



CITY COUNCIL MEETING AGENDA

Wednesday, November 12, 2025 – 6:00 PM

Shawn O'Neill,
Mayor
soneill@cityofnapavine.com

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

Ivan Wiediger,
Council Position No.2
iwiediger@cityofnapavine.com

Don Webster,
Council Position No.3
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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

Allen Unzelman
Honorable Judge-Municipal Court

Jim Buzzard,
Legal Counsel

City of Napavine

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

City Website

www.cityofnapavine.com

Budget Workshop: 2026 Projected Expenditures – 5:30 pm

****Public Hearings: 2026 Ad Valorem Tax & Revenues**

2026-2031 Capital Facilities Plan – 6:00pm**

- I. CALL TO ORDER
- II. INVOCATION
- III. PLEDGE OF ALLEGIANCE
- IV. ROLL CALL
- V. APPROVAL OF AGENDA – AS PRESENTED
- VI. APPROVAL OF MEETING MINUTES – OCTOBER 28, 2025
 - 1) Regular Council Meeting
 - 2) 2026 Projected Revenues & Fee Schedule Budget Workshop
- VII. STAFF & COUNCIL REPORT
- VIII. CITIZEN COMMENTS – NON-AGENDA ITEMS
- IX. EXECUTIVE SESSION: POTENTIAL LITIGATION RCW 42.30.110(1)(i)
- X. NEW BUSINESS
 - 1) Vouchers – M. Whitten
 - 2) Resolution 25-11-165: Lewis County Solid & Waste Management Plan Update October 2025 – R. Denham
 - 3) Action Memorandum 25-15: H.D. Fowler Estimate for Grand Pump Station Replacement – B. Morris
 - 4) Napavine Comprehensive Plan Update (Draft) – B. Morris
 - 5) Napavine Climate Element (Final Draft) – B. Morris
 - 6) Shoreline Master Plan Intent to Adopt – B. Morris / R. Denham
 - 7) Ord 674 : Mobile Food Truck Code – B. Morris / R. Denham
- XI. 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>

Budget Review 2026- Updates 11/12/2025

Current Expense 001 Fund

Expenditures

- Judge Contract Increase
- Warrant Costs -0- as Police Dept now doing
- Audit Costs for audit
- Wages are still unknown (I built in 3%??)
- Have not Received estimate from CIAW Insurance for 2026. Projected higher

Park Improvement Fund 004-

- Potential improvement of \$28,000
- Working on grant funding

General Capital Equipment Fund 005-

- Small Capital Expenditures \$3,000

City Street Fund 101

- Reallocation of wages for 2 Public Works employees

Street Improvement Fund 105

Expenditures

- Transportation projects with grant (TIB/STIP) funds for Rush Rd

Criminal Justice Fund 110

Expenditures

- Moved Police Part time Admin Assistant here
- Purchase of Patrol Car

Project Planning 305 –

- Finish Comp Plan and Codes

Water Fund 401

Expenditures-

- Increase of employee expenses and reallocation of 2 utility workers

Water System Improvement Fund 402 –

- Update of the Water Comp Plan?

Wastewater Fund 406

Expenditures

- Chehalis Wastewater fee increase for the year \$28320
- Increase cost of employees and reallocation

