the Washington State Department of Transportation (WSDOT) Standard Specifications for Road, Bridge, and Municipal Construction for said improvements as adopted and posted from time to time by the Public Works Director of the City of Napavine, Washington. Copies of said specifications and standards are on file with the city and may be reviewed at any time during normal city business hours.

FINDING: The proposal shows one access driveway onto W Forest Napavine Road. NMC 12.04 applies.

CONDITION OF APPROVAL: Prior to engineering approval, the access driveway design shall meet the Washington State Department of Transportation (WSDOT) Standard Specifications for Road, Bridge, and Municipal Construction requirements.

12.14 STREET TREES

12.14.050 - Planting size

Street trees shall be two-to-three-inch caliper, measured six inches above the base.

12.14.060 - Planting location

- A. Street trees shall be located at least four feet behind the backside of the curb.*
- B. Street trees shall be spaced thirty-five feet on center starting fifteen feet from property line.*
- C. Street tree spacing may be adjusted slightly to allow a ten-foot clean zone on either side of a driveway.*
- D. Street trees will be planted at least fifteen feet from utility lines.*

12.14.110 - Permit to trim

It is unlawful for any person, firm or corporation; to in any manner, remove, destroy, or cut any tree or shrub now or hereafter planted within the limits of any street or alley in the city of Napavine without having first obtained a permit so to do with the compliance of a standard reference guide.

12.14.130 - Hearing by city council

If the conditions described in said notice have not been corrected prior to the time specified therein, a resolution shall be presented to the city council on the date designated in the notice therefor, which resolution shall provide that the department of the city of Napavine named therein shall, after the date set therein, forth with cause the removal or destruction of the vegetation, or any part thereof, as specified or complained of in said notice. Upon introduction of the resolution, the owner shall cause, if any, why the vegetation or such part thereof should not be removed or destroyed. The finding of the city council determining that the vegetation described in the notice is or is not a nuisance shall be conclusive. If the city council finds that the same is a nuisance and the owner has appeared at the hearing thereon the owner may, in the discretion of the council, be given such additional time as may be specified by the council to abate the nuisance.

FINDING: The applicant has submitted a landscaping plan and planting information to the city for review and comment. Specific comments may be addressed during final civil engineering review.

Title 13 - PUBLIC SERVICES

13.02 - PUBLIC WATER SYSTEM

13.02.020 - Application for connection

- A. All new connections, whether inside or outside the city limits shall be metered.*
 - 1. Commercial. One meter may serve more than one business if in the same building, if separate buildings, separate meters are required.*

2. *Residential. Separate meters shall be required for all single-family residences. All motels, hotels, recreational vehicle parks, multi-dwellings, condominiums, planned unit developments, and apartments may be served by one meter.*
- B. *Applicants for service within the corporate limits of the city may be required to obtain a building or plumbing permit for the premises where water service is being requested.*
- C. *Applicants for service outside the corporate limits of the city shall provide required information, comply with city annexation agreement requirements, and sign an agreement stating that they will not oppose annexation of the area including the premises for which service is being applied.*
- D. *If no public sewer service is available to any premises for which application for water service is made, approval of the application shall be conditioned upon the applicant obtaining a septic tank permit from the Lewis County health district, and no connection shall be made if such septic tank permit is not issued.*

13.02.070 - Water services meter location

All water service connections shall be made by, or under the control of the city. Meters shall be placed as follows:

- A. *Within the corporation limits of the city, meters shall be placed within two feet of the edge of the sidewalk or proposed sidewalk on the curb side in existing plats and within two feet of the sidewalk on the property side in new plats.*
- B. *Within the county, meters shall be placed within the county right-of-way and within two feet of the property line nearest the customer's premises.*
- C. *In instances other than contained herein, or where the public works director determines that unusual or conflicting conditions exist, the location of meters shall be determined by the public works director.*

13.02.100 - Service connection—Location of service pipe

Water service pipe shall not be laid or maintained parallel with and within ten feet horizontally of any sanitary sewer, electrical conduit, gas pipe, or communications cable, septic tank, or drain field. When additional water pipe extensions or replacements are to be made beneath the surface of the ground within the premises and connected with existing water service pipes between the meter and the premises, an application therefor shall be made to the city for inspection and approval prior to backfilling the trenches.

13.02.290 - Fire protection

- A. *Any customer using city water for all purposes shall be entitled to a separate standby fire protection service. Such standby fire protection service shall be provided through a separate water connection. The water connection fee for such standby fire protection service shall be as provided in city ordinance. Standby fire protection lines shall be used for no other purpose than for standby fire protection service and all other uses thereof shall be prohibited. The monthly charge for such standby fire protection service shall be as provided in city ordinance. Such standby fire protection connection fees and standby fire protection service charges shall be based upon the size of the customer's line at its connection to the main, and shall not be based on any specific pressure or volume of water furnished to the customer. The city does not, by the connection of a standby fire protection service, and shall not, by agreement or otherwise, warrant or guarantee a minimum water pressure or water volume for such service.*

- B. *Where standby fire protection service is provided, no charge shall be made for water used in extinguishing fires of incendiary or accidental origin if the customer at the location where the fire occurs gives written notice to the city within ten days from the time of such fire that a fire has occurred. Otherwise, a charge for all water used shall be made at the rate for use of fire protection facilities provided in NMC 13.04.020(A).*

13.02.370 - Construction standards

All persons, firms, corporations, and governmental agencies, and/or their contractors, repairing, replacing, installing, extending, or performing other work on water system lines, facilities, service lines, connections, and/or appurtenances thereto, or performing other work that may interfere, conflict, affect, or endanger the water system of the city shall follow and comply with the provisions of the engineering development code of the city as adopted by the city. Where the engineering development code of the city are silent on any construction standards issue, the current version of the Washington State Department of Transportation/Washington State Chapter of the American Public Works Association Standard Specifications for Road, Bridge, and Municipal Construction shall apply.

13.02.410 - Water main extension request

When a person desires to extend a city water main, that person must make a written request to the city and state on that request the location where the extension is desired, the purpose for extension, and give details and extent of any development they are considering, as well as any other factors as may be pertinent. The public works director shall evaluate all requests for main extensions, taking into consideration the availability of water in the existing mains, reservoir capacity, pressures in the area, and other local conditions. If the proposal is acceptable, specific conditions and requirements will be determined by the public works director.

13.02.420 - Water main extension design

The proposed main extension shall be designed by a licensed engineer and be approved by the public works director and appropriate governmental authorities. The design shall be in conformance with city standards as contained in the engineering development code of the city, and shall be designed by the use of a hydraulic analysis, considering pipe size, restrictions, peak demand, length of run, elevation differences, and other factors that may be pertinent.

FINDING: The narrative indicates that the industrial building project will not be providing any restrooms or other public services in the storage building. Therefore, no onsite septic or water system is proposed. This standard does not apply.

CONDITION OF APPROVAL: This storage building shall not have any full-time employees and commercial visitors.

13.05 - CROSS-CONNECTIONS AND BACKFLOW PREVENTION

FINDING: The site plan does not include water system; therefore, cross-connections and backflow prevention are not required for this development project. The standard does not apply.

13.20 - LATECOMER AGREEMENTS

FINDING: The proposal does not include a proposed latecomer agreement; therefore, NMC 13.20 does not apply.

13.30 - STORM WATER SYSTEM

13.30.010 - Storm water standards

The city council adopts the Washington State Department of Ecology "Basic Storm Water Protection Standards" for use in the storm water management within the city of Napavine.

13.30.020 - Use in development review

The city council requires the use of the basic storm water protection standards for all building and development review of storm water drainage and authorizes the public works superintendent to attach storm water quantity and quality conditions to meet the basic storm water program standards.

13.30.040 - Standards of practice

The city council sets the city standard of performance for storm drainage as in all utilities as that of "best engineering practices" for all construction within city.

13.30.060 – Permits

- A. No building permit shall be issued nor excavation begun upon private land on which a driveway will be installed or constructed, unless or until a culvert permit is issued under this chapter. No driveway may be installed without an approved culvert and no culvert may be installed unless or until a culvert permit is issued under this chapter.*
- B. A culvert permit may be issued only upon approval of an application for such a permit. Installation of the culvert under the permit must be done pursuant to the specifications in the permit. Permits may be issued per culvert.*

13.30.090 - Existing driveways and culverts

- A. Prior existing culverts which were in existence before the passage of this chapter are exempt from the requirement to procure a permit prior to installation. Prior existing driveways that do not have an existing or operable culvert must be upgraded and must include a culvert upon notification by the city. When the city becomes aware of a prior existing driveway without a culvert or without an operable culvert, it may provide written notice to the owner thereof by mailing, postage prepaid, a notice to the owner's last known address or by posting the notice at or near the driveway in a conspicuous location. Upon mailing or posting, the owner shall have ninety days to apply for a permit and properly install a working culvert. This provision does not limit the city's ability to repair or remove the danger driveway or culvert as provided in this chapter.*
- B. Any modifications or upgrades to a prior existing driveway or culvert must conform to this chapter and are not exempt from the permitting requirement.*

FINDING: The proposal includes a preliminary drainage plan, and a stormwater preliminary technical information report satisfying adopted standards. This standard is met.

Title 14 – MISCELLANEOUS PROVISIONS

14.10 - NAPA VINE CRITICAL AREAS ORDINANCE (NCAO)

14.10.100 – DEVELOPMENT STANDARDS

A. *Authorization Required. Within critical areas, the city shall prohibit soil excavation, grading, removal of native vegetation species, draining, intentional burning, planting of invasive or nuisance vegetation, placement of structures and new construction on critical areas unless otherwise authorized in this chapter.*

1. *These development standards apply to uses on critical areas and within buffers unless otherwise exempted in this title.*

2. *In order to approve application for development on lands subject to this chapter, the administrator shall find that the following standards have been met:*

i. *All reasonable alternatives for locating the development activity in such a way so as to avoid critical areas have been considered and the development activity will be located in the least environmentally sensitive area as practicable and the purpose of this chapter, as described in NDC 4.010.010, is fulfilled. If avoidance is not practicable, as determined by the city, development shall minimize adverse impacts to critical areas and buffers consistent with the mitigation sequencing measures and mitigation and enhancement measures prescribed in the chapter.*

ii. *The city has approved the vegetation removal methods and the removal of native plants has been avoided.*

iii. *All adverse impacts to all affected critical areas and buffers are either avoided or fully mitigated.*

iv. *The plan minimizes cuts and fills.*

v. *Soils are not exposed during the rainy season (November 1 through April 30) and construction activity is limited to the dry season (May 1 through October 31).*

vi. *The administrator has reviewed and approved an erosion control plan, grading plan, and vegetation removal and replanting plan prior to construction activity.*

vii. *All activities have received applicable state and federal permits, and comply with SEPA requirements if the lead agency makes a threshold determination of significance (DS), or mitigated determination of non-significance (MDNS).*

viii. *Hydraulic permits are required for any activity occurring within the ordinary high-water mark of any state regulated class I or class II stream.*

ix. *Compliance with this chapter does not constitute compliance with state and federal environmental standards. The applicant shall be responsible for demonstrating such compliance.*

B. *Review Process.*

1. *The review process shall be the type specified in the NDC for each particular land use action unless otherwise specified in this chapter.*

2. *Applications to develop on critical areas or their buffers shall be subject to review if, within a one-year period, the cumulative impact on critical areas is:*

a. *Disturbance of more than twenty-five cubic feet of soil;*

b. *An activity, the fair market cost of which is more than five hundred dollars; or*

c. *The activity involves more than one thousand square feet of critical areas.*

3. *Standard Requirements. All applications requiring review under this section shall have the following minimum conditions applied:*
 - a. *Critical Area and Buffer Marking During Construction. The location of the outer extent of the critical area and its buffer, if any, shall be marked in the field and such markings shall be maintained throughout the duration of the permit.*
 - b. *Permanent Marking of Critical Area and Buffer. A permanent and perpetual physical demarcation along the upland boundary of the critical area and buffer shall be installed and thereafter maintained. Such demarcation may consist of logs, a tree or hedgerow, wood or wood like fencing, or other prominent physical marking approved by the administrator. In addition, signs measuring (minimum size one foot by one foot and posted 3.5 feet above grade) shall be posted at an interval of one per lot or every one hundred feet, whichever is less, and perpetually maintained at locations along the outer perimeter of the critical area and buffer approved by the Administrator worded substantially as follows: "CRITICAL AREA AND BUFFER—PLEASE RETAIN IN A NATURAL STATE."*
 - c. *A conservation covenant shall be recorded in a form approved by the city attorney as adequate to incorporate the other restrictions of this section and to give notice of the requirement to obtain a permit prior to engaging in regulated activities within a habitat area or its buffer.*
- C. *Record of Notice. Prior to issuance of any development or building permit on lands subject to this chapter, the property owner shall record a record of notice of critical areas, on a form provided by the city, on all properties affected by critical areas and buffers and shall provide the city clerk with a copy of the recorded notice.*
- D. *SEPA Review. On a case-by-case basis, the responsible official may issue a determination of non-significance (DNS) if:*
 1. *The application for development review contains all requested information, including reports, maps and other documents relevant to the proposed activity;*
 2. *The proposed activity complies with all applicable development review and performance standards; and*
 3. *Compliance with all applicable development standards and performance standards is made a binding condition of land use approval.*

FINDING: Based on Lewis County GIS data, an area of marked wetlands is in the north section of parcel #018145002000. The applicant provides a wetland buffer mitigation plan for City and Ecology to review and comment. The existing rock pad and associated parking area impacted approximately 37,500 sq ft of wetland buffer, and mitigation of impacts to buffers is required using a 1:1 mitigation ratio. The standard is met.

Title 15 - BUILDINGS AND CONSTRUCTION

15.04 - CONSTRUCTION CODES

15.04.020 - Codes adopted

Pursuant to the state Building Code Act, RCW 19.27A.010 et seq., the city adopts by reference the following:

- A. *The International Building Code, 2009 edition, as published by the International Code Council, be and is hereby adopted as the building code of the city of Napavine;*

- B. *Uniform Mechanical Code, 1982 Edition, including Chapter 22, Fuel Gas Piping, Appendix B, published by the International Conference of Building Officials;*
- C. *The Uniform Fire Code and Uniform Fire Code Standards, 1982 Edition, published by the International Conference of Building Officials and the Western Fire Chiefs Association; provided that, notwithstanding any wording in this code, participants in religious ceremonies shall not be precluded from carrying hand-held candles;*
- D. *The Uniform Plumbing Code and Uniform Plumbing Code Standards, 1982 Edition, published by the International Association of Plumbing and Mechanical Officials; provided, that Chapters 11 and 12 of such code are not adopted;*
- E. *The rules and regulations adopted by the council establishing standards for making buildings accessible to and usable by the physically handicapped or elderly persons as provided for in RCW 70.92.100 through 70.92.160; and*
- F. *The Washington State Energy Code, June 30, 1980 Edition, adopted by the state Building Code Advisory Council and amendments to the code adopted prior to January 1, 1985, the revisions to the state energy code adopted pursuant to RCW 19.27.075, and subsequent amendments adopted by the council under RCW Chapter 34.05.*
- G. *The International Residential Code, 2009 edition, as published by the International Code Council, be and is hereby adopted as the residential code of the city of Napavine.*

In case of conflict among the codes enumerated in subsections A through G of this section, the first named code shall govern over those following.

15.08 - ENERGY CODE

15.08.010 – Adopted

WAC Chapter 51-12 as the same now appears or hereafter may be amended, shall be, and is adopted by this reference as the energy code of the city.

FINDING: The proposal does not include an architectural plan; therefore, the standard is not met.

CONDITION OF APPROVAL: Prior to building construction, the applicant shall submit all necessary drawings compliant with the more current of NMC title 15 or state standards for City review and approval.

15.12 - FLOOD DAMAGE PREVENTION

FINDING: The project location does not lie within a 100-year floodplain area; therefore, this section does not apply.

15.16 - GRADING, EXCAVATION AND LAND FILLING

15.16.020 - Permit required

A grading/fill permit application is required for grading, excavation or filling of land except as exempted under Section 15.16.030 of this chapter. There is no fee for fill application less than 500 cubic yards.

15.16.060 – Standards

The following standards must be met to the satisfaction of the community development director or designee prior to permit issuance:

- A. *Cut slopes shall be no steeper than is safe for the intended use and shall not be steeper than two horizontal to one vertical, or as recommended by a soils engineer.*
- B. *Fills that are intended for building sites shall be constructed in conformance with the requirements of the latest edition of the IBC (International Building Code) as adopted by the city.*
- C. *Except as permitted by the city, no material other than earth material shall be buried or placed in fills. Placement of other than earth material is regulated by state statutes or federal laws and additional permits may be required.*
- D. *Fills shall be constructed using earth materials (consisting of dirt/soil, large rock twelve inches or greater, pit run four to twelve inches, fines less than four inches, concrete over twelve inches and concrete less than twelve inches), compaction methods and construction techniques, so that stable fills are created.*
- E. *The following fill material shall be prohibited: Asphalt, asphalt grindings, asphalt shingles, base/tar paper and any hazardous materials, petroleum based products and household items.*
- F. *Grading, filling, or clearing in or within the vicinity of a wetland shall comply with NMC Chapter 14.*
- G. *Grading, filling or clearing in an area of special flood hazard shall be done in accordance with the latest version of the city of Napavine floodplain management ordinance (NMC Chapter 15.12) or this chapter, whichever has the more stringent development regulations.*
- H. *Grading, filling or clearing of archaeological sites shall be done in accordance with WAC Chapter 25-48, as now adopted or as may be amended, or other applicable state or federal law.*

FINDING: The permit application for clearing, filling or grading shows the estimated fill amount is 50 to 4,000 cubic yards.

CONDITION OF APPROVAL: The applicants shall obtain all necessary permits.

Title 17 – ZONING

17.12 - ZONING MAP AND ZONING CHART

17.12.020 - General land use zones

- A. *The city is divided into general land use zoning districts, referred to in this title as "zones." Such zones shall be shown on the map and the intent of each zone and limitations and requirements of use of land therein shall be shown on the chart. No structure or land shall hereafter be used or occupied and no building shall be reconstructed, moved or structurally altered except in conformity with all the regulations set forth in the chart and other sections of this title.*
- B. *For the purposes of this title, the city is divided and classified into the following regular zones:*
 - 1. *R-1 Single-family residential;*
 - 2. *R-2 Multiple residential, low density;*
 - 3. *R-3 Multiple residential, high density;*
 - 4. *C-1 Commercial;*
 - 5. *H-C Highway commercial;*

6. I-1 Industrial, light.

17.12.030 - Special land use zones

Each parcel of land in the city shall be covered by one of the preceding regular zones. In addition, where consistent with the intent of zones as expressed in the chart, land may be classified as a special zone. Such special zone must overlay a regular zone and all uses and structures in a special zone shall conform to the regulations of both the special and regular zones, except where regulations of the regular zone are specifically modified in the chart. Special zones are:

- A. CS Community Service;*
- B. PUD Planned unit development;*
- C. FP Flood plain;*
- D. AS Aerospace.*

17.28 - C AND C-1 DISTRICTS

17.28.020 - Permitted uses and structures

Permitted uses and structures in the C-1 zone are as follows: all commercial uses conducted within an enclosed building; professional offices for attorneys, dentists, doctors, engineers, accountants, real estate brokers, automobile service stations, restaurants, cafes and other eating establishments, and uses of similar and compatible nature. Motels, hotels, apartments and recreational vehicle parks are permitted in this zone as planned unit developments. Facilities for managers, caregivers, and uses of similar and compatible nature allowed, subject to planning commissioner's review and council approval. It is specifically provided for in this section that the property, commonly known as tax parcels 17875-7-3, 17875-7-4 and 17875-5 (which are within a C-1 district) shall be allowed to have uses permitted in the building to the standards of single-family residential, multifamily residential and mobile home parks."