Wastewater System Improvement Fund 408-

- Jefferson Station Upgrade paid with .09 funds and PWB funds

Street Capital Equipment Fee 102- Purchase of Dump truck and Pick up

Sewer Capital Equipment Fee 409- Purchase of Dump Truck and Pick Up

Water Capital Equipment Fee 411- Purchase of Dump Truck and Pick Up

2026 Expenditure

Account Number	Description	Budget 2024	Actual 2024	Budget 2025	5-Nov 2025	Budget 2026
General Fund 001						
General Government						
Legislative						
001-000-000-511-30-41-00	Codifying Ordinances	\$7,000.00	\$4,058.31	\$7,000.00	\$4,161.32	\$7,000.00
001-000-000-511-30-44-00	Legal Notices/Publications	\$800.00	\$387.32	\$800.00	\$8.06	\$800.00
001-000-000-511-60-31-00	Council Supplies	\$150.00	\$31.63	\$150.00	\$0.00	\$150.00
001-000-000-511-60-35-00	Legislative Equipment	\$1,500.00	\$0.00	\$1,500.00	\$0.00	\$1,000.00
001-000-000-511-60-41-00	IT Services	\$900.00	\$1,500.76	\$900.00	\$1,365.60	\$1,500.00
001-000-000-511-60-42-01	Telephone/Internet	\$75.00	\$169.47	\$75.00	\$140.72	\$170.00
001-000-000-511-60-42-02	Council Meetings ConferenceCall	\$75.00	\$39.00	\$75.00	\$0.00	\$75.00
001-000-000-511-60-45-00	Internal Facilities Rent	\$3,510.00	\$3,505.92	\$3,510.00	\$2,629.44	\$3,510.00
001-000-000-511-60-46-00	Insurance	\$3,319.00	\$3,771.83	\$4,084.00	\$0.00	\$4,500.00
001-000-000-511-60-47-00	Utilities: Water/Sewer/Electric	\$500.00	\$312.70	\$500.00	\$281.48	\$500.00
001-000-000-511-60-48-00	Copier Maintenance	\$150.00	\$10.87	\$150.00	\$3.00	\$50.00
001-000-000-511-60-49-00	Council Registration/Training	\$200.00	\$0.00	\$200.00	\$125.00	\$200.00
001-000-000-511-60-49-01	Recognitions/City Logo clothing	\$0.00	\$36.51	\$100.00	\$0.00	\$1,100.00
Total Legislative		\$18,179.00	\$13,824.32	\$19,044.00	\$8,714.62	\$20,555.00
Judicial						
Municipal Court						
001-000-000-512-51-10-07	Court Administrator Salary	\$77,358.00	\$80,773.98	\$78,290.00	\$65,422.11	\$80,639.00
001-000-000-512-51-20-01	Labor & Industries	\$400.00	\$362.79	\$445.00	\$336.03	\$400.00
001-000-000-512-51-20-02	S/S Medicare	\$1,130.00	\$1,171.21	\$1,201.00	\$946.41	\$1,235.00
001-000-000-512-51-20-03	Accrual Liability	\$1,901.00	\$0.00	\$2,000.00	\$0.00	\$4,500.00
001-000-000-512-51-20-04	PERS Retirement	\$7,260.00	\$7,533.11	\$7,461.00	\$5,024.89	\$4,500.00
001-000-000-512-51-20-05	Medical/Dental/Vision Insurance	\$16,776.00	\$18,231.20	\$17,463.00	\$14,552.00	\$18,771.00
001-000-000-512-51-20-06	Deferred Comp Match	\$3,600.00	\$3,600.00	\$3,600.00	\$3,000.00	\$3,600.00
001-000-000-512-51-31-00	Office Supplies	\$2,500.00	\$2,196.82	\$2,500.00	\$651.36	\$2,500.00
001-000-000-512-51-35-00	Equipment	\$600.00	\$355.91	\$1,000.00	\$0.00	\$2,500.00
001-000-000-512-51-41-02	Court Interpreter Services	\$1,000.00	\$1,430.00	\$1,500.00	\$930.00	\$1,500.00
001-000-000-512-51-41-03	Court IT Services	\$900.00	\$388.09	\$900.00	\$322.50	\$900.00

Account Number	Description	Budget 2024	Actual 2024	Budget 2025	5-Nov 2025	Budget 2026
001-000-000-512-51-41-04	Judge Contract Pay	\$13,200.00	\$13,200.00	\$13,200.00	\$9,900.00	\$24,000.00
001-000-000-512-51-41-05	Pro Tem Judge	\$200.00	\$780.00	\$1,000.00	\$0.00	\$1,000.00
001-000-000-512-51-41-06	Courtroom Security	\$3,600.00	\$3,259.91	\$3,825.00	\$3,205.27	\$3,825.00
001-000-000-512-51-41-07	Court Clerk Contracted Services	\$200.00	\$0.00	\$200.00	\$0.00	\$200.00
001-000-000-512-51-42-01	Telephone/Internet	\$2,600.00	\$837.19	\$2,000.00	\$985.87	\$2,000.00
001-000-000-512-51-42-02	Court Jury Eligibility List	\$500.00	\$359.18	\$1,000.00	\$146.00	\$1,000.00
001-000-000-512-51-42-03	AV Capture All Recordings	\$1,620.00	\$1,618.50	\$1,620.00	\$1,618.50	\$1,620.00
001-000-000-512-51-42-04	Postage	\$600.00	\$420.16	\$600.00	\$84.56	\$600.00
001-000-000-512-51-42-05	Zoom Court Hearings	\$240.00	\$204.36	\$240.00	\$170.30	\$240.00
001-000-000-512-51-43-00	Travel/Mileage/Meals/Lodging	\$2,000.00	\$2,011.03	\$2,000.00	\$1,550.61	\$2,000.00
001-000-000-512-51-44-00	Taxes & Operating Assessment	\$26.00	\$0.00	\$26.00	\$0.00	\$26.00
001-000-000-512-51-45-00	Internal Facilities Rent	\$9,190.00	\$9,189.60	\$9,190.00	\$6,892.20	\$9,190.00
001-000-000-512-51-45-01	Copier Lease	\$1,400.00	\$1,412.70	\$1,400.00	\$1,379.25	\$1,400.00
001-000-000-512-51-45-03	Rental Fees	\$110.00	\$120.76	\$110.00	\$32.69	\$110.00
001-000-000-512-51-46-00	Insurance	\$6,253.00	\$6,680.35	\$7,595.00	\$0.00	\$8,800.00
001-000-000-512-51-47-00	Utilities: Water/Sewer/Electric	\$975.00	\$819.65	\$975.00	\$737.86	\$975.00
001-000-000-512-51-48-00	Copier Maintenance Services	\$200.00	\$232.18	\$750.00	\$660.36	\$750.00
001-000-000-512-51-49-00	Court Jury Services	\$150.00	\$296.44	\$200.00	\$0.00	\$200.00
001-000-000-512-51-49-01	Warrant Costs	\$850.00	\$2,240.00	\$1,750.00	\$2,700.00	\$0.00
001-000-000-512-51-49-02	Witness Fees	\$75.00	\$45.56	\$75.00	\$0.00	\$75.00
001-000-000-512-51-49-03	Training/Registration	\$500.00	\$425.00	\$510.00	\$515.00	\$510.00
001-000-000-512-51-49-04	Membership Dues	\$750.00	\$140.00	\$750.00	\$300.00	\$750.00
001-000-000-512-51-49-06	Miscellaneous Expense	\$40.00	\$42.93	\$40.00	\$96.73	\$40.00
Total Municipal Court		\$158,704.00	\$160,378.61	\$165,416.00	\$122,160.50	\$180,356.00
Total Judicial		\$158,704.00	\$160,378.61	\$165,416.00	\$122,160.50	\$180,356.00
Executive						
001-000-000-513-10-10-00	Mayors Salary	\$12,000.00	\$11,964.72	\$12,000.00	\$10,022.26	\$12,000.00
001-000-000-513-10-20-00	SS/Medicare Mayor	\$918.00	\$918.00	\$918.00	\$331.00	\$918.00
001-000-000-513-10-20-01	Labor & Industries - Mayor	\$50.00	\$11.52	\$50.00	\$11.90	\$25.00
001-000-000-513-10-31-00	Office & Operating Supplies	\$150.00	\$0.00	\$150.00	\$0.00	\$150.00
001-000-000-513-10-35-00	Small Equipment	\$300.00	\$0.00	\$300.00	\$0.00	\$300.00