17.28.030 - Permitted accessory uses and structures

Permitted accessory uses and structures in the C-1 zone are as follows

- A. Any use or structure customarily accessory to permitted uses shall be permissible.*
- B. On-site hazardous waste treatment and storage facilities that are directly associated with principal uses; provided, that such facilities comply with the state siting criteria contained in RCW 70.105.210 and WAC 173-303-282, or their successors.*

17.28.040 - Conditional uses

After hearing and attachment of conditions, the following uses are permitted: production of items sold on the premises, including small scale production, sewn or woven articles, quilting, ceramics, and similar small scale craft items, garden supply stores, boarding houses, horticultural nurseries, kennels, stables, and pet shops, and other uses later deemed to be conditional by the board of adjustment. Industrial uses of nonnoxious industry are permitted in this zone as a planned unit development subject to approval by the planning commission. Such industries do not produce noise, odor, smoke, fumes, or other nuisances. Examples include any research, experimental, testing, assembling, manufacturing, compounding, or other activity which is conducted inside a completely enclosed building, except for parking and loading, which creates absolutely no nuisance or pollution which has any effect beyond the confines of the building.

17.28.045 - Conditional use conditions

The planning commission shall review the following in identifying appropriate conditions for the proposed use:

- A. Napavine comprehensive plan and zoning requirements review for applicable requirements for signage, light and glare, landscape buffering, parking circulation, critical areas and aquifer protection;*
- B. Public facilities impact such as water, sewer and drainage requirements;*
- C. Prior department comments, after inspection, for fire safety requirements and fire flow concerns, if any; and*
- D. City police department comments for nuisance, health and safety concerns.*

17.28.050 - Permitted dimensions

Permitted dimensions in the C-1 zone are as follows:

- A. Minimum lot size, five thousand square feet;*
- B. Minimum lot front, thirty feet;*
- C. Maximum lot cover, one hundred percent, including parking and buffer zones;*
- D. Minimum front yard depth, none;*
- E. Minimum side yard depth, none, except a fifteen-foot buffer where adjacent to a residential district;*
- F. Minimum rear yard depth, none, except a twenty-five-foot buffer where adjacent to a residential district;*
- G. Maximum building height, fifty feet, or thirty-five feet when lot adjacent to any residential district.*

FINDING: The proposal indicates the current zoning of the proposed development site is C1; therefore, this standard is applied. The development lot size is 10.01 acres (min. 5000 square feet), and front lot line is approximately 100 feet (min. 30 feet). However, the applicant does not provide lot cover percentage or building height. The NMC 17.28.050 is not met.

CONDITION OF APPROVAL: Prior to engineering approval, architectural and site design plans satisfying NMC 17.28 shall be submitted for review and approval by the City.

17.48 – FLOODPLAIN

FINDING: The project location does not lie within a 100-year floodplain area; therefore, this section does not apply.

17.60 - MISCELLANEOUS REGULATIONS

17.60.010 - Visibility at intersections in residential zones

- A. Fences, walls or hedges up to a maximum height of six feet may be installed except:*
 - 1. Within the existing or zone stipulated, whichever is less, front and street side yard setback;*
 - 2. Within the area between two main structures with less than five feet of continuous horizontal clearance on each side of the fence, wall or hedge;*
 - 3. Within a twenty-foot vision clearance triangle formed by the intersection of two street rights-of-way;*

4. *Within a ten-foot vision clearance triangle formed by the intersection of an alley and street right-of-way.*
- B. *Within the areas identified in subsections (A)(1) and (2), fences, walls and hedges up to a maximum height of four feet may be installed.*
- C. *Within the areas identified in subsections (A)(3) and (4), fences, walls and hedges up to a maximum height of three feet may be installed, except open wire-mesh fences which may be up to a maximum of four feet.*

17.60.030 - Street access required

Every building hereafter erected or moved shall be on a lot adjacent to a public street or with access to an approved private street.

17.60.040 - Horizontal dimensions—One-family dwelling

The greatest horizontal dimensions of a one-family dwelling shall not be more than three times its least horizontal dimension. See the appendix for illustration on file in the office of the city clerk-treasurer.

17.60.050 - Parking restrictions—Recreational vehicles and boats

No recreational vehicle, boat, boat trailer or similar equipment shall be parked within the required street or side setbacks of any lot in any residential zone for a period of longer than thirty-six consecutive hours; provided, that one recreational vehicle, boat trailer or similar equipment belonging to visitors to a residence may be parked within such setbacks for a period of up to fourteen days, and provided further, that one such visit shall not be followed by another at the same residence for a period of at least thirty days. Except under circumstances of the preceding provision, a recreational vehicle shall not be used for living, sleeping or housekeeping purposes when parked on a street or any portion of a residential lot.

17.60.060 - Siting criteria—Hazardous waste facilities

On-site and off-site hazardous waste treatment and storage facilities must meet the state siting criteria adopted pursuant to RCW Chapter 70.105.

17.60.070 – Landscaping

Commercial, multifamily or industrial uses shall submit a landscape plan for approval with the application. Approved landscaping shall be completed prior to issuance of a final occupancy permit. The front yard shall be one hundred percent landscaped including lawns, and shrubs, berms or floral planting areas which shall average ten feet wide but no less than five feet wide at any given point except where access is provided. There shall be a five-foot wide side and rear yard landscape setback between uses. Within the landscape area including acceptable trees, shrubs and lawns, one street tree per twenty-five lineal feet of street frontage shall be provided. In any parking lot over fifteen spaces five percent of the interior of the parking area shall consist of landscape islands. Street trees shall be a minimum of one and one-half inch caliper six feet tall of nursery stock or better quality. Any dead or diseased trees within two years of installation shall be replaced.

FINDING: The proposal includes a landscaping plan; therefore, NMC 17.60.070 is met.

17.62 – SIGNS

FINDING: According to the engineering plans, no signs are proposed at this time. The standard does not apply.

17.64 - OFF-STREET PARKING AND LOADING

17.64.010 - Requirements for off-street parking

Off-street parking spaces under standards set forth in this chapter shall be provided for new uses in the quantities specified in this section.

A. Residential Uses

1. *One-family dwelling, two spaces;*
2. *Duplex dwelling, four spaces;*
3. *Multiple-family dwelling with sixteen or fewer dwelling units, two spaces for each dwelling unit; except in cases of housing dedicated to senior citizen housing one space for each dwelling unit;*
4. *Multiple-family dwelling with more than sixteen dwelling units, thirty-two spaces, plus one and one-half spaces for each dwelling unit in excess of sixteen; except in cases of housing dedicated to senior citizen housing one space for each dwelling unit;*
5. *Convalescent homes, homes for the children or aged, and similar residential institutions, one space for each three beds.*

B. Commercial Uses. Commercial uses within the area designated "Parking Exempt" on the map and addenda to the map shall not be subject to the following requirements:

1. *Food or drug stores with more than five thousand square feet of gross floor area: one space for each one hundred square feet of gross floor area;*
2. *Other retail stores with more than five thousand square feet of gross floor area: one space for each one hundred fifty square feet of gross floor area;*
3. *Retail stores with five thousand or less square feet of gross floor area: one space for each three hundred square feet of gross floor area; provided that at least two spaces shall be provided for any such use;*
4. *Medical and dental offices: one space for each one hundred square feet of gross floor area;*
5. *Offices other than medical or dental: one space for each four hundred square feet of gross floor area; provided that at least two spaces shall be provided for any such use;*
6. *Restaurants: one space for every three seats or stools or for every three persons of legal occupancy, whichever is greater;*
7. *Bowling alley: four spaces for each alley;*
8. *Self-service laundry: one space for every three washing or drying machines;*
9. *Banks: one space for each four hundred square feet of gross floor area;*
10. *Funeral parlors: one space for each one hundred square feet of chapel or auditorium area;*
11. *Barber or beauty shops: two spaces for each operator station;*
12. *Personal service establishments not otherwise listed: one space for each four hundred square feet of gross floor area; provided that at least two spaces shall be provided for any such use;*

13. Motel: one space for each sleeping unit;
 14. Motor vehicle or machinery sales: one space for each two thousand square feet of gross floor area;
 15. Wholesale establishments: one space for each two thousand square feet of gross floor area.
- C. Industrial Uses.
1. Manufacturing: one space for each one thousand square feet of gross floor area, provided that additional parking shall be provided for any retail sales or office space at the ratio required in subsection B(1) through (5);
 2. Contractors establishment: one space for each thousand square feet of gross floor area, provided that additional parking shall be provided for any retail sales or office space at the ratio required in subsection B(1) through (5);
 3. Warehouses: one space for each two thousand square feet of gross floor area provided that additional parking shall be provided for any retail sales or office space at the ratio required in subsection B(1) through (5).
- D. Institutional Uses.
1. Schools: one space for each eight seats in auditorium, or one space for each two hundred square feet of public assembly area if such does not have fixed seating;
 2. Auditoriums, theaters, churches, and community centers: one space for each four seats or for each eight feet of bench seating, or one space for each one hundred square feet of public assembly area if use does not have fixed seating;
 3. Libraries, museums: one space for each three hundred square feet of gross floor area;
 4. Hospitals: two spaces for each three beds.
- E. Unlisted Uses. A parking requirement for any use not listed in the preceding sections shall be established by the building inspector, based on the requirement for that listed use deemed to be most comparable in terms of parking demand or on standards in the building code.
- F. Fractional Spaces. Whenever the preceding formulas result in a requirement for a fractional number of spaces, the requirement shall be rounded upward to a whole number.
- G. Off-Street Loading Facilities. The building inspector shall require that any new business, industrial or institutional use, provide sufficient off-street truck loading facilities to assure that no loading or unloading occurs within any public right-of-way, provided that uses within the area marked "Parking Exempt" on the map shall not be subject to this requirement.

17.64.020 - Standards for off-street parking

- A. All parking areas, except residential parking for six spaces or less, shall provide for the turning, maneuvering and parking of the required number of vehicles on the lot.
- B. All areas used for parking and maneuvering of vehicles shall be surfaced as specified by the city public works director.
- C. Artificial lighting which may be provided shall be deflected so as to not shine into adjacent dwellings and so as not to create a hazard to the traveling public on any road.
- D. Each required parking space shall be of usable shape and accessible from a public street or alley. Where access drives are necessary, they shall be no less than fifteen feet in width for

nonresidential and multiple family residential developments and no less than nine feet for one family and duplex dwellings.

E. Commercial or industrial parking area shall be screened from adjacent residential zones by means of sight obscuring landscape, screens, walls or fences, which shall be subject to the following standards:

- 1. Sight obscuring screening shall be not less than five feet in height;*
- 2. Required screening shall be at least eighty percent opaque when viewed horizontally from between two feet above average grade and the top of the screening;*
- 3. Screen plantings shall be of such size as to provide the required degree of screening within twelve months after installation;*
- 4. Required screening shall be continuously maintained;*
- 5. All areas used for parking, loading and maneuvering of vehicles shall be physically separated from public streets or adjoining property by required setbacks or by bumper rails, or other effective and suitable barriers against the access or egress of unchanneled motor vehicles.*

F. Joint Use of Parking. The building inspector may authorize the joint use of parking facilities under the following conditions:

- 1. Up to one hundred percent of the parking space required for a church may be supplied by off-street parking provided for other uses, provided that such parking lies within two hundred feet of the site of the church;*
- 2. Up to fifty percent of the parking space required for a theater, auditorium, bowling alley, or community center may be supplied by off-street parking provided for other uses, provided that such parking lies within two hundred feet of the site of subject use;*
- 3. Two or more uses may join to develop a cooperative parking facility: the total amount of parking required under such circumstances shall be ten percent less than the total amount required for the uses separately. In case of uses which operate at totally different times, the total minimum amount is that required for the most intensive use;*
- 4. Under subdivisions 1, 2 or 3 of this subsection, there shall be filed with the building inspector a written agreement between parties involved assuring to the building inspector's satisfaction, the validity and perpetuity of the joint use.*

G. Location of Parking. All required off-street parking other than joint use parking as provided in subsection F shall be located on the same site as the principal use, provided that such parking may be located on another site within two hundred feet of the principal use if a covenant or written agreement is filed with the building inspector assuring to the building inspector's satisfaction the perpetuity of such parking.

FINDING: The proposal indicates site improvements include a parking lot. An existing gravel pad will provide approximately 0.75 acres of space for parking. The parking lot is shown on proposed Site Plan. Therefore, the standard is met.

Title 18 – ENVIRONMENT

18.04 - ENVIRONMENTAL PROTECTION ACT PROCEDURES AND POLICIES

18.04.040 - Categorical exemptions and threshold determinations.

A. (WAC 173-806-065). Purpose of this Part and Adoption by Reference. This part contains the rules for deciding whether a proposal has a “probable significant, adverse environmental

impact” requiring an environmental impact statement to be prepared. This part also contains rules for evaluating the impacts of proposals not requiring an EIS. The city adopts the following sections by reference, as supplemented in this part:

1. 197-11-300 Purpose of this part.
 2. 197-11-305 Categorical exemptions.
 3. 197-11-310 Threshold determination required.
 4. 197-11-315 Environmental checklist.
 5. 197-11-330 Threshold determination process.
 6. 197-11-335 Additional information.
 7. 197-11-340 Determination of nonsignificance (DNS).
 8. 197-11-350 Mitigated DNS.
 9. 197-11-360 Determination of significance (DS)/Initiation of scoping.
 10. 197-11-390 Effect of threshold determination.
- B. (WAC 173-806-070). *Flexible Thresholds for Categorical Exemptions.*
1. *The city establishes the following exempt levels for minor new construction under WAC 197-11-800(1)(b) based on local conditions:*
 - a. *For residential dwelling units in WAC 197-11-800(1)(b)(i), up to twenty dwelling units;*
 - b. *For agricultural structures in WAC 197-11-800(1)(b)(ii), up to thirty thousand square feet;*
 - c. *For office, school, commercial, recreational, service or storage buildings in WAC 197-11-800(1)(b)(iii), up to twelve thousand square feet and up to forty parking spaces;*
 - d. *For parking lots in WAC 197-11-800(1)(b)(iv), up to forty parking spaces;*
 - e. *For landfills and excavations in WAC 197-11-800(1)(b)(v), up to five hundred cubic yards.*
 2. *Whenever the city establishes new exempt levels under this section, it shall send them to the Department of Ecology, Headquarters Office, Olympia, Washington, 98504 under WAC 197-11-800(1)(c).*
- C. (WAC 173-806-090). *Environmental Checklist.*
1. *A completed environmental checklist, or a copy, in the form provided in WAC 197-11-960, shall be filed at the same time as an application for a permit, license certificate or other approval not specifically exempted in this chapter; except, a checklist is not needed if the city and applicant agree an EIS is required, SEPA compliance has been completed, or SEPA compliance has been initiated by another agency. The city shall use the environmental checklist to determine the lead agency and, if the city is the lead agency, for determining the responsible official and for making the threshold determination.*
 2. *For private proposals, the city will require the applicant to complete the environmental checklist, providing assistance as necessary. For city proposals, the department initiating the proposal shall complete the environmental checklist for the proposal.*

18.04.070 - SEPA and agency decisions

- A. (WAC 173-806-155). *Purpose of this Part and Adoption by Reference. This part contains rules and policies for SEPA's substantive authority, such as decisions to mitigate or reject proposals*

as a result of SEPA. This part also contains procedures for appealing SEPA determinations to agencies or the courts. The city adopts the following sections by reference:

- 1. 197-11-650 Purpose of this part.*
- 2. 197-11-655 Implementation.*
- 3. 197-11-660 Substantive authority and mitigation.*
- 4. 197-11-680 Appeals.*

B. (WAC 173-806-160). Substantive Authority.

- 1. The policies and goals set forth in this chapter are supplementary to those in the existing authorization of the city.*
- 2. The city may attach conditions to a permit or approval for a proposal so long as:*
 - a. Such conditions are necessary to mitigate specific probable adverse environmental impacts identified in environmental documents prepared pursuant to this chapter, and*
 - b. Such conditions are in writing, and*
 - c. The mitigation measures included in such conditions are reasonable and capable of being accomplished, and*
 - d. The city has considered whether other local, state or federal mitigation measures applied to the proposal are sufficient to mitigate the identified impacts, and*
 - e. Such conditions are based on one or more policies in subdivision (4) of this subsection and cited in the license or other decision document.*
- 3. The city may deny a permit or approval for a proposal on the basis of SEPA so long as:*
 - a. A finding is made that approving the proposal would result in probable significant adverse environmental impacts that are identified in a FEIS or final SEIS prepared pursuant to this chapter; and*
 - b. A finding is made that there are no reasonable mitigation measures capable of being accomplished that are sufficient to mitigate the identified impact; and*
 - c. The denial is based on one or more policies identified in subdivision (4) of this subsection and identified in writing in the decision document.*
- 4. The city designates and adopts by reference the following policies as the basis for the city's exercise of authority pursuant to this section:*
 - a. The city shall use all practical means, consistent with other essential considerations of state policy, to improve and coordinate plans, functions, programs, and resources to the end that the state and its citizens may:*
 - i. Fulfill the responsibilities of each generation as trustee of the environment for succeeding generations;*
 - ii. Assure for all people of the state safe, healthful, productive and aesthetically and culturally pleasing surroundings;*
 - iii. Attain the widest range of beneficial uses of the environment without degradation, risk to health or safety, or other undesirable and unintended consequences;*
 - iv. Preserve important historic, cultural and natural aspects of our national heritage;*
 - v. Maintain, wherever possible, an environment which supports diversity and variety of individual choice;*

- vi. *Achieve a high balance between population and resource use which will permit high standards of living and a wide sharing of life's amenities; and*
- vii. *Enhance the quality of renewable resources and approach the maximum attainable recycling of depletable resources.*
- b. *The city recognizes that each person has a fundamental and inalienable right to a healthful environment and that each person has a responsibility to contribute to the preservation and enhancement of the environment.*
- 5. *When any proposal or action not requiring a decision of the city council is conditioned or denied on the basis of SEPA by a nonelected official, the decision shall be appealable to the city council. Such appeal may be perfected by the proponent or any aggrieved party by giving notice to the responsible official within ten days of the decision being appealed. Review by the city council shall be on a de novo basis.*
- C. (WAC 173-806-173). Notice<197>Statute of Limitations.
 - 1. *The city, applicant for, or proponent of an action may publish a notice of action pursuant to RCW 43.21C.080 for any action.*
 - 2. *The form of the notice shall be substantially in the form provided in WAC 197-11-990. The notice shall be published by the city clerk-treasurer or county auditor, applicant or proponent pursuant to RCW 43.21C.080.*

FINDING: The proposal includes a SEPA environment checklist; the standard is met.

B. Public Works Standard

CHAPTER2 TRANSPORTATION

2B STREETS

2B.02 Design Standards

The design of streets and roads will depend upon their type and usage. The design elements of city streets will conform to these Standards as set forth herein and current design practices as set forth in Chapter 1.

The layout of streets will provide for the continuation of existing principal street in adjoining subdivisions or of their proper projection when adjoining property i not subdivided. Minor streets, which serve primarily to provide access to abutting property, will be designed to discourage through traffic. See Table I, Minimum Standards.

Table 1 Minimum Street Standards

DESIGN STANDARD	BOULEVAR D	MAJOR OR MINOR ARTERIAL	COMMERCIAL COLLECTOR	NEIGHBORHOOD COLLECTOR	LOCAL ACCESS	PRIVATE
DESIGN LIMITATIONS	Access and intersections should be limited. No on-street parking.		N/A	N/A	N/A	N/A

MINIMAL STRUCTURAL DESIGN	See standard Drawing Number 2-2					
STANDARD RIGHT-OF-WAY	90'-102'	84'-104'	66'-78'	60'	60'	N/A
STANDARD PAVEMENT WIDTH	48' (may have a 16' median)	48'-60'	40'	28'-40'	36'	20'
PARKING LANE	None Allowed	None Allowed	8' Both Sides	7' One Side	7' One Side	N/A
MINIMUM MAXIMUM GRADE	0.5% - 8.0%	0.5% - 8.0%	0.5% - 10.0%	0.5% - 12.0%	0.5% - 15.0%	0.5% - 15.0%
CURB	Both Sides					N/A
SIDEWALKS	Both Sides 6' (min) 8' – pedestrian corridor 10' – zero lot setback			Both Sides 5'	Both Sides 5'	One Side 5'
CUL-DE-SAC RADIUS (PAVEMENT WIDTH)	N/A	N/A	50' (on industrial street only)	N/A	47' with landscaped and island radius of 17'	Fire department Standards
INTERSECTION CURB RADIUS	35'	35'	35'	35'	25'	25'
DESIGN SPEED (MPH)	40	40	30	30	25	N/A
MINIMUM CENTERLINE RADIUS	w/ superelevation * per AASHTO w/o superelevation 600'	w/ superelevation * per AASHTO w/o superelevation 600'	150'	150'	100'	N/A

* Maximum superelevation – 6%

- A. Alignment of major arterials, minor arterials and collectors will conform as nearly as possible with that shown in the Comprehensive Plan.
- B. Grade. Street grade should conform closely to the natural contour of the land. In some cases the Director of Public Works may require a different grade. The minimum allowable grade will be 0.5 percent. The maximum allowable grade will be 8-15 percent depending on the street classification.
- C. Width. The pavement and right-of-way width will depend on the street classification. Table I, Minimum Street Standards, show the minimum widths allowed.

2B.04 Signing and Striping

Street signs are defined as any regulatory, warning, or guide signs. The developer is responsible for the cost of all street signs. Street sign will comply with the latest edition of the U.S. Department of Transportation Manual on Uniform Traffic Control Devices (MUTCD).

Pavement markings and street signs, including poles and hardware, will be paid for by the developer, but will be designed, furnished and installed by the city or by the developer under the city's direction, to establish and maintain uniformity. The Public Works Department will determine whether pavement markings and street signs will be provided by the city or by the developer. If the work is to be performed by the city, the developer must submit a written request to Public Works and, the developer will then be billed upon completion of the work.

2B.05 Right-of-Way

Right-of-way is determined by the functional classification of a street, refer to Table 1, Minimum Street Standards.

Right-of-way requirements may be increased if additional lanes, pockets, transit lanes, bus loading zones, operational speed, bike lanes, utilities, or other factors are required as determined by the Director of Public Work.

Right-of-way will be conveyed to the city on a recorded plat or by a right-of-way dedication deed.

2B.06 Private Streets

A. Private streets may be allowed under the following conditions:

- 1. Permanently established by tract or lot providing legal access to serve not more than 8 dwelling units or businesses on separate parcels, or unlimited dwelling units or businesses situated on a single parcel and sufficient to accommodate required improvements, to include provisions for future use by adjacent property owners when applicable; and*
- 2. Have a minimum 20-foot paved surface, and a sidewalk five (5) feet in width of such a design that prevents parking on the sidewalk; and*
- 3. Accessible at all times for emergency and public service vehicle use; and*
- 4. Will not result in the land-locking of present or future parcels nor obstruct public street circulation; and*
- 5. Covenants have been approved, recorded, and verified with the city that provide for maintenance of the private streets and associated parking areas by the owner or homeowners association or other legal entity.*

B. Acceptance as Public Street. Acceptance of private streets as public streets will be considered only if provision is made for the street(s) to meet all applicable public street standards, including right-of-way widths.

FINDING: The proposal does not include a roadway/street design; therefore, the standard does not apply.

2B.07 Street Frontage Improvements

A. All commercial and residential (including multi-family) development, plats, and short plats will install street frontage improvements at the time of construction as required by the Public Works Department. Such improvements may include curb and gutter; sidewalk; street; storm

- drainage; street lighting system; traffic signal modification, relocation or installation; utility relocation; landscaping and irrigation; and street widening per these Standards. Plans will be prepared and signed by a licensed civil engineer registered in the State of Washington.*
- B. All frontage improvements will be made across full frontage of property and on all sides that may border a city right-of-way.*
 - C. Exceptions. See Chapter 1, Section 1.07 "Exceptions".*

FINDING: The project owner requests a variance from constructing new curb, gutter and road widening along with providing full frontage street lighting design. See variance application and resulting determinations.

2B.11 Intersections

- A. Traffic control will be as specified in the most recent edition, of the MUTCD or as modified by the Director of Public Works as a result of appropriate traffic engineering studies.*
- B. Street intersections will be laid out to intersect as nearly as possible at right angles. Sharp angled intersections will be avoided. For reasons of traffic safety, a "T" intersection (three-legged) is preferable to the crossroad (four-legged) intersection for local access streets. For safe design, the following types of intersection features should be avoided:

 - 1. Intersections with more than four intersecting street*
 - 2. "Y" type intersections where streets meet at acute angles*
 - 3. Intersections adjacent to bridges and other sight obstructions*
 - 4. Offset intersections that are not conducive to side traffic flow**

In no case will the angle of the intersection be less than 60 degrees nor greater than 120 degrees. The preferred angle is 90 degrees.

- C. Spacing between adjacent intersecting streets, whether crossing or "T," should be as follows:*

When highest classification involved is: Minimum centerline offset should be:

<i>Major Arterial</i>	<i>350 feet</i>
<i>Minor Arterial</i>	<i>300 feet</i>
<i>Commercial Collector</i>	<i>200 feet</i>
<i>Neighborhood Collector</i>	<i>200 feet</i>
<i>Local Access</i>	<i>150 feet</i>

When different classes of streets intersect, the higher standard will apply on curb radii. Deviations may be allowed at the discretion of the Director of Public Works.

- D. On sloping approaches at an intersection, landings will be provided with a grade not to exceed a one-foot difference in elevation, 1 a distance of 30 feet approaching any arterial, or 20 feet approaching a collector or local access street, measured from the nearest right-of-way line (extended) of intersecting street.*

FINDING: The centerline spacing between adjacent intersections and the new development roadway is more than 300 feet. The standard is met.

2B.12 Driveways

- A. All abandoned driveway areas on the same frontage will be removed and the curbing and sidewalk or shoulder and ditch section will be properly restored.
- B. All driveways will be constructed of Portland Cement Concrete (CC) or asphalt from the right-of-way line to the edge of the street. The Director of Public Works will make the acceptable driveway material determination. PCC driveways will be subject to the same testing and inspection requirements as curb, gutter, and sidewalk construction. Residential PCC driveways will have a nominal concrete thickness of six (6) inches. All other PCC approaches will be eight (8) inches thick.
- C. Joint-use driveways serving two adjacent parcels may be built on their common boundary with a formal written agreement between both property owners and with the approval of the city. The agreement will be a recorded easement for both parcels of and specifying joint usage.
- D. Grade breaks, including the tie to the roadway, will be constructed as smooth vertical curves. The maximum change in driveway grade will be eight (8) percent within any ten (10) feet of distance on a rest and twelve (12) percent within any ten (10) feet of distance in a sag vertical curve.
- E. No commercial driveway will be approved where backing onto the sidewalk or street would occur.
- F. Driveways will be separated by twenty (20) feet of straight curb between each driveway providing access to a parcel or parcel of land under common ownership or occupancy unless otherwise allowed by the Director of Public Works.
- G. No driveway will be built within fifteen (15) feet of the end of any curb return or within five (5) feet of any property line unless otherwise allowed by the Director of Public Works.
- H. Driveway Widths

- 1. The maximum driveway width for a single driveway onto an arterial or collector will be:

<i>Frontage Width</i>	<i>Residential</i>	<i>Commercial</i>	<i>Industrial</i>
<i>Up to 50-feet</i>	<i>24-feet</i>	<i>24-feet</i>	<i>24-feet</i>
<i>50- to 75-feet</i>	<i>24-feet</i>	<i>30-feet</i>	<i>30-feet</i>
<i>More than 75-feet</i>	<i>30-feet</i>	<i>30-feet</i>	<i>35-feet</i>

- 2. The maximum driveway width for each of two driveways onto an arterial or collector will be:

<i>Frontage Width</i>	<i>Residential</i>	<i>Commercial</i>	<i>Industrial</i>
<i>Up to 50-feet</i>	<i>not permitted</i>	<i>not permitted</i>	<i>not permitted</i>
<i>50- to 75-feet</i>	<i>20-feet</i>	<i>20-feet</i>	<i>24-feet</i>
<i>More than 75-feet</i>	<i>20-feet</i>	<i>24-feet</i>	<i>24-feet</i>

- 3. The maximum driveway width for a single driveway onto a local access. street will be;

<i>Frontage Width</i>	<i>Residential</i>	<i>Commercial</i>	<i>Industrial</i>
<i>Up to 50-feet</i>	<i>24-feet</i>	<i>26-feet</i>	<i>not permitted</i>
<i>50- to 75-feet</i>	<i>24-feet</i>	<i>26-feet</i>	<i>not permitted</i>
<i>More than 75-feet</i>	<i>24-feet</i>	<i>26-feet</i>	<i>not permitted</i>

- 4. The maximum driveway width for each of two driveways onto a local access street will be:

<i>Frontage Width</i>	<i>Residential</i>	<i>Commercial</i>	<i>Industrial</i>
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<i>Up to 50-feet</i>	<i>not permitted</i>	<i>not permitted</i>	<i>not permitted</i>
<i>50- to 75-feet</i>	<i>20-feet</i>	<i>20-feet</i>	<i>not permitted</i>
<i>More than 75-feet</i>	<i>20-feet</i>	<i>24-feet</i>	<i>not permitted</i>

5. *The maximum driveway width for one-way driveways will be:*

<i>Frontage Width</i>	<i>Residential</i>	<i>Commercial</i>	<i>Industrial</i>
<i>Up to 50-feet</i>	<i>14-feet</i>	<i>22-feet</i>	<i>22-feet</i>
<i>50- to 75-feet</i>	<i>14-feet</i>	<i>22-feet</i>	<i>22-feet</i>
<i>More than 75-feet</i>	<i>14-feet</i>	<i>22-feet</i>	<i>22-feet</i>

6. *A road approach or wider driveway may be approved by the Director of Public Works when a substantial percentage of oversized vehicle traffic exists, when divisional islands desired, or when multiple exit or entrance lanes are needed.*

I. *Arterial Street Access*

1. *No driveway may access an arterial street within seventy-five (75) feet (measured along the arterial) of any other such access to the street: on either side of the travel way but may be allowed at locations directly opposite another point of access.*
2. *No driveway access will be allowed to an arterial street within 150 feet of the nearest right-of-way line of an intersecting street.*
3. *Within the limitations set forth above, access to arterial streets within the city will be limited to one driveway for each tract of property separately owned. Properties contiguous to each other and owned by the same person are considered to be one tract.*
4. *Driveways giving direct access onto arterials may be denied if alternate access is available. The Director of Public Work may permit deviations from this requirement if sufficient justification is provided.*
5. *Road approaches and/or ingress and egress tapers may be required in industrial and commercially zoned areas as directed by the Director of Public Works. Tapers will be designed, per the most recent edition, "Transportation and Land Development by V.G. Stover and F. Koepke.*

FINDING: The plan shows a new concrete 24-foot driveway with access from W Forest Napavine Road. This standard is met.

2B.13 *Sight Obstruction*

The following sight clearance requirements take into account the proportional relationship between speed and stopping distance.

The sight distance area is a clear-view triangle formed on all intersections by extending two lines of specified length (A) and (B) as shown in this section, Uncontrolled Intersection, from the center of the intersecting streets along the centerlines of both streets and connecting those endpoints to form the hypotenuse of the triangle. Refer to Standard Drawing 2-1 at the end of this Chapter. The area within the triangle will be subject to said restrictions to maintain a clear view on the intersection approaches.

Sight Distance Triangle:

- A. *Stop or Yield Controlled Intersection. Providing adequate sight distance from a street or driveway is one of the most important considerations to ensure safe-street and driveway operation the Intersection Sight Distance criteria given in the following table is based on line 8-1 shown in Figure IX-40 of "A Policy on Geometric Design of Highways and Streets" published by AASHTO. This table applies to all intersections as well as driveways with an ADT greater than 20. For driveways with an ADT of 20 or less, the Stopping Sight Distance in Table 1/1-1 of the MSHTO publication can be used.*

SIGHT DISTANCE				
Operating Speed (MPH)	Intersection Sight Distance		Stopping Distance	Sight
	2 Lanes	4+ Lanes		
20	210	230	125	
25	255	280	150	
30	310	340	200	
35	355	390	250	
40	410	450	325	

Other factors such as vertical and horizontal curves and roadway grades also need to be taken into account. Such factors can require necessary modification to the intersection sight distance given in the above table.

Sight distance is measured from a point on the minor road or driveway fifteen (15) feet from the edge (extended) of the major road pavement (or nearest traffic lane if parking is permitted) and from a height of 3.50 feet on the minor road to a height of object of 4.25 feet on the major road.

B. Uncontrolled Intersection

Operating Speed (MPH)	Sight Distance	
	Major Street A	Minor Street B
20	90	90
25	110	110
30	130	130
35	155	155
40	180	180

- C. *Vertical Clearance. The area within the sight distance triangle will be free from obstructions to a motor vehicle operator's view between a height of two and one half (2.5) feet and ten (10) feet above the existing surface of the street.*
- D. *Exclusions. Sight obstructions that may be excluded from these requirements include; fences in conformance with this chapter, utility poles¹ regulatory signs, trees trimmed from the base to a height of ten (10) feet above the street, places where the contour of the ground is such that there can be no cross visibility at the intersection, saplings or plant species open growth habits and not in the form of a hedge that are so planted and trimmed as to leave a clear and unobstructed cross view during all seasons, buildings constructed in conformance with the provisions of appropriate zoning regulations and pre-existing buildings.*

FINDING: The Trip generation report is included in this application package; however, this report does not include sight obstruction and sight distance triangle information. Therefore, the standard is not met.

CONDITION OF APPROVAL: Prior to engineering approval, the site plan shall show the sight distance area as a clear-view triangle at both driveways.

2B.14 Surfacing Requirements

The following are the surfacing requirements for each application listed.

A. Asphalt Pavements. The minimum pavement sections listed in Standard Drawing 2-2 are in lieu of pavement design and are based on a subgrade California Bearing Ratio (CBR) value of three (3). Alternate pavement designs will be accepted based on soil test to determine the actual CSR value and completion of the worksheet on Standard Drawing 2-3 at the end of this chapter. Soil tests and a completed worksheet for each road classification will accompany plans submitted if other than the structures shown below pavement sections in Standard Drawing 2-2 are used. One sample per each 500 LF of centerline, with a minimum of three (3) per project, representative of the roadway subgrade, will be taken to determine a statistical representation of the existing soil conditions

An engineering firm that specializes in soils analysis will perform the soil tests. The report, signed and stamped by a professional engineer licensed by the State of Washington, must be based on actual soils tests and submitted with the plans. All depths indicated are a minimum compacted depth.

Existing pavement restoration: for utility or street widening projects requiring restoration of existing pavement, additional information and design calculations will be required to ensure that the pavement will need minimal maintenance for five to seven years. The information required may include:

- 1. Pavement cores representative of typical pavement sections; and*
- 2. statement of existing pavement condition and discussion of how it will "match up" to the new pavement section*

B. Sidewalks

Surfacing: four (4) inches Commercial Concrete.

Base: two (2) inches Crushed Surfacing Top Course or well graded sand.

Asphalt sidewalks will not be permitted unless otherwise approved by the Director of Public Works.

C. Concrete Driveway

Surfacing: six (6) inches Commercial Concrete for residential, (8) inches Commercial Concrete for all others.

Base: two (2) inches Crushed Surfacing Top Course or well graded sand.

D. Asphalt Driveway

Surfacing: three (3) inches Class B asphalt concrete for residential, six (6) inches Class B asphalt concrete for all others.

Base: four (4) inches ballast.

FINDING: The proposal includes a concrete driveway; therefore, this standard applies.

CONDITION OF APPROVAL: Prior to engineering approval, an engineering plan satisfying NPW 2B.14 shall be submitted for review and approval by the City.

2B.16 Pavement Restoration

FINDING: The proposal requests a variance for water and sewer extension. The standard does not apply if approved. See variance application and resulting decision.

2C SIDEWALKS, CURBS AND GUTTERS

FINDING: The proposal requests a variance from constructing new curb and gutter. Therefore, the standard does not apply if approved. See variance application and resulting decision.

2D ILLUMINATION

2D.02 Design Standards

A street lighting plan submitted by the applicant and approved by the Director of Public Works will be required for all streetlight installations. Type of installation will be as set forth in the most recent edition of the WSDOT/APWA Standard Specifications, Illumination Standards Table in this chapter, and as directed by the city.

All public streetlight designs will be prepared by an engineering licensed by the State of Washington, and capable of performing such work. All developments will submit the lighting plan on a separate plan sheet. After the system is completed and approved, a set of "as-built" mylars will be submitted to the city as a permanent record.