Account Number	Description	Budget 2024	Actual 2024	Budget 2025	5-Nov 2025	Budget 2026
001-000-000-513-10-41-00	Mayors IT Services	\$225.00	\$106.82	\$225.00	\$117.72	\$225.00
001-000-000-513-10-42-00	Telephone/Internet	\$900.00	\$1,174.47	\$900.00	\$985.04	\$1,200.00
001-000-000-513-10-43-00	Travel/Meals/Mileage	\$100.00	\$0.00	\$100.00	\$0.00	\$100.00
001-000-000-513-10-45-00	Internal Facilities Rent	\$1,515.00	\$1,513.68	\$1,515.00	\$1,135.26	\$1,515.00
001-000-000-513-10-46-00	Insurance	\$795.00	\$901.71	\$979.00	\$0.00	\$979.00
001-000-000-513-10-47-00	Utilities: Water/Sewer/Electric	\$150.00	\$134.98	\$150.00	\$121.53	\$150.00
001-000-000-513-10-48-00	Copier Maintenance Services	\$25.00	\$0.00	\$25.00	\$3.00	\$25.00
001-000-000-513-10-49-00	Mayors Training	\$200.00	\$0.00	\$200.00	\$125.00	\$200.00
001-000-000-513-10-49-01	EDC Membership	\$250.00	\$250.00	\$2,500.00	\$0.00	\$2,500.00
001-000-000-513-10-49-02	SLC Chamber	\$0.00	\$0.00	\$250.00	\$100.00	\$150.00
Total Executive		\$17,578.00	\$16,975.90	\$20,262.00	\$12,952.71	\$20,437.00
Financial and Record						
Financial Services						
001-000-000-514-22-10-01	Treasurer Salary	\$31,773.00	\$33,530.91	\$33,727.00	\$29,759.48	\$34,854.00
001-000-000-514-22-10-02	Overtime	\$500.00	\$0.71	\$500.00	\$0.00	\$500.00
001-000-000-514-22-20-01	Pers Retirement	\$3,076.00	\$3,121.01	\$3,264.00	\$2,287.30	\$2,000.00
001-000-000-514-22-20-02	Labor & Industries	\$140.00	\$146.62	\$165.00	\$137.86	\$150.00
001-000-000-514-22-20-03	S/S Medicare	\$481.00	\$494.78	\$513.00	\$430.78	\$546.00
001-000-000-514-22-20-04	Deferred Compensation Match	\$1,284.00	\$2,850.91	\$2,500.00	\$2,350.70	\$2,500.00
001-000-000-514-22-20-05	Accrual Liability	\$875.00	\$588.55	\$1,605.00	\$3.11	\$2,816.00
001-000-000-514-22-20-06	Medical/Denta/Vsionl Insurance	\$6,207.00	\$5,238.46	\$4,500.00	\$4,595.00	\$6,945.00
001-000-000-514-22-31-00	Treasurer's Office Supplies	\$750.00	\$661.49	\$750.00	\$336.94	\$750.00
001-000-000-514-22-35-00	Treasurers Small Equipment	\$1,000.00	\$0.00	\$500.00	\$0.00	\$500.00
001-000-000-514-22-41-00	Treasurers IT Services	\$600.00	\$914.50	\$600.00	\$1,019.82	\$1,000.00
001-000-000-514-22-41-01	Software Support Visions	\$2,700.00	\$2,958.10	\$2,700.00	\$2,305.96	\$2,700.00
001-000-000-514-22-42-00	Telephone/Internet	\$510.00	\$427.87	\$510.00	\$348.38	\$500.00
001-000-000-514-22-42-01	Treasurers Postage	\$300.00	\$0.00	\$100.00	\$80.30	\$100.00
001-000-000-514-22-43-00	Travel/Meals/Lodging/Mileage-Treasurer	\$1,050.00	\$16.95	\$1,050.00	\$346.70	\$1,050.00
001-000-000-514-22-44-00	B & O Tax	\$50.00	\$0.00	\$50.00	\$0.00	\$20.00
001-000-000-514-22-44-01	Taxes & Operating Assessment	\$25.00	\$0.00	\$25.00	\$0.00	\$25.00
001-000-000-514-22-45-00	Treasurers Copier Lease	\$465.00	\$470.84	\$465.00	\$458.39	\$465.00

Account Number	Description	Budget 2024	Actual 2024	Budget 2025	5-Nov 2025	Budget 2026
001-000-000-514-22-45-01	Internal Facilities Rent	\$1,515.00	\$1,513.68	\$1,515.00	\$1,135.26	\$1,515.00
001-000-000-514-22-45-02	Rental Fees	\$25.00	\$4.24	\$25.00	\$7.44	\$25.00
001-000-000-514-22-46-00	Insurance	\$2,303.00	\$2,059.92	\$2,779.00	\$0.00	\$3,060.00
001-000-000-514-22-47-00	Utilities: Water/Sewer/Electric	\$225.00	\$134.98	\$225.00	\$121.53	\$200.00
001-000-000-514-22-48-00	Treasurers Copier Maintenance Svcs	\$200.00	\$269.85	\$200.00	\$188.77	\$200.00
001-000-000-514-22-49-00	Treasurers Miscellaneous Exp	\$150.00	\$12.04	\$150.00	\$9.75	\$150.00
001-000-000-514-22-49-01	Bank/Investment Fees	\$150.00	\$354.81	\$240.00	\$283.86	\$240.00
001-000-000-514-22-49-02	Treasurers Training	\$1,000.00	\$37.50	\$1,000.00	\$205.00	\$1,000.00
001-000-000-514-23-41-00	State Examiner	\$6,000.00	\$6,530.09	\$500.00	\$292.10	\$4,000.00
001-000-000-514-24-44-00	State Forest Patrol Principal	\$80.00	\$70.50	\$80.00	\$70.50	\$80.00
Total Financial Services		\$63,434.00	\$62,409.31	\$60,238.00	\$46,774.93	\$67,891.00
City Clerk/Recording						
001-000-000-514-30-10-01	City Clerk Salary	\$34,696.00	\$32,929.18	\$37,013.00	\$29,292.87	\$38,648.00
001-000-000-514-30-10-02	Overtime	\$500.00	\$32.45	\$400.00	\$0.00	\$400.00
001-000-000-514-30-20-01	Pers Retirement	\$3,345.00	\$3,068.08	\$3,565.00	\$2,248.70	\$2,179.00
001-000-000-514-30-20-02	Labor & Industries	\$156.00	\$155.74	\$196.00	\$138.26	\$169.00
001-000-000-514-30-20-03	S/S Medicare	\$519.00	\$486.56	\$567.00	\$423.68	\$608.00
001-000-000-514-30-20-04	Accrual Liability	\$683.00	\$576.87	\$1,500.00	\$6.39	\$2,864.00
001-000-000-514-30-20-05	Deferred Compensation Match	\$1,356.00	\$3,067.17	\$2,500.00	\$2,530.90	\$2,500.00
001-000-000-514-30-20-06	Medical/Dental/Vision Insurance	\$7,214.00	\$5,011.02	\$4,000.00	\$4,414.85	\$8,072.00
001-000-000-514-30-31-00	Clerks Office Supplies	\$525.00	\$759.54	\$600.00	\$205.16	\$600.00
001-000-000-514-30-35-00	Clerks Small Equipment	\$375.00	\$605.83	\$375.00	\$0.00	\$375.00
001-000-000-514-30-41-00	Clerks IT Services	\$375.00	\$928.31	\$375.00	\$1,279.93	\$1,250.00
001-000-000-514-30-42-00	Telephone/Internet	\$750.00	\$230.99	\$750.00	\$181.28	\$500.00
001-000-000-514-30-42-01	Clerk's Postage	\$150.00	\$0.00	\$50.00	\$3.65	\$50.00
001-000-000-514-30-43-00	Travel/Lodging/Meals/Mileage-Clerk	\$1,000.00	\$184.58	\$1,000.00	\$149.16	\$1,000.00
001-000-000-514-30-44-01	Taxes & Operating Assessment	\$15.00	\$0.00	\$15.00	\$0.00	\$15.00
001-000-000-514-30-45-00	Clerks Copier Lease	\$465.00	\$470.79	\$465.00	\$458.40	\$465.00
001-000-000-514-30-45-01	Rental Fees - P O Box	\$115.00	\$117.33	\$115.00	\$117.33	\$120.00
001-000-000-514-30-45-02	Internal Facilities Rent	\$2,350.00	\$2,345.28	\$2,350.00	\$1,758.96	\$2,350.00