Streetlights will be located in accordance with the design criteria contained herein, and as approved by the Director of Public Works. In addition, intersections will be illuminated to 1.5 times the highest foot-candle requirement of the streets surrounding the intersection. Exception: In residential and intermediate classes, local and collector streets intersecting other local and collector streets will not be subject to the 1.5 times illumination factor provided a luminaire is placed at the intersection. Energy efficient fixtures will be incorporated into the streetlight system whenever practical. Poles will be opposite across the roadway or on one side of the roadway. Staggered spacing will be allowed if the roadway width is such that adequate light levels cannot be provided with a one-side or opposite/both-sided pattern.

For the purposes of this section, area classes are determined by zoning as follows:

Commercial

*Multi-family, high density
Central business district
Freeway commercial
General commercial
Neighborhood commercial*

Industrial

*Heavy industrial
Light industrial*

Intermediate

Essential public facilities

Commercial office/mixed use

Residential

Single family, low density.

Single family, medium density

Multi-family, medium density

As new zones are created the Director of Public Works will classify them. The following criteria will be used to determine streetlight spacing:

AVERAGE MAINTAINED HORIZONTAL ILLUMINATION (FOOT CANDLES)				
ROAD CLASS	AREA CLASS			
	Residential	Intermediate	Industrial	Commercial
Local	0.2	0.6	N/A	N/A
Collector	0.5	0.7	0.8	0.9
Arterial	0.7	1.0	1.2	1.4
Boulevard	0.7	1.0	1.2	1.4

*Uniformity ratio: 6:1 average: minimum for local
4:1 average: minimum for collector
3:1 average: minimum for arterial and boulevard*

Dirt Factor: 0.85

Lamp Lumen Depreciation Factor: 0.73

Weak Point Light: 0.2 fc (except local residential street)

Line loss calculations will show no more than a 5 percent voltage drop in any circuit from the source to the most distant luminaire. Branch circuits will serve a minimum of four (4) luminaires.

Pole foundations will be per Standard Drawing 2-16. Luminaire poles will conform to Section 9-29 of the WSDOT Standard Specifications, except as modified herein. Light standards will be tapered aluminum with satin ground finish. The diameter at the base of the pole will not exceed nine (9) inches and the minimum thickness of the pole will be ¼-inch. Mounting height will be 30 feet. Mast arms will be single bracket, taper, minimum ten (10) feet in length. The shaft will heat treated after welding on the based flange to produce T6 temper. The pole and davit arm will be designated to support streetlight luminaries with a minimum weight of 60 pounds and a minimum effective protected area (EPA) of 1.5 square feet. Poles will be designed to withstand a 100mph (AASHTO) wind loading with a 1.3 gust factor with luminaire and mast arm attached, without permanent deformation or failure. Minimum wall thickness will be 0.188 inches. Poles will be equipped with a removable metal ornamental pole cap secured to the shaft with stainless steel screws. Poles will have a minimum 3 ½ by 6-inch hand hole with cover, near the base and will be equipped with a grounding lug. The pole will also be equipped with a 120V, 20 AMP recessed weatherproof power receptacle, that meet all applicable guidelines and standards. The receptacle will be located thirteen (13) feet above the base of the pole.

All luminaries will be a medium cut off. JES Type II distribution and will comply with art standards as established by the Public Utility District No. 1 of Lewis County. Unless otherwise required by PUD #1, luminaries will be: 20-watt, catalog #GEMDCLZOS3A11GMC31.

All streetlight electrical installations including wiring conduits and power connections will be located underground. New street lighting will be designed and installed in such a way as to lend with any utility pole-mounted lighting that may exist along the frontage of 1 adjacent properties, but also to accommodate future integration of conforming streetlights along the roadway. To this end, when streetlight(s) are -required along a property, conduit(s) and junction box(es) will be installed along the entire frontage, as appropriate, to allow for the interconnection of future streetlight installations. This requirement may be waived with approval of the Director of Public Works based on the site-specific conditions of the property in question.

Alternate streetlight designs may be allowed or required by the ci to accommodate the unique characteristics of a particular street or neighborhood. For example, special lighting may be deemed appropriate along a street that is part of a designated Historic District. The use of any alternate street lighting must approved in writing by the Director of Public Works.

FINDING: The proposal requests a variance on road widening along with providing full frontage street lighting design. Therefore, the standard does not apply if approved. See variance application and resulting decision.

2G TRAFFIC IMPACT ANALYSIS

2G.02 When Required

The need for a TIA will be based on; the size of the proposed development, existing street and intersection conditions, traffic volumes, accident history, community concerns, and other pertinent factors associated with the proposed project.

- A. TIA will be required if a proposed development meets one or more if the following conditions:*
- B. The proposed project generates more than ten (10) vehicles in the peak direction of the peak hour on the adjacent streets and intersections. This includes the summation of all turning movements that affect the peak direction of traffic.*
- C. The proposed project generates more than 25 percent of the site- generated peak hour traffic through a signalized intersection or "critical" movement at a non-signalized intersection.*
- D. The proposed project is within an existing or proposed transportation benefit area. This may include Transportation Benefit Districts (TSO), Local Improvement Districts (LID), or local state transportation improvement areas programmed for development reimbursement.*
- E. The proposed project may potentially affect the implementation of the street system outlined in the transportation element of the Comprehensive Plan, the Six-Year Transportation Improvement Program, or any other documented transportation project.*
- F. If the original TIA was prepared more than two (2) years before he proposed project completion date.*
- G. The increase in traffic volume as measured by ADT, peak hour, or peak hour of the "critical" movement is more than 10 percent.*

Even if it is determined that a TIA is not required, the Director of Public Works may require the developer to have a Trip Generation Study (TGS) conducted. TGS's will be used to forecast project generated traffic for an established future horizon.

2G.03 Qualifications For Preparing TIA Documents

The TIA will be prepared by an engineer licensed in the State of Washington and with special training and demonstrated experience in traffic engineering. The applicant will provide the Public

Works Director with the credentials of the individual(s) selected to perform the TIA for approval prior to initiating the analysis.

FINDING: The proposal includes a trip generation estimate report and that the site would see about 25 total trips per day. A TIA is not required.

CHAPTER 3 STORM DRAINAGE AND EROSION CONTROL

3A STORMWATER MANAGEMENT

3A.01 General

The standards established by this chapter are intended to represent the minimum standards for the design and construction of storm drainage facilities.

The "City of Napavine Stormwater Management Plan" and the most recent version of the "Stormwater Management Manual for the Puget Sound Basin" documents are considered a part of this chapter as well as the City Public Works Standards, except as supplemented herein. The Stormwater Management Plan sets forth the minimum drainage and erosion control requirements as supplemented herein.

3A.02 Design Standards

The design of storm drainage and/or retention/detention systems will depend on their type and local site conditions. The design elements of storm drainage systems will conform to these Standards and follow current design practice as set forth in the City of Napavine Stormwater Management Plan. Properties will not be developed in such a way as to discharge stormwater onto adjacent lots.

Stormwater conveyance and detention systems will be designed in accordance with the following design standards table:

<i>Hydrologic Model</i>	
<i>Conveyance Design</i>	
<i><50 acres</i>	<i>Rational Method</i>
<i>>50 <200 acres</i>	<i>SCS-based Hydrograph Method</i>
<i>>200 acres</i>	<i>Continuous Simulation Method</i>
<i>Detention Design</i>	
<i><50 acres</i>	<i>SCS Unit Hydrograph Method with Level Pool Routing</i>
<i>>50 acres</i>	<i>Continuous Simulation Method</i>

<i>Design Storm Frequency</i>	
<i>Conveyance</i>	<i>Capacity to handle: 100-year storm event</i>
<i>Detention</i>	<i>Prevent peak flow increase: 100-year storm event</i>
	<i>Evaluation of erosion control: 2-year storm event and</i>

Design Storm Duration/Distribution

<i>Hydrograph Method</i>	<i>6 and 24-hour duration</i>
<i>SCS Unit Hydrograph Method</i>	<i>6 and 24-hour durations</i>
	<i>SCS Type 1A distribution</i>
<i>Rational Method</i>	<i>Time of concentration</i>
	<i>Constant rainfall intensity</i>

3A.03 Conveyance

Pipe: Storm drainpipe within a public right-of-way or easement will be sized to carry the maximum anticipated runoff from the contributing area. The calculations of anticipated runoff and pipe sizing will be developed by a professional engineer licensed in the State of Washington. The developer will provide the calculations and all associated information to the Public Works Department.

The minimum main size will be twelve (12) inch diameter, smaller pipe sizes will be considered on a case-by-case basis as approved by the Director of Public Works. Lateral lines may be six (6) inch diameter. The city may require the installation of a larger main if it is determined that a larger size is needed to serve adjacent areas or for future service. The installation of a larger main may allow the developer to seek partial reimbursement through a Latecomers Agreement. (see Chapter 1 for details)

All pipe used for storm mains will comply with one of the following types:

- A. Plain concrete pipe conforming to the requirements of AASHTO M 86. Class 2.*
- B. Reinforced concrete pipe conforming to the requirements of AASHTOM 170.*
- C. PVC pipe conforming to ASTM D 3034 SOR 35 or ASTM F 794 or ASTM F679 Type 1 with joints and gaskets conforming to ASTM D 3212 and ASTM F 477.*
- D. Ductile iron pipe conforming to the requirements of AWWA C 151, thickness class as shown on the plans.*
- E. High-density polyethylene smooth interior pipe conforming to AASHTO M252 types or AASHTO M294 type S, with a gasketed bell and spigot joints.*
- F. Aluminized steel helical or spiral rib pipe in diameters of thirty (30) inches or greater. with a Mannings" value of 0.020 or less.*

Channels: Open vegetated channels may be utilized for stormwater conveyance when deemed appropriate by the Public Works Department. Open channels located in a public right-of-way will be sized to carry the maximum anticipated runoff from the contributing area without exceeding the confines of the channel. In addition, when the end of the "new" conveyance system is within twenty (20) feet of another piped drainage system, the "new" system will be extended through the open portion to complete the closed system. Extensions to complete closed drainage systems will only be required along the property where the "new" system originates, unless deemed necessary by the Director of Public Works.

When the flow of an open channel is interrupted by the construction of a driveway, the entire channel across the property will be enclosed with piped system, unless deemed impractical by the Director of Public Works. However, the culvert under the driveway must be installed to accommodate closure of the ditch in the future. The channel enclosure may necessitate the inclusion manholes and/or catchbasins.

3A.04 Catchbasins

Maximum catchbasin spacing will be 300-feet on all street classifications. No surface water will cross any roadway to private property. Additional manholes and/or catchbasins may be required by the city to accommodate the maintenance needs of the storm system.

FINDING: The technical information report indicates all onsite storm conveyance systems will be sized to accommodate the 25-year storm flows. All proposed onsite storm drainpipe will be 12 inches in diameter and the minimum slope shall not be less than 0.5%. Additionally, the site plan shows one type I catchbasin will be installed. The standard is met.

CONDITION OF APPROVAL: Prior to engineering approval, the applicant shall submit a final stormwater plan and TIR complying with NPW 3A and the 2019 SWMMWW for review and approval by the City.

3B EROSION CONTROL

3B.01 General

All projects requiring Public Works Department approval, as defined by these Standards, will include erosion control plans if any of the following conditions are met:

- A. Proposed land disturbance activities that could cause sediment runoff beyond the project limits.*
- B. A Clearing, Filling or Grading Permit is required.*
- C. The proposed project could possibly impact a nearby stream, wetland, or body of water.*
- D. When deemed necessary by another permitting authority.*

Site work will not commence until all erosion control measures have been set in place in accordance with the approved erosion control plans.

The contractor/applicant must ensure that all erosion control measures are properly maintained in accordance with standard industry procedures.

3B.02 Best Management Practices

Erosion control may include the following:

A. Sedimentation Ponds

Sedimentation ponds are utilized to collect runoff generated on a construction site, thereby allowing sediment to be captured before the runoff leaves the site. Sedimentation pond design will include the following considerations:

- 1. computation of the sediment storage volume*
- 2. computation of the settling volume*
- 3. computation of the pond surface area –
(surface area, in sf = 1,250 x 1-yr, 24 hour storm rate, in cfs)*

Minimum pond dimensions are as follows:

- 1. 2-foot depth for settling*

2. 3-foot depth for sediment storage

3. 3:1 side slope

The contractor will inspect sedimentation ponds immediately after each rain event to ensure the integrity of the facility. The contractor will also remove the majority of the sediment collected in the ponds whenever the storage volume is exceeded or the settling volume is infringed upon. In addition, prior to the final completion of the project, ponds will be cleaned out in their entirety.

The length/width ratio of the pond will be as large as possible. A 5:1 ratio is the preferred minimum, but exceptions will be granted when deemed appropriate by the Director of Public Works. The pond will be divided into a series of at least two (2) separate chambers. Perforated pipe risers will be used to convey water between the chambers and at the outlet.

B. Interceptor Channels

Interceptor channels are used to capture runoff generated on a construction site before it can leave the project limits. The channel is often used in combination with a sedimentation pond. The channel is typically grass lined and runs along the perimeter of the site. The grass must be established prior to the start of construction. Therefore, sod is often used to establish the vegetated surface of the channel. Upon completion of the project, the sod can be removed and re-used if the ditch is filled in and restored with a suitable and stable cover material.

C. Sediment Barriers

Sediment barriers are filtering devices that are run along the perimeter of a site to capture sediment while allowing runoff water to continue along its natural path. Silt fencing and hay bales are common examples of sediment barriers.

Regular removal of sediment is required to ensure that the barriers function properly. In addition, the structural integrity of the barriers must be maintained at all times. Barriers will be installed, inspected and repaired, in accordance with the details and requirements included in these Standards.

D. Stabilized Construction Entrance

A stabilized construction entrance is a rocked access point to a construction site. The entrance reduces material carried from the site onto the public right-of-way.

Construction entrances must be cleared of mud and debris regularly to ensure that materials are not being tracked from the construction site, onto the right-of-way and beyond. The contractor is responsible for all required maintenance of entrances.

E. Detention/Retention Facilities

No retention/detention facility will be located in an area that is used to satisfy an open space requirement unless it enhances a recreational amenity. Use of designated open space areas for stormwater detention/retention and infiltration must satisfy all conditions of the City of Napavine for usability, landscape conformity and ease of access. The city will make the final determination whether or not the proposed stormwater facilities are compatible with and satisfy the intent of an open space.

The primary purpose of a consolidated open space is to provide usable area for recreation activities, buffer zones, and green belt areas. and must be designed for this intent. Any use of this area for stormwater detention/retention must clearly be subordinate to and not detract

from open space uses. The usable open space will be predominantly flat, and in no case, exceed 4:1 where drainage facilities represent. A minimum of 50 percent of the linear slope length will not exceed 7:1.

The Director of Public Works will review the use of commercial. parking lots for stormwater detention on a case-by-case basis. The detention area will be situated away from areas of pedestrian movement. The maximum depth of water in parking lot storage will be limited to twelve (12) inches.

FINDING: The proposal includes a construction SWPPP report and erosion control plan. Therefore, NPW 3B is met.

CONDITION OF APPROVAL: Prior to engineering approval, erosion control plan compliant with chapter 3 of the City of Napavine's Public Works Standard shall be submitted for review and approval by the City.

CONDITION OF APPROVAL: Prior to construction, erosion control devices shall be installed and shall remain in place during construction and afterwards until the soil has stabilized.

CHAPTER 4 WATER

FINDING: A variance application to not install water is provided with the proposed project. This section will not apply if approved. See variance application and resulting determination.

CHAPTER 5 SANITARY SEWER

FINDING: A variance application to not install sanitary sewer is provided with the proposed project. This section will not apply if approved. See variance application and resulting determination.

V. COMMENTS

Variance Requests and City Answers

1. Allow no full frontage improvement along Forrest Napavine Road.
 - The city accepted this request.
2. Allow no extension of water and sewer main.
 - The city accepted this request.

VI. CONDITIONS OF APPROVAL

A. Prior to Engineering Approval

- 1) The access driveway design plan shall meet the Washington State Department of Transportation (WSDOT) Standard Specifications for Road, Bridge, and Municipal Construction requirements.
- 2) Architectural and site design plans satisfying NMC 17.28 shall be submitted for review and approval by the City.
- 3) The site plan shall show the sight distance area as a clear-view triangle at both driveways.

- 4) An engineering plan satisfying NPW 2B.14 shall be submitted for review and approval by the City.
 - 5) The applicant shall submit a final stormwater plan and TIR complying with NPW 3A and the 2019 SWMMWW for review and approval by the City.
 - 6) Erosion control plan compliant with chapter 3 of the City of Napavine's Public Works Standard shall be submitted for review and approval by the City.
 - 7) Erosion control plan compliant with chapter 3 of the City of Napavine's Public Works Standard shall be submitted for review and approval by the City.
- B. Prior to Construction
- 1) The applicant shall submit all necessary drawings compliant with the more current of NMC title 15 or state standards for City review and approval.
 - 2) Erosion control devices shall be installed and shall remain in place during construction and afterwards until the soil has stabilized.
- C. General
- 1) The applicants shall obtain all necessary permits.
 - 2) This storage building shall not have any full-time employees and commercial visitors.

VII. RECOMMENDATION

Based upon the proposed plan, and the findings and conclusion stated above and within the attached reports and decisions, the City of Napavine Community Development Director hereby recommends **Approval, subject to conditions.**

VIII. EXHIBIT LIST

NIXON INDUSTRIAL BUILDING - SITE PLAN	
EXHIBIT #	DESCRIPTION
1	Narrative
2	Nixon Pass Through Agreement
3	Pass Through Ordinance No. 341-D
4	Variance Application
5	SEPA Checklist
6	Lewis County Public Health & Social Services – SEPA TP#0181452000
7	Napavine Planning Commission Minutes
8	Trip Generation Report – RB Engineering
9	Lewis Forestry – Wetland Report 1
10	Lewis Forestry – Wetland Report 2
11	Washington State Department of Ecology – Comments
12	Loowit Critical Areas Report
13	Loowit Buffer Mitigation Plan
14	Loowit Forensic Wetland Evaluation
15	Nixon Industrial Building – Technical Information Report – RB Engineering
16	Nixon Industrial Building – Civil Plans – RB Engineering

CITY OF NAPAVINE

407 BIRCH AVE SW, P. O. BOX 810, NAPAVINE, WA 98565
(360) 262-9344

VARIANCE APPLICATION

Fee: \$

File No. _____ Date _____

Applicant Jerry Nixon

Applicant's Address PMB #99, 1310 NW State Ave, Chehalis WA 98532

Location of property: 0 Forrest Napavine Rd, Napavine WA. Parcel No. 018145002000

Lot _____ Block _____ Addition _____

- A. The above described property was acquired on October 19, 2016.
- B. A certificate of ownership and a list of owners of property located within 300 feet of this parcel must accompany this application.
- C. Do covenants, conditions or restrictions concerning type of improvements contemplated exist on the property? No. If so, attach a copy of said document to this application.