Account Number	Description	Budget 2024	Actual 2024	Budget 2025	5-Nov 2025	Budget 2026
001-000-000-514-30-45-03	Rental Fees	\$15.00	\$4.24	\$15.00	\$4.84	\$15.00
001-000-000-514-30-46-00	Insurance	\$2,420.00	\$2,334.23	\$2,926.00	\$0.00	\$3,220.00
001-000-000-514-30-47-00	Utilities: Water/Sewer/Electric	\$300.00	\$209.18	\$300.00	\$188.30	\$250.00
001-000-000-514-30-48-00	Clerks Copier Maintenance Svcs	\$275.00	\$286.66	\$275.00	\$196.37	\$275.00
001-000-000-514-30-49-00	Clerks Miscellaneous Expenses	\$300.00	\$12.06	\$300.00	\$9.72	\$300.00
001-000-000-514-30-49-03	Clerks Training	\$1,300.00	\$272.50	\$1,300.00	\$1,250.00	\$1,300.00
Total City		\$59,199.00	\$54,088.59	\$60,952.00	\$44,858.75	\$67,525.00
Election Services						
001-000-000-514-40-41-00	Election Costs/Lewis County	\$500.00	\$1,642.57	\$500.00	\$0.00	\$500.00
Total Election Services		\$500.00	\$1,642.57	\$500.00	\$0.00	\$500.00
001-000-000-514-89-41-00	Records Professional Services	\$0.00	\$4.20	\$0.00	\$0.00	\$0.00
Voter Registration						
001-000-000-514-90-41-01	Voter RegistrationLewis County	\$2,200.00	\$0.00	\$2,200.00	\$0.00	\$2,200.00
Total Financial and		\$125,333.00	\$118,144.67	\$123,890.00	\$91,633.68	\$138,116.00
Total Voter Registration		\$2,200.00	\$0.00	\$2,200.00	\$0.00	\$2,200.00
Legal						
001-000-000-515-41-41-00	Legal/Civil City Attorney	\$20,000.00	\$9,599.86	\$20,000.00	\$6,317.15	\$12,000.00
001-000-000-515-41-41-01	Legal Services - PDR	\$3,000.00	\$0.00	\$3,000.00	\$0.00	\$3,000.00
001-000-000-515-41-41-02	Legal/Prosecuting Attorney	\$75,000.00	\$76,112.77	\$80,000.00	\$38,909.72	\$80,000.00
001-000-000-515-41-43-00	Travel Reimbursements	\$1,000.00	\$0.00	\$1,000.00	\$0.00	\$250.00
001-000-000-515-41-49-01	Legal Dues/registration	\$1,000.00	\$304.80	\$1,000.00	\$0.00	\$1,000.00
001-000-000-515-45-41-01	Legal Services Claims/Litigation/Nuisance	\$5,000.00	\$9,486.23	\$5,000.00	\$150.00	\$5,000.00
001-000-000-515-93-41-00	Indigent Attorney Services	\$25,000.00	\$25,810.00	\$27,000.00	\$48,647.50	\$25,000.00
Total Legal		\$130,000.00	\$121,313.66	\$137,000.00	\$94,024.37	\$126,250.00
Employee Benefit						
001-000-000-517-21-21-00	Leoff I Medical	\$10,000.00	\$5,153.92	\$5,000.00	\$4,130.00	\$7,500.00
001-000-000-517-21-22-00	Medical Reimbursement	\$2,000.00	\$240.00	\$2,000.00	\$3,311.35	\$4,000.00

Account Number	Description	Budget 2024	Actual 2024	Budget 2025	5-Nov 2025	Budget 2026
001-000-000-517-60-41-00	Workers Comp Broker Services	\$500.00	\$527.20	\$550.00	\$881.00	\$1,000.00
	Total Employee Benefit	\$12,500.00	\$5,921.12	\$7,550.00	\$8,322.35	\$12,500.00
	Central Services (City					
001-000-000-518-10-41-00	Personnel - Advertising	\$225.00	\$0.00	\$225.00	\$0.00	\$225.00
001-000-000-518-30-31-00	Maintenance Supplies	\$2,500.00	(\$22.85)	\$2,500.00	\$102.55	\$500.00
001-000-000-518-30-31-01	Sanitary Supplies	\$750.00	\$539.23	\$750.00	\$984.32	\$1,000.00
001-000-000-518-30-35-00	City Hall Equipment	\$1,500.00	(\$805.46)	\$1,500.00	\$260.69	\$1,500.00
001-000-000-518-30-41-01	Professional Service/IT/Phone	\$1,100.00	\$0.00	\$1,100.00	\$0.00	\$1,100.00
001-000-000-518-30-41-03	Professional Janitorial Services	\$7,610.00	\$7,008.28	\$7,610.00	\$6,340.00	\$7,610.00
001-000-000-518-30-41-04	Broker Fees - Insurance	\$3,500.00	\$1,764.57	\$3,750.00	\$0.00	\$3,750.00
001-000-000-518-30-42-00	Communications/Website	\$4,175.00	\$3,668.80	\$4,175.00	\$3,854.14	\$4,175.00
001-000-000-518-30-45-00	Internal Facilities Rent	\$11,240.00	\$11,235.69	\$11,240.00	\$8,426.70	\$11,240.00
001-000-000-518-30-45-01	Equipment Rental	\$175.00	\$161.85	\$175.00	\$627.66	\$175.00
001-000-000-518-30-46-00	Insurance	\$1,818.00	\$2,037.63	\$2,737.00	\$0.00	\$3,020.00
001-000-000-518-30-47-00	Utilities: Water/Sewer/Electric	\$1,500.00	\$1,002.14	\$1,500.00	\$902.16	\$1,500.00
001-000-000-518-30-48-00	Maintenance & Repair Services	\$1,000.00	\$2,150.11	\$1,500.00	\$1,345.12	\$1,500.00
001-000-000-518-90-31-00	Supplies/First Aid/Flags	\$800.00	\$93.87	\$1,000.00	\$91.24	\$500.00
001-000-000-518-90-41-00	AWC Service Fee	\$1,206.00	\$1,206.00	\$1,270.00	\$1,270.00	\$1,270.00
001-000-000-518-90-49-00	Dues/Membership/Subscriptions- WMCA/WAPRO	\$225.00	\$25.00	\$225.00	\$0.00	\$225.00
001-000-000-518-90-49-01	Miscellaneous	\$150.00	\$32.10	\$150.00	\$227.22	\$150.00
	Total Central Services	\$39,474.00	\$30,096.96	\$41,407.00	\$24,431.80	\$39,440.00
	Total General Government	\$501,768.00	\$466,655.24	\$514,569.00	\$362,240.03	\$537,654.00
	Public Safety					
	Law Enforcement					
001-000-000-521-10-10-09	Civil Service Secretary/Examiner Salary	\$1,800.00	\$1,969.50	\$2,000.00	\$1,633.33	\$2,000.00
001-000-000-521-10-10-11	Police Administration Salaries	\$68,904.00	\$72,820.62	\$73,117.00	\$65,228.27	\$75,406.00
001-000-000-521-10-10-12	Grant Overtime NCHIP	\$0.00	\$0.00	\$18,562.00	\$13,097.92	\$6,188.00
001-000-000-521-10-20-02	Unemployment Compensation	\$0.00	\$0.00	\$0.00	\$25.00	\$0.00