D. I HEREBY REQUEST A VARIANCE AS FOLLOWS:

We are requesting a variance from constructing new curb, gutter and road
widening along with providing full frontage street lighting design. Water and Sewer
are over 0.5 miles away so the extension of those utilities is included in this
variance.

Your approval of the requested variance would permit me to use my property in the following manner:

Construct a 5000 sf industrial storage building.

1. Would the strict application of the Zoning Regulations create practical difficulties or unnecessary hardships for you? (please explain)

Yes, extension of the utilities and frontage improvements would greatly exceed the overall cost and land value of the completed building.

2. Are there exceptional circumstances of conditions applicable to this property or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood? (Please explain).

Yes, due to the amount of wetland area and on-site stream identified on the parcel restricts the area available for development. This property will eventually be part of a LID that would bring utilities by the site.

3. Will the granting of a variance be significantly detrimental to the public welfare or injurious to the other property or improvements in your zone or neighborhood in which your property is located? (Please explain).

No, the project will not impact adjacent property owners. The parcels on this side of Forrest Napavine Road are zoned Commercial and Industrial/Commercial.

[Signature]
Signature of Applicant

Variance Fee: \$

Receipt. No. _____

Date Paid _____

PMB #99 / 1310 NW State Ave
Address Chenah. 5 WA 98532
360 304 8797
Telephone

STATE OF WASHINGTON)

SS

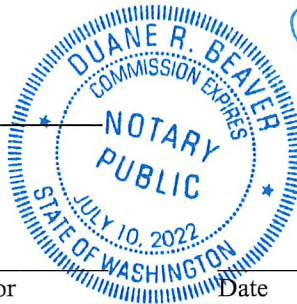
COUNTY OF LEWIS)

On this 21st day of September, 20 20, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared JERRY WILSON, being duly sworn, on his oath deposes and says that he prepared and read the foregoing statements and has acknowledged to me that the recitations contained therein are true, and has signed this instrument as his free and voluntary act and deed for the purposes therein mentioned.

Subscribed and sworn to before me this 21st day of September, 20 20

My Commission expires:

July 10, 2022



[Signature]

Notary Public in and for the State of Washington
residing at Chenah. 5

Community Development Director

Date

Mayor

Date

SEPA Environmental Checklist – 2016 Version

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization of compensatory mitigation measure will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once the threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for non-project proposals: [\[help\]](#)

For non project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NON PROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site," should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B – Environmental Elements – that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Nixon Industrial Building

RBE Project No. 19012

2. Name of applicant: [\[help\]](#)

Jerry Nixon

Nixon Construction

3. Address and phone number of applicant and contact person: [\[help\]](#)

*PMB #99, 1310 NW State Ave
Chehalis, WA 98532
(360) 304-8797*

4. Date checklist prepared:[\[help\]](#)

March 11, 2019

5. Agency requesting checklist: [\[help\]](#)

City of Napavine

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

The project is scheduled to begin construction end of 2021.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

Wetland Delineation Report performed by Loowit Consulting.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

No applications pending.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

This project will include the following permits: SEPA Environmental Review, Fill and Grade Permit, Building Permit.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

Proposed is the construction of a 5,000 square foot prefabricated metal industrial storage building located on the east side of an existing gravel pad. The existing pad will be fine graded to slope to new stormwater facilities north of the existing pad location. A concrete apron will also be constructed in front of the building.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

Property Address(s) is 0 Forest Napavine Rd, Napavine WA 98565, Parcel No.(s) 018145002000, Section 26, Township 13N, Range 02W, W.M.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth

- a. General description of the site [\[help\]](#) (select one): ☒ Flat, ☒ rolling, ☐ hilly, ☐ steep slopes, ☐ mountainous, other:

- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

Steepest slope onsite is approximately 8%.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

Based on the NRCS Soils Data the following soils are present on the project site:

89 - Galvin Silt Loam, 118 - Lacamas Silt Loam.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. [\[help\]](#)

The site will include approximately 200 CY of cut and 200 CY of fill. Material will be from a local DNR approved mining operation for the initial site work associated with the new building construction. Approximately 800 CY of fill was placed without a permit and is being included in this application. The future site filling will be included approximately 2400 CY of gravel or native earth fill.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Yes, However a Stormwater Pollution Prevention Plan (SWPPP) will be prepared that outlines appropriate Best Management Practices to control and contain any sediment migration within the project limits.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

Approximately 16 percent of the property will be covered with impervious surfaces once all site filling has been completed.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Best Management Practices will be used to prevent and contain erosion onsite during construction. The projects SWPPP requires that a Certified Erosion and Sediment Control Lead (CESCL) monitoring the site during construction.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

Normal emissions associated with construction equipment combustion engine exhaust and possible dust emissions will be generated during the construction phase of the project. Once the project is completed, public and commercial vehicle emissions will be generated.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

None.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

The project SWPPP will include a BMP to control dust that is appropriate for the size and scope of the project.

3. Water

- a. Surface Water: [\[help\]](#)

DNR Stream Classification Mapping Website <https://fpamt.dnr.wa.gov/default.aspx>

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

Per DNR website, there is an unnamed Type F classified stream that runs across the northern portion of the project site approximately 300 feet away from construction activities. A wetland was also identified along the eastern property line. A copy of the wetland report is provided with this SEPA.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

Yes.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

None.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No.

b. Ground Water:

- 1) Will ground water be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to ground water? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No well is proposed for the site development.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

None. No septic system is proposed for the site development. Site is only a storage building and gravel yard area.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

The project will create new impervious surface that will generate stormwater runoff. The runoff will be conveyed to the stormwater facility. The stormwater facility will discharge runoff to the natural drainage course. Discharged stormwater will eventually reach the unnamed Type F stream 350 feet from the discharge point.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

The project will incorporate a SWPPP and stormwater design that provides water quality and flow control facilities to mitigate the impacts to surface and ground waters.

4. Plants [\[help\]](#)

a. Check or circle types of vegetation found on the site:

- ☒deciduous tree: ☐alder, ☒maple, ☐aspen, ☒other: *Oak*
- ☒evergreen tree: ☒fir, ☐cedar, ☐pine, ☐other:
- ☒shrubs
- ☒grass
- ☐pasture
- ☐crop or grain
- ☐Orchards, vineyards or other permanent crops
- ☐wet soil plants: ☐cattail, ☐buttercup, ☐bullrush, ☐skunk cabbage, ☐other:
- ☐water plants: ☐water lily, ☐eelgrass, ☐milfoil, ☐other:
- ☐other types of vegetation:

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

Approximately 0.15 acres of vegetation will be removed to construct this proposed building. Only field grasses will be removed from the site.

c. List threatened or endangered species known to be on or near the site. [\[help\]](#)

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Disturbed pervious surfaces will be seeded with native grass mix for stabilization.

e. List all noxious weeds and invasive species known to be on or near the site:

None Known.

5. Animals

Washington Endangered Species Website <https://wdfw.wa.gov/conservation/endangered/>

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site: Examples include: [\[help\]](#)

birds: ☒hawk, ☐heron, ☐eagle, ☒songbirds, ☐other:
mammals: ☒deer, ☐bear, ☐elk, ☐beaver, ☐other:
fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, ☐other:

b. List any threatened or endangered species known to be on or near the site. [\[help\]](#)

None Known.

c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Yes, Pacific Flyway Migration Route.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

None.

- e. List any invasive animal species known to be on or near the site:

None.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Electricity will be used for completed project.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

No.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

The project building design will utilize the latest IBC and Energy Codes to provide an energy efficient facility.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

No.

- 1) Describe any known or possible contamination at the site from present or past uses:

None.

- 2) Describe existing hazardous chemical/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity:

None.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project:

None.

- 4) Describe special emergency services that might be required.

None.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

None.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

Commercial and passenger vehicular traffic noise from the adjacent public road and Interstate 5.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

Short Term: Construction noise from equipment and building construction.

Long Term: Commercial and personal vehicles accessing the completed project.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Construction will be limited to Monday through Friday, 7:30 AM to 4:30 PM

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

The site is currently vacant land. Adjacent properties to the east, west and north are vacant land and properties to the south are residential.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use? [\[help\]](#)

No.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how:

No.

- c. Describe any structures on the site. [\[help\]](#)

None.

d. Will any structures be demolished? If so, what? [\[help\]](#)

No.

e. What is the current zoning classification of the site? [\[help\]](#)

The project site is currently zoned Commercial Industrial.

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Urban.

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Not applicable.

h. Has any part of the site been classified as critical area by the city or county? If so, specify. [\[help\]](#)

Yes, wetlands and hydric soils are present on project site.

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

None.

j. Approximately how many people would the completed project displace? [\[help\]](#)

None.

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

None.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

Industrial Storage is allowed use at the site and on adjacent parcels. Building is set back behind offsite vegetation that provide some screening.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

None.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

The proposed Industrial building will be approximately 25-feet at the peak.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

None.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

None.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None.

- d. Proposed measures to reduce or control light and glare impacts, if any:

None.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Multiple Napavine community parks are located within a mile and a half of the project site.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

None.

13. Historic and cultural preservation

State Historical Preservation Office (SHPO) WISAARD: <https://fortress.wa.gov/dahp/wisaardp3/>

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

Research of available public resources did not produce any structures over 45 years old.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries, Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

Research of available public resources did not produce any known registers.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archeological surveys, historic maps, GIS data, etc. [\[help\]](#)

Review of the online search engine WISAARD on the Washington State Department of Historic Preservation website.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

The projecct site will be accessed via W. Forest Napavine Road.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

No, nearest transit stop is 3.9 miles away.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

The existing gravel pad will provide approximately 0.75 acres of space for storage parking.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

No.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

The project will generate approximately 5 trips per day.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

No, existing access provides adequate access to the public road.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

None.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

None.

16. Utilities

- a. Select utilities currently available at the site: [\[help\]](#)

☒electricity, ☐natural gas, ☐water, ☒refuse service, ☒telephone,
☐sanitary sewer, ☐septic system, ☐other:











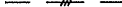


















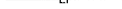

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

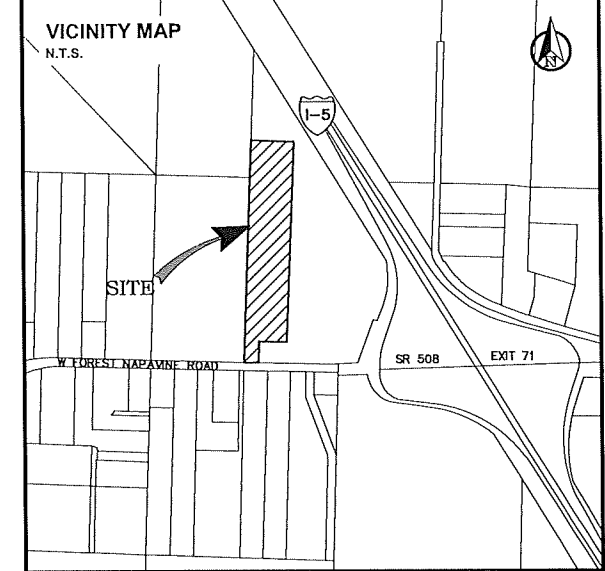
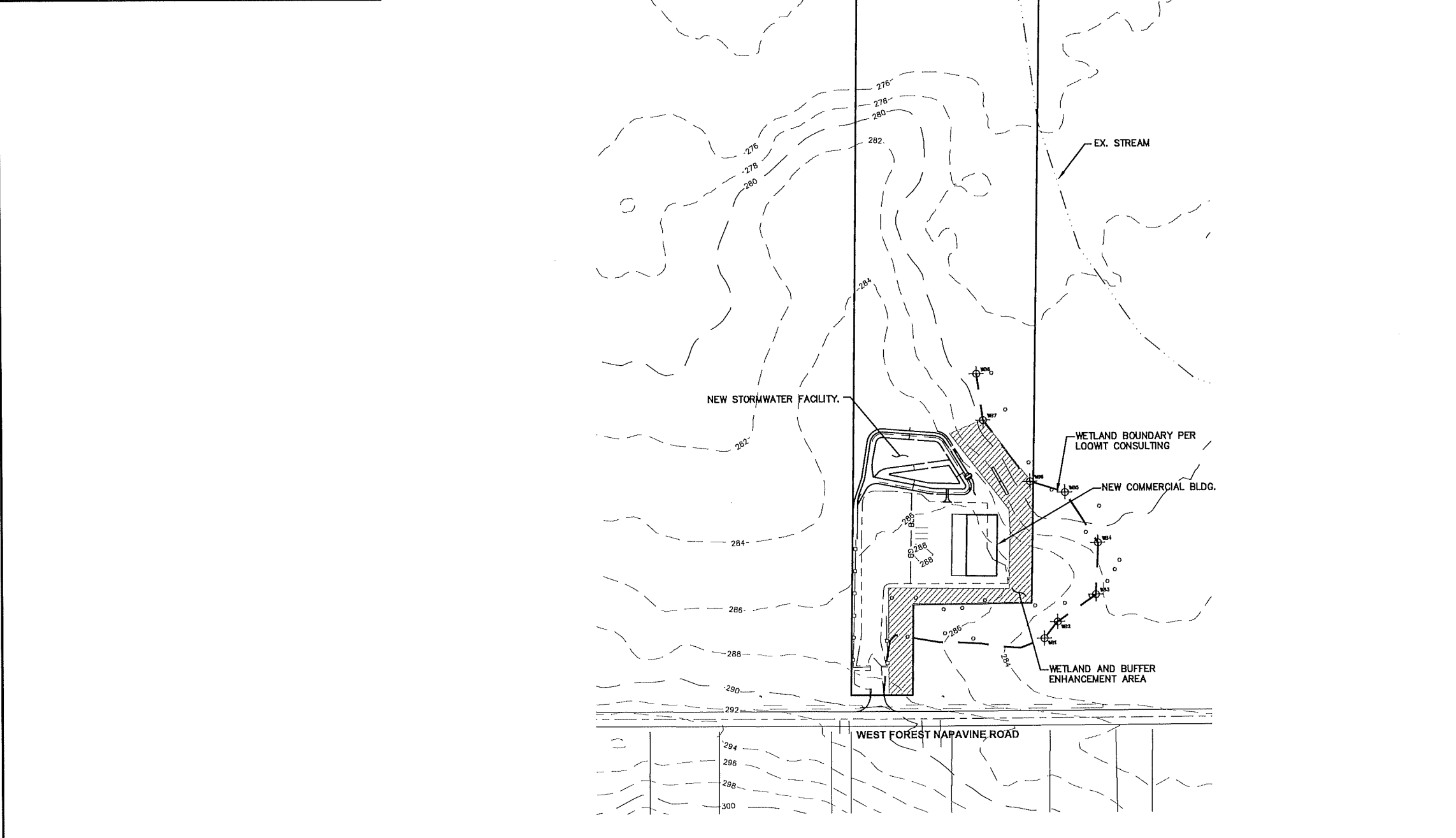
Sewer Service - None proposed
Water Service - None proposed
Gas Service - Puget Sound Energy
Phone Service - Centurylink
Cable Service - Directv
Power - Lewis County PUD

C. SIGNATURE [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Name of signee: ROBERT BAUMEZZLIPosition and Agency/Organization: PROJECT ENGINEERDate Submitted: 11-3-21

LEGEND		
EXISTING	PROPOSED	
 W	 W	WATER MAIN
 SS	 SS	SANITARY SEWER MAIN
 FM	 FM	FORCE MAIN
 SD	 SD	STORM MAIN
 RD	 RD	ROOF DRAIN
	 FD	FOOTING DRAIN
 G	 G	GAS LINE
 UGP	 UGP	POWER LINE
 T	 T	TELEPHONE LINE
 TV	 CATV	CABLE TV LINE
		ROADWAY CENTERLINE
		RIGHT-OF-WAY LINE
		EASEMENT LINE
		FRONT/BACK OF CURB
		EDGE OF GRAVEL SHOULDER
 EP		EDGE OF PAVEMENT



PROJECT INFORMATION	
APPLICANT:	JERRY NIXON 1310 NW STATE AVENUE PMB 99 CHEHALIS, WA 98532 (360)304-8797
PARCEL NOS:	018145002000
SITE ADDRESS:	FOREST NAPAVINE RD. NAPAVINE, WA 98565
ZONING:	COMMERCIAL / INDUSTRIAL
SITE AREA:	10.01
GRADING:	±200 CY CUT ±200 CY FILL
SOILS:	89-GALVN SILT LOAM, 11B-LACAMAS SILT LOAM
SANITARY SEWER:	NONE
WATER:	NONE
FIRE DISTRICT:	LEWIS COUNTY

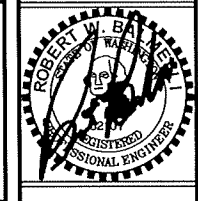
SHEET INDEX	
C0.1	CIVIL COVER SHEET
C0.2	EXISTING CONDITIONS PLAN
C1.1	GRADING, DRAINAGE AND EROSION CONTROL PLAN
C1.2	DRAINAGE DETAILS AND NOTES
C1.3	TESC DETAILS AND NOTES

SURVEY INFORMATION	
<u>LEGAL DESCRIPTION</u> SECTION 26 TOWNSHIP 13N RANGE 02W PT E2 W2 NE W 300' 204/5 EX RD	
<u>VERTICAL DATUM</u> NGVD '29	

REVISION	
NO.	DATE
DESIGNED BY:	RVB
DRAWN BY:	DE
CHECKED BY:	RVB
DATE:	2/7/2022
SCALE:	1" = 100'

NIXON INDUSTRIAL STORAGE BUILDING	WA.
CITY OF NAPAVINE	

CIVIL COVER SHEET



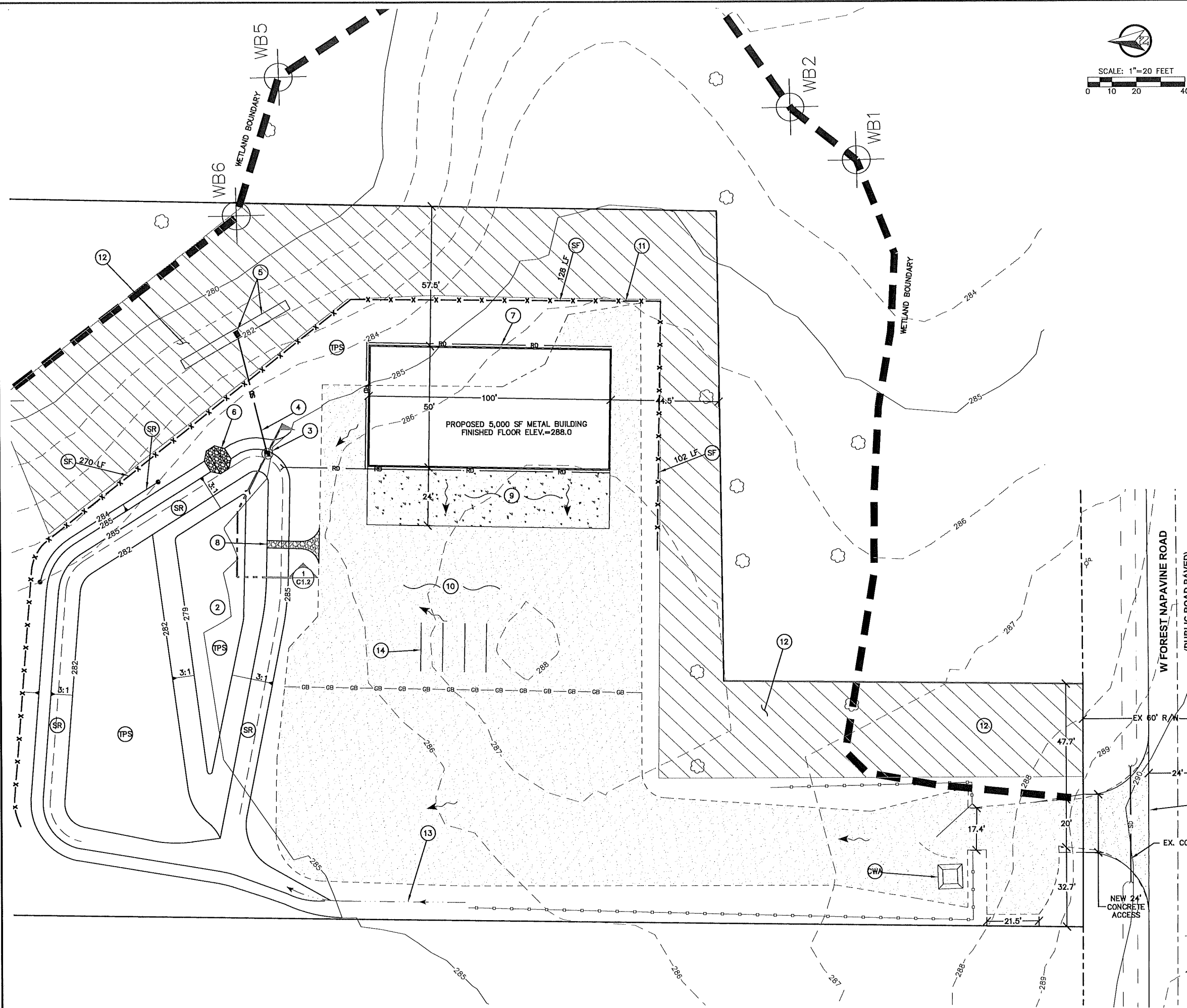
RB Engineering
DESIGN → PERMIT → MANAGE

811 Know what's below.
Call 811 before you dig.

P.O. Box 923
CHEHALIS, WA 98532

OFF: (360) 740-8919
EMAIL: info@rb-engineers.com

JOB NUMBER	19012
DRAWING NAME	19012_COVR
C0.1	
1 OF 5	



CONSTRUCTION NOTES:

WSDOE BMP LIST:

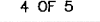
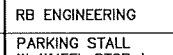
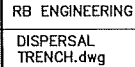
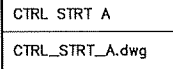
- VEG PRESERVING NATURAL VEGETATION — BMP C101
- CONTRACTOR SHALL PRESERVE ALL ONSITE EXISTING VEGETATION AS SHOWN ON THE TESC PLAN AND FOLLOW THE PROPOSED PHASING PLAN IF SHOWN. CONTRACTOR IS ENCOURAGED TO MINIMIZE SITE DISTURBANCE.
- BF BUFFER ZONES — BMP C102
- CONTRACTOR SHALL MARK PROJECT CLEARING LIMITS AND PROTECT ALL PLAN BUFFER ZONES AS SHOWN ON THE APPROVED TESC PLAN.
- CONTRACTOR SHALL USE ORANGE HIGH VISIBILITY FENCING TO DELINEATE THE BUFFER PROTECTIVE LIMITS AND ANY VEGETATION TO BE PROTECTED.
- TPS TEMPORARY AND PERMANENT SEEDING — BMP C120
- CONTRACTOR TO PROVIDE APPLY TEMPORARY AND PERMANENT HYDRO—SEEDING AS OUTLINED ON THE APPROVED TESC. PROVIDE SEED MIXES AT A RATE OF 120 POUNDS PER ACRE. SEED MIXES TO USE ARE PER APPLICABLE WSDOE TABLE 4.1.2
- TEMPORARY EROSION CONTROL SEED, 4.1.3
- LANDSCAPING SEED, 4.1.4 LOW-GROWING TURF SEED, 4.1.5 BIO—SWALE SEED, 4.1.6 WET AREA SEED AND 4.1.7 MEADOW SEED MIX. USE TYPICAL FERTILIZER OF 10—4—6 NPK AT A RATE OF 90 POUNDS PER ACRE AND MULCH PER BMP C121. ALL SLOPE AREAS SHALL BE SCARIFIED WITH TRACKED VEHICLE PERPENDICULAR TO THE SLOPE PRIOR TO SEEDING SLOPE.
- DC DUST CONTROL — BMP C140
- CONTRACTOR SHALL PROVIDE DUST CONTROL USING A WATER TRUCK THROUGHOUT CONSTRUCTION DURING THE DRY SEASON. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE WATER FOR ALL DUST CONTROL.
- SR SURFACING ROUGHENING — BMP C130
- ALL CUT AND FILL SLOPE AREAS STEEPING THAN 10:1 SLOPE SHALL BE SCARIFIED WITH TRACKED VEHICLE PERPENDICULAR TO THE SLOPE FOR TEMPORARY AND PERMANENT SEEDING. SEE WSDOE FIGURE II—4.1.5 ON THE APPROVED TESC PLANS.
- CWA CONCRETE WASHOUT AREA — BMP C154
- CONTRACTOR SHALL PROVIDE THE CONCRETE WASHOUT AREA AT THE LOCATION SHOWN ON THE APPROVED TESC PLANS. CONTRACTOR SHALL USE ONE OF THE TWO OPTIONS SHOWN ON WSDOE FIGURE II—4.1.7A. WASHOUT AREA SHALL BE A MINIMUM 10—FOOT X 10—FOOT SQUARE. CONTRACTOR SHALL MAINTAIN THE BMP THROUGHOUT CONSTRUCTION AND REMOVE WASHOUT WATER AS NEEDED DURING THE WINTER MONTHS. CLEAN ALL CONCRETE TOOLS OVER THE WASHOUT AREA. NO WASHOUT AREA WATER MAY ENTER THE GROUND, SURFACE OR ONSITE STORMWATER SYSTEM.

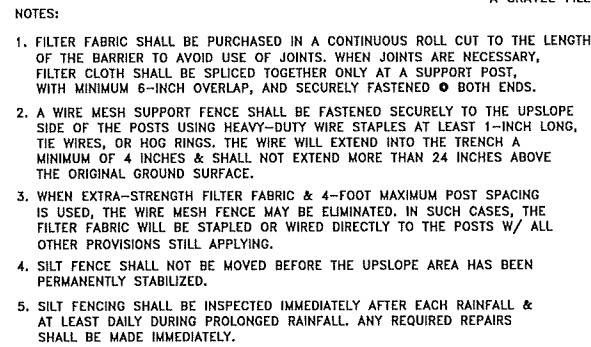
RB Engineering
DESIGN → PERMIT → MANAGE

P.O. Box 923
NEHAUS, WA 98532

OFF: (509) 740-8919
EMAIL: CMPro@aol.com

JOB NUMBER





City of Napavine

TEMPORARY
SILT FENCE

$$\text{SEEDING RATE} = 100 \text{ LB} / \text{AC}$$


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Notes:

1. Actual layout determined in the field.
2. A concrete washout sign shall be installed within 10 m of the temporary concrete washout facility.

Section B-B

NOT TO SCALE

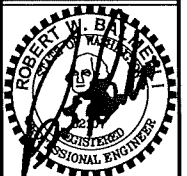


Please see <http://www.ecy.wa.gov/copyright.html> for copyright notice including permissions, limitation of liability, and disclaimer.

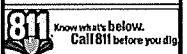
[illegible]

CITY OF NAPAVINE WA.

T.E.S.C. DETAILS AND NOTES



P.O. Box 923
SHEHALIS, WA 98582
OFF: (360) 740-8919
EMAIL: CivilProse@Engineers.com



DRAWING NAME
19012_TESCDTL

C1.3
5 OF 5



NAPAVINE PLANNING COMMISSION
Napavine City Hall, 407 Birch Ave SW, Napavine, WA

Findings of Fact & Final Order

MEETING DATE: August 29, 2022

EFFECTIVE DATE: August 29, 2022

PROJECT NAME: Cliff Morris Short Plat

APPLICATION TYPE: Short Plat

Proposal: Short Plat 2 lots into 4 lots with a 20 ft. private road with an easement to the city for utilities.

Location: 609 W Forest Napavine Road Parcel #018150002000 & 018151006000

Owner: Cliff & Laura Morris

Applicant: Cliff & Laura Morris

PROPOSAL

Applicant originally proposed to short plat 2 lots into 4 lots with a 20 ft. private road with an easement to the city for utilities. Water line would be a 2" line servicing the new (3) residential lots requiring sprinkler systems to adequately meet fire flow requirements.

Planning Commission requested the applicant upgrade the 2" line to an 8" line eliminating the need for sprinkler systems and install a hydrant in the right-of-way of Forest Napavine Road.

Applicant wrote up a proposal that they would agree to install 680 LF of 8" water pipe; approximately ten fittings; 1 – Fire Hydrant; 60 yards of sand, to be placed in 20' utility easement as per Short Plat Submitted.

In exchange for the upgrade from 2" water pipe to 8" water pipe and one fire hydrant, the applicant requested that the City of Napavine will,

1. Waive (3) sewer/water hookup fees on said 3 lots per Short Plat at 609 W Forest Napavine Road.
2. Waive permit fees for water line installation and (1) fire hydrant to be placed at the road front as discussed.
3. Private drive remains as is with 20' utility easement as noted on proposed short plat.
4. Immediate approval of Short Plat Submitted.

General Site Information

Legal Description: Section 26 Township 13N Range 02W PT W 495' SE4 NW4 EX FOREST NAPAVINE RD & Section 26 Township 13N Range 02W PT SE4 NW4 LT B 3467265

Size of Site:	4.81 acres (combined)
Current Property Use:	1 Residential House & Bare Land
Zoning of Property:	Residential 2
Adjacent Land Uses:	Residential
Adjacent Zoning:	Residential 2/ Residential 3

MATERIALS

- Short Plat Application with Site Plan
- Planning Commission Minutes from 8/1/2022 meeting
- Planning Commission Minutes from 8/15/2022 meeting
- Planning Commission Minutes from 8/29/2022 meeting
- Cliff Morris proposal of upgrades and mitigation.

CITY OF NAPAVALINE – FINAL ORDER & DECISION

FINAL ORDER

Based upon the foregoing Findings of Fact, The City of Napavine Planning Commission voted on August 29, 2022, to recommend the short plat and proposal move on to City Council for final approval with the condition that the hydrant remain in the right-of-way at Forest Napavine Road.

DECISION

The Planning Commission hereby adopts these Findings of Facts as stated and has voted to recommend city council to approve the Application as described in the Final order above.

YEAS: 3

NAYS: 0

Abstained: 0

Deborah Graham, Planning Commission Chairwoman

Date

Cliff & Laura Morris
609 Forest Napavine Rd W
Chehalis, WA 98532

August 22, 2022

City of Napavine
Bryan Morris
407 Birch Ave SW
PO Box 810
Napavine, WA 98565

Attention: Bryan Morris

RE: Proposal for 609 Forest Napavine Rd W (Short Plat)

Instead of my original plan of 2" water pipe as per current engineered plan:

Install 680 LF of 8" water pipe; approximately ten fittings; 1 – Fire Hydrant; 60 yards of sand, to be placed in 20' utility easement as per Short Plat submitted.

My cost of T&M @ discounted rate of \$175.00 per LF (which is significantly more than 5 times the amount of 2" pipe).

In exchange for the upgrade from 2" water pipe to 8" water pipe and one fire Hydrant, City of Napavine will,

1. Waive (3) sewer/water hookup fees on said 3 lots per Short Plat at 609 Forest Napavine Rd W.
2. Waive permit fees for water line installation and (1) Fire Hydrant to be place at the road front as discussed.
3. Private drive remains as is with 20' utility easement as noted on proposed Short Plat.
4. Immediate approval of Short Plat submitted.

*** When a written approval received, I will go forth with the necessary legal documentation as requested per our conversation on August 15, 2022, at the City of Napavine planning commission meeting.

Best regards,

Cliff Morris
360-239-5129



NAPAVINE PLANNING COMMISSION MINUTES
August 29, 2022 6:00 P.M.
Napavine City Hall, 407 Birch Ave SW, Napavine, WA

ROGNLIN'S PUBLIC HEARING: 6:00 pm

Commissioner Graham opened the public hearing at 6:00 pm for Rognlin's 1054 Rush Road Sub-division.

Dan Mikota – Member of Napavine School Board. Had concerns of the impact that the subdivision will have on the schools. Wants to have a conversation on the growth that is coming in and what can be done to help the impact of the school.

Commissioner Haberstroh – The issue with the impact fees is they can only be used on certain things, and it also has an expiration date before funds are released back to the developer. Need to look more at mitigation fees, bonds, and levies.

Shane Schutz - Superintendent of Napavine School District concerned about the impact on the schools with all the growth. Needs to have some type of revenue resources to help with the growth. Would like to work with the city on getting a plan in place to work together to maybe find a solution. It's hard to pass a bond right now, whatever amount the fee would be, would be helpful.

Director Morris – Stated that Rognlin's project is too far along in the process to require an impact fee. This discussion would probably be more fit for the agenda under consideration.

Gary Kalich -614 Newaukum Valley Road. Had submitted a written comment but wanted to just speak for a second regarding his request to move roads and lots for access to his wife's adjacent parcel that is Lot C, 5-acre plat. The access that the city has adjacent to that property is currently unimproved city right of way from Kayli CT. which isn't financially feasible.

Chris Aldrich RB Engineering – Engineer for the project. Spoke about the project with the water and sewer. There will be a turn lane into Rush Road so there is a left lane and will have a turn lane in Rush Road. Wanted to address the project is vested and there currently is no impact fees, and no comments for mitigation. Can't guarantee that they would be able to move the road/lots for better to access to Lot C because that parcel already had a public easement off Kayli CT.

Commissioner Haberstroh - requested if there could be a hard surface of 6 feet on the walk lane off Wildwood, maybe lighting, with an emergency vehicle access only sign.

Douglas Fletcher – 210 Mitchell Lane – asked questions regarding the storm water coming off Wildwood, and how it would be designed. The City's ROW is on his property, so his questions was regarding the storm water run-off.

Chris Aldrich RB Engineering – Stormwater will be designed per code, piped all the way down.

Director Morris stated that sidewalks have been deterred on rush road in the past, this project proposes sidewalks and streetlights on Rush Road. One thing they need to look at is that access on Lot C for that parcel. The city has a right-of-way coming off Kayli CT but its not really feasible.

Director Morris stated that the city has a current code that says parcels parallel to Rush Road shall be allowed placement of a culvert and driveway. The city doesn't want pedestrians on Rush Road. The only reason there is a sidewalk on Sommerville development is because there is no shoulder on Sommerville.

Director Morris summarized the written comments. Tribes are asking for a cultural survey.

Brian Fain 317 Kayli CT – is concerned if there was a road just going through at the end of the cul-de-sac because there is a lot of kids that play in that area, maybe speed bumps? He just wanted confirmation if there would be a road.

Director Morris confirmed that the unimproved right of way off Kayli CT would be the section Mr. Fain is asking about and that is not part of this development.

Mrs. Phipps – 1049 Rush Road – Lives directly across from the proposed development. Is requesting the Planning Commission put signs up warning people of the wildlife crossing and no jake brakes. Thinks that would help tremendously. Thanked the engineer for the turn lane on Rush Road, it is greatly appreciated.

Commissioner Graham closed the public hearing at 6:36 pm.

JERRY NIXON PUBLIC HEARING: 6:37PM

Director Morris – stated that the project is a 5000 sq. ft. shop for storage for concrete business. Asking for a Variance to do no frontage improvements. Received and summarized written comments in support of the project from Kiersten Milton & Reece Prehem, David Milton, and Neal & Patricia Amos. There were no objections for the project. Mr. Nixon has fulfilled all of Ecology's concerns and the submittal is now in front of Planning Commission for consideration.

Paula Sandirk 621 Forest Napavine Road W – Pleads to Planning Commission to not require streetlights at this current time.

Commissioner Morris asked Mr. Nixon if trucks will be coming and going out of the project location.

Neal Amos - 668 Forst Napavine Road W asked why the letter said Nixon Construction company. Executive Assistant Katie Williams stated the SEPA was filled out and published as Nixon Storage Building. Paula Sandirk responded with that it is a DBA and can operate under both.

Commissioner Graham Closed the public hearing at 6:42 pm.

PLEDGE OF ALLEGIANCE:

CALL TO ORDER:

Chairwoman Commissioner Graham opened the regular planning commission meeting to order at 6:41 pm.

ROLL CALL:

Planning Commission present: Amy Morris, Commissioner #4, Deborah Graham Commissioner #1, Amy Hollinger Commissioner #2, and Arnold Haberstroh Commissioner #3. **Commissioner Haberstroh motioned to excuse Commissioner Collins Position #5, seconded by Commissioner Hollinger. Vote on Motion 3 aye 0 nay.**

APPROVAL OF AGENDA – As presented:

Commissioner Hollinger motioned to approve the agenda, seconded by Commissioner Haberstroh. Vote on motion 3 aye, 0 nay.

APPROVAL OF MINUTES:

Commissioner Haberstroh motioned to approve minutes for August 15, 2022, meeting, seconded by Commissioner Morris. Vote on motion 3 aye and 0 nay.

OLD BUSINESS:

Cliff Morris Short Plat – 609 W Forest Napavine Road

Director Morris read the proposal that Cliff Morris wrote up. **Commissioner Haberstroh** questioned the actual cost of the supplies because he called up a few places and got some price quotes. **Mr. Cliff Morris** explained the cost is quite expensive and he is pretty much building the first house for free. **Commissioner Haberstroh motioned to recommend the proposal move on to city council for final with the condition that the hydrant is placed in the right of way at Forest Napavine Road, seconded by Commissioner Morris. Vote on motion 3 aye, 0 nay.**

Rognlin's Rush Road Subdivision Plat

Discussion was had regarding the wildlife crossing signs and no jake brakes in that vicinity. **Director Morris** stated that this doesn't fall on this development, it will be on the next meeting agenda for signs. **Director Morris is looking for a motion to approval Rognlin's plat with the conditions of the cultural resources survey and all conditions on the staff report. Along with the 6 ft. hard surface lighted pedestrian pathway, with sign that states "emergency vehicles only." Commissioner Haberstroh motioned to accept the conditions mentioned above to council, seconded by Commissioner Hollinger. Vote on motion 3 aye, 0 nay.**

Jerry Nixon 665 Forest Napavine Road Land Use

Director Morris stated that the Variance is seeking to waive frontage improvements, they would like to waive the streetlights, which is up to Planning Commission. **Commissioner Haberstroh** stated that at this time the project doesn't have power but is there any way to require it when utilities come through? **Commissioner Morris** asked if they could pave the apron at the entrance going into the property, every driveway on Forest Napavine Road currently has it. **Mr. Nixon** stated that if the road is going to be tore up, he would have to tear it back out. **Director Morris** stated that if the city tears it out, the city will replace it.

Commissioner Hollinger motioned to recommend to approve the land use and Variance with the conditions that he agrees to a developers agreement for a yes vote on future road improvements, and pave the apron at the entrance of the property, seconded by Commissioner Haberstroh. Vote on motion 3 aye, 0 nay.

CONSIDERATION:

School Impact Discussion

Superintendent of Napavine - Shane Schutz is asking for the City and the School District to work together to consider the impact of the school with the future growth of the city. Need to find additional resources and help. **Director Morris** requested that it would be a good idea for the Planning Commission to have a workshop before or after the next meeting. **Commissioner Haberstroh motioned to set a workshop at 5:00pm before the regularly scheduled meeting on September 19, 2022, meeting, second by Commissioner Hollinger. Vote on motion 3 aye, 0 nay.**

Planning Commission Packets

Commissioner Haberstroh stated that if everyone else was okay with it, he thinks all the copies are excessive and creates a lot of extra work for Katie. **Commissioner Haberstroh made a motion to have Katie just have 2 copies of big developments at the meeting, everything else is reviewed beforehand on the computer. Seconded by Commissioner Morris. Vote on Motion 3 Aye, 0 Nay.**

ADJOURNMENT 7:20 pm

Commissioner Hollinger motioned to adjourn, seconded by **Commissioner Haberstroh**. Vote 3 ayes, 0 nays.

These minutes are not verbatim. If so desired, a recording of this meeting is available online at <https://fccdl.in/i4nEoeYelz>.

Respectfully submitted,

Bryan Morris, Community Development/Public Works Director

Planning Commission Chairperson



NAPAVINE PLANNING COMMISSION MINUTES
August 15, 2022 6:00 P.M.
Napavine City Hall, 407 Birch Ave SW, Napavine, WA

PLEDGE OF ALLEGIANCE:

CALL TO ORDER:

Chairwoman Commissioner Graham opened the regular planning commission meeting to order at 6:00 pm.

ROLL CALL:

Planning Commission present: Amy Morris, Commissioner #4, Deborah Graham Commissioner #1, Amy Hollinger Commissioner #2, Arnold Haberstroh Commissioner #3, and Scott Collins Commissioner Position #5.

APPROVAL OF AGENDA – As presented:

Commissioner Haberstroh motioned to approve the agenda, seconded by Commissioner Collins. Vote on motion 5 aye, 0 nay.

APPROVAL OF MINUTES:

Commissioner Haberstroh motioned to approve minutes for August 1, 2022, meeting, seconded by Commissioner Morris. Vote on motion 5 aye and 0 nay.

NEW BUSINESS:

Rognlin's Rush Road Plat

Commissioner Haberstroh motioned to set a public hearing for Rognlin's Rush Road plat for August 29, 2022, seconded by Commissioner Hollinger. Vote on motion 5 aye, 0 nay.

Housing Action Volunteer

Director Morris asked Planning Commission if any members would like to be part of the Housing Action Plan Committee, Commissioner Collins volunteered. Paula Sandirk also volunteered as a citizen. No vote required.

OLD BUSINESS:

Fueling Station Code Change –

Planning Commission looked over the code changes they instructed to change Fueling Station from allowed use to conditional use. Commissioner Haberstroh motioned to pass the code change on to city council, seconded by Commissioner Morris.

Cliff Morris Short Plat – 609 W Forest Napavine Road

Planning Commission instructed Cliff Morris to get a Developer's Agreement wrote up that they figure out the mitigation of updating that line from 2 inch to 8 inch with some mitigation of connection fees. May have a workshop later if needed. Commissioner Haberstroh motioned to have Cliff Morris come up with a developer's agreement that is suitable for the city with some mitigation of connections, seconded by Commissioner Morris. Vote on motion 5 aye, 0 nay.

Jerry Nixon 665 Forest Napavine Road Land Use

Director Morris advised Planning Commission that the application is now complete with a staff report. Attorney has recommended to set a public hearing to address the complete application and staff report. Commissioner Haberstroh motioned to set a public hearing for Jerry Nixon 665 Forest Napavine Road – Land Use, Variance on August 29, 2022, seconded by Commissioner Hollinger. Vote on motion 5 aye, 0 nay.

CONSIDERATION:

Executive Assistant Katie Williams asked Planning Commission if they received any emails regarding the Homeless Advocacy Board. Commissioner Hollinger stated she did receive the email and reached out to Mayor O'Neill with additional questions. Commissioner Collins will be absent from the August 29th Meeting.

ADJOURNMENT 6:50 pm

Commissioner Morris motioned to adjourn, seconded by Commissioner Hollinger. Vote 5 ayes, 0 nays.

These minutes are not verbatim. If so desired, a recording of this meeting is available online at

<https://fccdl.in/LLSRJxuLj9> .

Respectfully submitted,

Bryan Morris, Community Development/Public Works Director

Planning Commission Chairperson



NAPAVINE PLANNING COMMISSION MINUTES
August 1, 2022 6:00 P.M.
Napavine City Hall, 407 Birch Ave SW, Napavine, WA

PLEDGE OF ALLEGIANCE:

CALL TO ORDER:

Due to no elected Chairman, Director Morris opened the regular planning commission meeting to order at 6:00 pm.

ROLL CALL:

Planning Commission present: Amy Morris, Commissioner #4, Deborah Graham Commissioner #1, Bob Bozarth Commissioner #2, and Arnold Haberstroh Commissioner #3. Commissioner Position #5 is Vacant. Commissioner Morris nominated Commissioner Graham for Chairman. Commissioner Haberstroh motioned to approve Deborah Graham as chairman, seconded by Commissioner Bozarth. Vote on motion 4 aye and 0 nay.

APPROVAL OF AGENDA – As presented:

Commissioner Haberstroh motioned to approve the agenda, seconded by Commissioner Morris. Vote on motion 4 aye, 0 nay.

APPROVAL OF MINUTES:

Commissioner Bozarth motioned to approve minutes for June 6, 2022 meeting, seconded by Commissioner Haberstroh. Vote on motion 4 aye and 0 nay.

NEW BUSINESS:

Fueling Station Code Change

Discussion was had on how to change the code to minimize future impacts while still allowing certain situations. Planning Commission discussed a scenario of a grocery store that had fueling station as an added convenience, not just strictly fueling and quick snacks stops.

Commissioner Haberstroh motioned to move fueling stations/automobile service stations from permitted use to conditional use in Chapter 17.28 C and C-1 Districts seconded by Commissioner Morris. Vote on motion 4 aye, 0 nay.

Cliff Morris Short Plat – 609 W Forest Napavine Road

Director Morris explained that the applicant is wanting to short plat 2 lots into 4 lots with a 20 ft. private road with an easement to the city for utilities. Water line would be a 2" line servicing the new residential lots requiring sprinkler systems to adequately meet fire flow requirements.

Commissioner Haberstroh asked what the difference would be between running a 2" line, then requiring an 8 inch. Will the lots adjacent have to have sprinklers? Are we going to keep putting band-aids on prior mistakes? Why not require them to have an 8 inch water line from Kayli Court to Forest Napavine, then it is looped.

Director Morris said the difference is between private easement and public right-of-way. City can 1. Deny the easement with the city utilities in the private easement, or 2. Can accept it with the 2 inch, or 3. Accept it if he upgrades to an 8 inch water line with a hydrant at Forest Napavine Road.

Commissioner Haberstroh motioned to table until the next meeting, seconded by Commissioner Bozarth. Vote on motion 4 aye, 0 nay.

CONSIDERATION:

Director Morris stated he met with Mr. Peter Abbarno at Mayme Shaddock Park, and it was announced that City of Napavine was awarded additional funding to complete the Mayme Shaddock Park kitchen. The City is now able to construct the original pre-covid kitchen structure.

CITIZEN COMMENT:

Jerry Graham stated that the city should go after Sterling Breens property since it was turned down by Chehalis and thinks the City of Napavine should allow them to come into the Napavine UGA. It is roughly 200 acres where Virginia Breen house sits. Director Bryan Morris stated that is up to Planning, but will need an applicant to start the process, the city can't initiate it.

GOOD OF THE ORDER:

Executive Assistant Katie Williams stated she wanted to give a warm welcome to Amy Morris on joining the Planning Commission.

Director Morris stated that they have another applicant that should be sworn in at the next City Council meeting.

ADJOURNMENT 7:06 pm

Commissioner Bozarth motioned to adjourn, seconded by Commissioner Haberstroh. Vote 4 ayes, 0 nays.

These minutes are not verbatim. If so desired, a recording of this meeting is available online at <https://fccdl.in/ecU9SqYc3W>.

Respectfully submitted,

Bryan Morris, Community Development/Public Works Director

Planning Commission Chairperson

CITY OF NAPA VINE

407 Birch Ave SW, P. O. Box 810
Napavine, WA 98565
(360) 262-9344

\$650.00

APPLICATION FOR:

☐ LARGE LOT SUBDIVISION

☒ SHORT PLAT SUBDIVISION

STAFF USE ONLY

CASE NUMBER _____

RELATED CASES _____

DATE RECEIVED _____

DATE FEE PAID ☐ _____

BY _____

2. APPLICANT (IF DIFFERENT THAN OWNER)

NAME Cliff and Laura Morris
MAILING ADDRESS 1609 W FOREST NAPA VINE RD.
CITY AND STATE Chehalis WA ZIP 98532
TELEPHONE 360-239-5129 (Cliff)
SIGNATURE Laura Morris DATE 12-9-2021

3. ENGINEER/ARCHITECT:

NAME Butler Surveying, Inc.
MAILING ADDRESS 475 NW Chehalis Ave (P.O. Box 149)
CITY AND STATE Chehalis WA ZIP 98532
TELEPHONE 360-748-8803

4. AUTHORIZED REPRESENTATIVE (if applicable):

NAME N/A (Self)
MAILING ADDRESS _____
CITY AND STATE _____ ZIP _____
TELEPHONE _____

5. PROPERTY LOCATION:

NORTH SOUTH EAST WEST SIDE OF (CIRCLE ONE)

(ROAD NAME): _____
BETWEEN (ROAD NAME) _____
AND (ROAD NAME) _____

PROPERTY ADDRESS _____

SECTION 26 TOWNSHIP 13 N RANGE 02 W PT
W 495' SE 4 NW 4
EX FORE

Type of non-site structures including any accessory buildings:

NONE

ASSESSOR'S PARCEL NO. 018151006000

FULL LEGAL DESCRIPTION OF SUBJECT PROPERTY: (Attach separate sheet)

Number of Lots:

Single-Family 3 Duplex _____ Multifamily _____
Commercial _____ Industrial _____

Zoning District _____

Shoreline Designation N/A

Smallest Lot Area 12,195.93 SF (0.280 ACRES)

Average Lot Area 13,429.66 (LOTS 2,3,4)

Total Acreage 0.925 +/-

Area of entire contiguous ownership (LOTS 1 + 2,3,4) = 4.9079 ACRES

Acreage in Open Space 40288 S.F.

Length of Public Streets N/A

Length of Private Streets _____

Designated Commercial Acreage N/A

6. Special Areas On Your Project Site:

☒ None

☐ Swamp/Bog

☐ Creek or Stream _____
name

☐ Cliffs

☐ River _____
name

☐ Draw/Gully

☐ Other (describe) _____

7. Has a portion of your project site ever flooded?

☒ No

☐ Do not know

☐ Yes, when? _____
(If yes, show area on map)

8. UTILITIES:

1. WATER SUPPLY: (Name of Utility, if applicable)

a. EXISTING: City of Napavine b. PROPOSED: _____

2. SEWAGE DISPOSAL: (Name of Utility, if applicable)

a. EXISTING: _____ b. PROPOSED: City of Napavine

9. ACCESS:

(NAME OF ROAD OR STREET FROM WHICH ACCESS IS OR WILL BE GAINED.)

1. EXISTING ACCESS: Private Drive (off of
W. Forest Napavine Rd)

2. PROPOSED ACCESS: Same as above

3. If property to be divided is accessed by a private road, how many other parcels have access by this road? (Include vacant parcels) Private Drive
Total of 6

PRELIMINARY MAP

Per Butler
Surveying

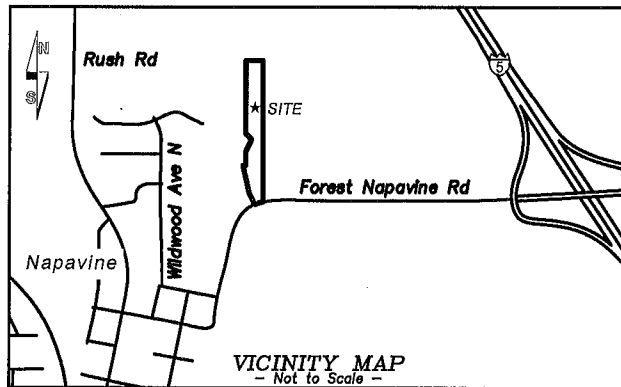
(APPLICANT CHECK OFF AS COMPLETED)

- ☐ 1. Drawn to scale in BLACK INK.
- ☐ 2. Show and label all existing structures including mobile homes, houses, sheds, garages, barns, etc.
- ☐ 3. Show boundaries of entire ownership and indicate property line measurements.
- ☐ 4. Show all existing state, city and county road frontages and road names.
- ☐ 5. Show all existing private road frontages whether or not they are used for access to property.
- ☒ N/A 6. Show existing well locations on site.
- ☒ N/A 7. Show proposed well locations on site.
- ☒ N/A 8. Show existing on-site septic tank and drain field locations.
- ☐ 9. Show any special areas on site such as natural gas pipeline easements, seasonal standing water locations, cliffs, swamps, bogs, rivers, streams, creeks or seasonal drainages, lakes, ponds, draw or gully.

ADJACENT PROPERTY OWNERS

PLEASE NOTE:

- Type or print legibly in **BLACK INK ONLY**.
- Must have correct zip codes.
- Do not write parcel number on this form.
- **CITY OF NAPA VINE PROPERTY ONLY** – Obtain addresses from County Assessors, Building #1, Second Floor.
- Include all adjacent property owners within 300 feet of exterior boundary of the property involved



City of Napavine Short Plat No. XX-XX-XX
Being a portion of the Southeast Quarter of the Northwest
Quarter of Section 12, Township 12 North, Range 8 East, W.M.
in Lewis County, Washington.
(Page 1 of 3 Pages)

Original Legal Description:

TPN 018150002000: That parcel as described in Statutory Warranty Deed recorded under Auditor's File Number 3497676, Records of Lewis County, Washington.

TOGETHER with and subject to easements, covenants, conditions, restrictions and reservations of record, if any, affecting title which may appear in the public record including those shown on the face of any recorded plat or survey.

TPN 018151006000: That parcel as described in Statutory Warranty Deed recorded under Auditor's File Number 3464154, Records of Lewis County, Washington.

TOGETHER with and subject to easements, covenants, conditions, restrictions and reservations of record, if any, affecting title which may appear in the public record including those shown on the face of any recorded plat or survey.

New Legal Description:

Lot 1 of City of Napavine Short Plat SP XX-XX-XX Records of Lewis County, Washington.

TOGETHER with and subject to easements, covenants, conditions, restrictions and reservations of record, if any, affecting title which may appear in the public record including those shown on the face of any recorded plat or survey.

Lot 2 of City of Napavine Short Plat SP XX-XX-XX Records of Lewis County, Washington.

TOGETHER with and subject to easements, covenants, conditions, restrictions and reservations of record, if any, affecting title which may appear in the public record including those shown on the face of any recorded plat or survey.

Lot 3 of City of Napavine Short Plat SP XX-XX-XX Records of Lewis County, Washington.

TOGETHER with and subject to easements, covenants, conditions, restrictions and reservations of record, if any, affecting title which may appear in the public record including those shown on the face of any recorded plat or survey.

Lot 4 of City of Napavine Short Plat SP XX-XX-XX Records of Lewis County, Washington.

TOGETHER with and subject to easements, covenants, conditions, restrictions and reservations of record, if any, affecting title which may appear in the public record including those shown on the face of any recorded plat or survey.

DECLARATION OF SHORT PLAT

KNOW all men by these presents that the undersigned is the owner of the land described by the declaration and is seeking approval by the City of Napavine of the herein described subdivision of land known as Short Plat Number XX-XX-XX

1. The undersigned, hereby defend indemnify and hold harmless The City of Napavine, it's officers, agents and employees from any and all costs or damages including, but not limited to, attorney's fees incurred as a result of this signatory not being the owner of the property being subdivided. Such costs and damages include, but are not limited to litigation, voluntary quiet title, boundary disputes, loss of all or portion of real property and slander of title.

2. The undersigned hereby acknowledges that this Short Plat has been made with my free consent and in accordance with my desires, and dedicate to the lot owners thereof, all easements shown thereon for ingress and egress.

Dated this _____ day of _____, 2022

Clifford Morris

Laura Morris

Basis of Bearings: Record of survey as recorded in Book 31 of BLAM at Page 120, Records of Lewis County, Washington.

Reference Surveys:

- 1) K.D. Bluhm, PLS 29269, Book 2 of SP, Page 211 (2006)
- 2) C.M. Butler, PLS 36792, Book 25, Page 186 (2007)
- 3) C.M. Butler, PLS 36792, Book 31 of BLA, Page 120 (2017)

Method of Closed loop field traverses using a Topcon GTS-220 (00'00'05") total station. This survey meets or exceeds precision requirements as set forth in WAC 332-130-090.

Assessor's Certification:

Examined and approved for recording

Lewis County Assessor's Office Date

Treasurer's Certification:

All taxes levied against the properties included in this Short Subdivision have been paid to and including the year 2022.

Lewis County Treasurer Date

Administrator's Approval:

Examined and approved, this _____ day of _____, 2022.

Planning Manager - Subdivision Administrator

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____, 20____

at _____, M in Book _____ of _____ at Page _____

under Auditor's File Number _____ at the request of Butler Surveying, Incorporated.

County Auditor by Deputy Auditor

Surveyor's Certificate

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of Clifford Morris and Laura Morris in June of 2021.

Christopher M. Butler, PLS 36792 date

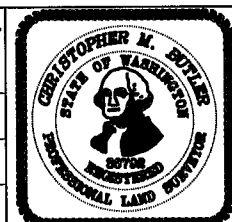
BUTLER SURVEYING INC.

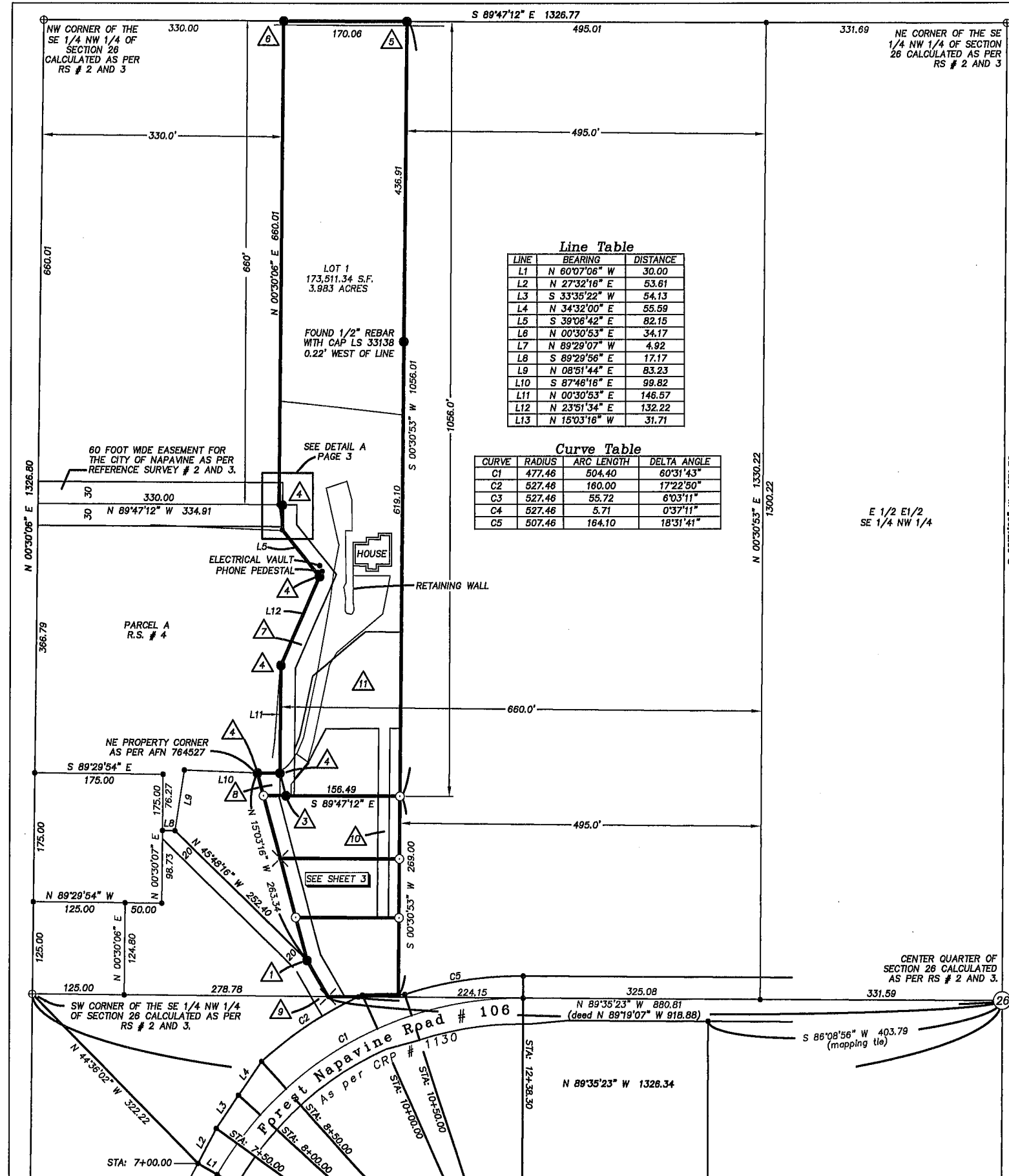
476 NW CHEHALIS AVENUE
P.O. BOX 149, CHEHALIS, WA 98532
360/748-8803

Drawn: J. Mahar Date: 7/14/2022

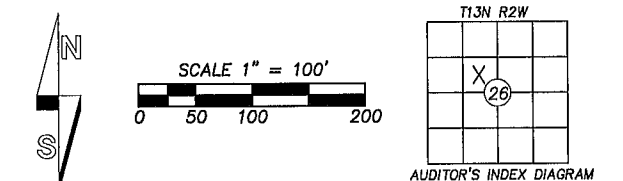
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Scale: 1" = none Sheet 1 of 3





City of Napavine Short Plat No. XX-XX-XX
Being a portion of the Southeast Quarter of the
Northwest Quarter of Section 26, Township 13
North, Range 2 West, W.M. in Lewis County,
Washington.
(Page 2 of 3 Pages)



BASIS OF BEARINGS: RECORD OF SURVEY AS RECORDED IN BOOK 31
OF BLAM AT PAGE 120, RECORDS OF LEWIS COUNTY, WASHINGTON.

- Legend**
- FOUND CORNER AS NOTED
 - SET 1/2" REBAR WITH CAP LS 36792-86894PLS
 - ✕ SET MAGNAIL WITH WASHER LS 36792
 - ⊕ CALCULATED POSITION
 - PROPERTY LINE
 - FENCE LINE
 - ⊠ WATER METER
 - ⊙ SEWER
- 1 FOUND 3/4" IP AS PER REFERENCE SURVEY # 3 (2021). HELD FOR BASIS OF BEARINGS.
 - 2 FOUND 1/2" REBAR WITH CAP LS 33138 LINE ONLY 1.48' NORTH OF PROPERTY CORNER AS PER REFERENCE SURVEY # 3 (2021).
 - 3 FOUND 1/2" REBAR WITH CAP LS 33138 AS PER REFERENCE SURVEY # 3 (2021). HELD FOR ROTATION OF BEARINGS.
 - 4 FOUND 1/2" REBAR AND CAP LS 36792 AS PER REFERENCE SURVEY # 3 (2021).
 - 5 FOUND 1/2" REBAR WITH CAP LS 33138 AS PER REFERENCE SURVEY # 3 (2021).
 - 6 FOUND 1/2" REBAR WITH CAP LS 33138 BEARING S80°02'01"W 0.29' FROM CALCULATED POSITION AS PER REFERENCE SURVEY # 3 (2021).
 - 7 20 FOOT WIDE UTILITY EASEMENT BENEFITING THE CITY OF NAPAVINE.
 - 8 UTILITY EASEMENT AREA BENEFITING THE CITY OF NAPAVINE.
 - 9 EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS RECORDED UNDER AUDITOR'S FILE NUMBER 3558238.
 - 10 15' WIDE STORM DRAINAGE EASEMENT
 - 11 STORM DRAINAGE DETENTION POND AREA

BUTLER SURVEYING INC.
476 NW CHEHALIS AVENUE
P.O. BOX 149, CHEHALIS, WA 98532
360/748-8803

Drawn: J. Mahar Date: 7/14/2022
Checked: Job No.: 20-380
Scale: 1" = 100' Sheet 2 of 3

CHRISTOPHER M. BUTLER
STATE OF WASHINGTON
JULY 1978
PROFESSIONAL LAND SURVEYOR

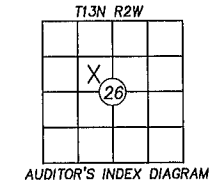
City of Napavine Short Plat No. XX-XX-XX

Being a portion of the Southeast Quarter of the
Northwest Quarter of Section 26, Township 13
North, Range 2 West, W.M. in Lewis County,
Washington.

(Page 3 of 3 Pages)



SCALE 1" = 30'
0 15 30 60



BASIS OF BEARINGS: RECORD OF SURVEY AS RECORDED IN BOOK 31
OF BLAM AT PAGE 120, RECORDS OF LEWIS COUNTY, WASHINGTON.

Legend

- FOUND CORNER AS NOTED
- SET 1/2" REBAR WITH CAP LS 36792-86894PLS
- ⊗ SET MAGNAIL WITH WASHER LS 36792
- ⊕ CALCULATED POSITION
- PROPERTY LINE
- FENCE LINE
- ◻ W WATER METER
- ⊙ S SEWER

- 1 FOUND 3/4" IP AS PER REFERENCE SURVEY # 3 (2021).
HELD FOR BASIS OF BEARINGS.
- 2 FOUND 1/2" REBAR WITH CAP LS 33138 LINE ONLY 1.48' NORTH
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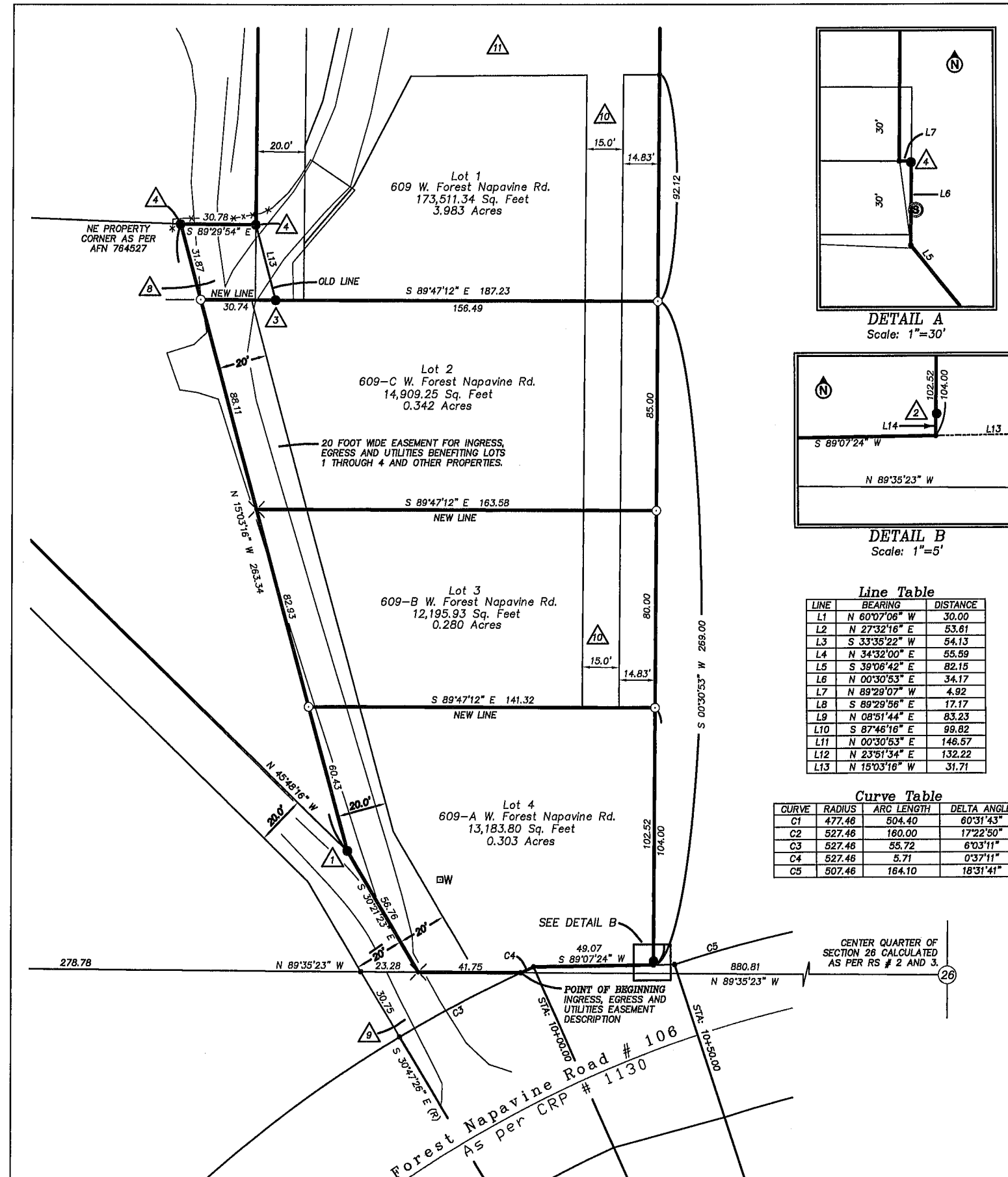
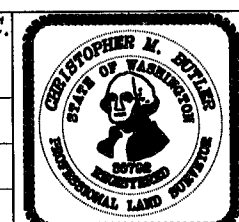
BUTLER SURVEYING INC.

476 NW CHEHALIS AVENUE
P.O. BOX 149, CHEHALIS, WA 98532
360/748-8803

Drawn: J. Mahar Date: 7/14/2022

Checked: J.M. Job No.: 20-380

Scale: 1" = 30' Sheet 3 of 3



INTERAGENCY REIMBURSEMENT AGREEMENT IAA23753
BETWEEN
WASHINGTON STATE ADMINISTRATIVE OFFICE OF THE COURTS
AND
CITY OF NAPA VINE

THIS REIMBURSEMENT AGREEMENT (Agreement) is entered into by and between the Administrative Office of the Courts (AOC) and CITY OF NAPA VINE, for the purpose of reimbursing CITY OF NAPA VINE (City) for extraordinary costs of resentencing and vacating sentences under *Blake* and for the cost of refunding legal financial obligations (LFOs) under the *Blake* decision.

1. PURPOSE

The purpose of this Agreement is to provide reimbursements to assist Cities and Municipal Courts with extraordinary judicial, prosecutorial, or defense-related costs of resentencing and vacating the sentences of defendants whose convictions or sentences in are affected by the *State v. Blake* decision, and to provide reimbursements to assist Cities and Municipal Courts who have reimbursed or will reimburse LFOs to defendants whose convictions or sentences in Municipal Court are affected by the *State v. Blake* decision.

2. REIMBURSEMENT

- A. Extraordinary Expenses Reimbursement. AOC shall reimburse the City up to a maximum of \$ 10,840 for extraordinary judicial, prosecutorial, or defense-related costs of resentencing and vacating the sentences of defendants whose convictions or sentences are affected by the *State v. Blake* decision incurred during the period of February 25, 2021 to June 30, 2023. No reimbursement will be made under this Agreement for resentencing or vacation costs incurred after June 30, 2023, and any reimbursement requests in excess of this amount will be denied. If additional funding is appropriated by the Legislature for these purposes, the amount of reimbursement under this Agreement may be increased by agreement of the parties.
- B. LFO Reimbursement. AOC will reimburse the City up to a maximum of \$9,361 for payments made by the City during the period February 25, 2021 to June 30, 2023 pursuant to court order which required reimbursement by the State of Washington of legal and financial obligations. No reimbursement will be made under this Agreement for resentencing or vacation costs incurred after June 30, 2023, and any reimbursement requests in excess of this amount stated in this Section 2 (b) will be denied. If additional funding is appropriated by the Legislature for these purposes, the amount of reimbursement under this Agreement may be increased by

agreement of the parties. Nothing in this Agreement requires the City to make payments pursuant to a court order when the funds available for reimbursement are less than the amount of the payment.

- C. General. AOC shall provide reimbursement to the City for approved and completed reimbursements by warrant or account transfer within 30 days of receipt of a properly completed A-19 invoice and the completed data report as required below.

3. PERIOD OF PERFORMANCE

Performance under this Agreement begins **July 1, 2022**, regardless of the date of execution, and ends on **June 30, 2023**. The period of performance may be amended by mutual agreement of the parties if the Legislature provides additional funding or time for these purposes.

4. TERMS OF REIMBURSEMENT

a) The City shall request reimbursement as follows:

1. The City will submit its A-19 invoices monthly to payables@courts.wa.gov. A-19 invoices submitted under this agreement must include:
 - a. Payment documents from the City indicating the amounts expended, the recipients, and the date of expenditure.
 - b. Sufficient information to allow AOC to determine that the costs reimbursed are extraordinary judicial, prosecutorial, or defense-related costs of resentencing and vacating the sentences of defendants whose convictions or sentences are affected by the *State v. Blake*.
 - c. Proper coding for expenses under both 2.A. and B. For CITY OF NAPA VINE expenses under 2.A. must be coded **40021070**, and reimbursement under 2.B. must be coded **40022090**.
2. The City shall provide a monthly report to AOC that must contain at a minimum:
 - a. A list of any case numbers associated with the services provided;
 - b. A breakdown of expenses by judicial, prosecutorial, and defense-related costs;
 - c. The amount of LFOs reimbursed, with the case number associated with that amount.
 - d. Any positions supported by these funds, broken down by judicial, prosecutorial, and defense-related positions; and
 - e. Data, including case numbers and aggregate data on the number and type of cases:
 - i. Vacated under *Blake*;

- ii. Resentenced under *Blake*; and
 - iii. Being worked on under *Blake*.
- b) By May 1, 2023, the City agrees to report any allocated funds under either 2. A. or B. that it will be unable to spend during the term of the contract, or any additional funds it anticipates needing during the term of the contract should additional funds become available. AOC reserves the right to reallocate funds that are reported to be unable to be spent.

5. AGREEMENT ALTERATIONS AND AMENDMENTS

This Agreement may be amended by agreement of the parties. Such amendments are not binding unless they are in writing and signed by personnel authorized to bind each of the parties.

6. GOVERNANCE

This Agreement is entered into pursuant to and under the authority granted by the laws of the state of Washington and any applicable federal laws. The provisions of this Agreement must be construed to conform to those laws.

In the event of an inconsistency in the terms of this Agreement, or between its terms and any applicable statute or rule, the inconsistency will be resolved by giving precedence in the following order:

- a. Applicable state and federal statutes and rules;
- b. This Agreement; and
- c. Any other provisions of the agreement, including materials incorporated by reference.

7. WAIVER

A failure by either party to exercise its rights under this Agreement does not preclude that party from subsequent exercise of such rights and is not a waiver of any other rights under this Agreement unless stated to be such in a writing signed by an authorized representative of the party and attached to the original Agreement.

8. SEVERABILITY

If any provision of this Agreement, or any provision of any document incorporated by reference is held invalid, such invalidity does not affect the other provisions of this Agreement which can be given effect without the invalid provision and to this end the provisions of this Agreement are declared to be severable.

9. AGREEMENT MANAGEMENT

The program managers noted below are responsible for and are the contact people for all communications and billings regarding the performance of this Agreement:

AOC Program Manager	City Program Manager
Christopher Stanley Chief Financial and Management Officer PO Box 41170 Olympia, WA 98504-1170 Christopher.Stanley@courts.wa.gov (360) 357-2406	Lacie Dewitt Court Administrator PO Box 179 Napavine, WA 98565 ldewitt@cityofnapavine.com (360) 262-9231

10. ENTIRE AGREEMENT

This Agreement contains all the terms and conditions agreed upon by the parties. No other understandings, oral or otherwise, regarding the subject matter of this Agreement are considered to exist or to bind any of the parties to this agreement unless otherwise stated in this Agreement.

AGREED:**Administrative Office of the Courts****CITY OF NAPAVINE***Signature**Date**Signature**Date*

Christopher Stanley

Name

Lacie Dewitt

*Name**Title**Title*