Account Number	Description	Budget 2024	Actual 2024	Budget 2025	5-Nov 2025	Budget 2026
001-000-000-521-10-20-03	Medical/dental/Vision Insurance	\$16,776.00	\$16,842.20	\$17,465.00	\$14,552.00	\$18,771.00
001-000-000-521-10-20-04	PERS/LEOFF Retirement	\$6,567.00	\$6,711.56	\$8,737.00	\$5,704.88	\$4,553.00
001-000-000-521-10-20-06	Deferred Compensation Match	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00
001-000-000-521-10-20-11	Accrual Liability	\$1,968.00	\$1,968.35	\$1,764.00	\$21.83	\$4,000.00
001-000-000-521-10-20-12	Labor & Industries	\$353.00	\$448.70	\$444.00	\$453.83	\$382.00
001-000-000-521-10-20-13	S/S Medicare	\$1,028.00	\$1,085.06	\$1,329.00	\$1,134.58	\$1,242.00
001-000-000-521-10-31-00	Office Supplies	\$1,500.00	\$1,419.71	\$1,000.00	\$708.95	\$750.00
001-000-000-521-10-31-02	Civil Service Supplies	\$300.00	\$260.94	\$300.00	\$28.75	\$300.00
001-000-000-521-10-35-00	Administrative Equipment	\$750.00	\$581.56	\$250.00	\$0.00	\$250.00
001-000-000-521-10-41-00	Computer Programming Services	\$2,500.00	\$1,991.56	\$2,000.00	\$1,657.27	\$2,000.00
001-000-000-521-10-41-03	Professional Services (Pre-employment Screening)	\$700.00	\$1,385.00	\$700.00	\$225.00	\$1,000.00
001-000-000-521-10-42-00	Telephone/Internet	\$8,500.00	\$6,475.24	\$8,500.00	\$7,277.83	\$8,500.00
001-000-000-521-10-42-01	Postage	\$250.00	\$163.15	\$150.00	\$220.64	\$300.00
001-000-000-521-10-44-00	Taxes & Operating Assessments	\$30.00	\$0.00	\$30.00	\$0.00	\$30.00
001-000-000-521-10-45-00	Copier Lease	\$1,400.00	\$1,412.64	\$1,400.00	\$1,379.26	\$1,440.00
001-000-000-521-10-45-01	Rental Fees/P O Box	\$200.00	\$119.52	\$200.00	\$32.71	\$100.00
001-000-000-521-10-46-00	Insurance	\$60,000.00	\$60,515.51	\$52,122.00	\$0.00	\$58,000.00
001-000-000-521-10-48-01	Copier Maintenance Services	\$900.00	\$1,348.23	\$750.00	\$660.42	\$1,000.00
001-000-000-521-10-49-04	Dues/registration	\$600.00	\$650.00	\$700.00	\$60.00	\$500.00
001-000-000-521-10-49-05	Miscellaneous	\$500.00	\$44.28	\$300.00	\$283.26	\$300.00
001-000-000-521-22-31-00	Patrol Uniforms	\$7,000.00	\$6,308.03	\$4,500.00	\$1,715.91	\$4,500.00
001-000-000-521-22-31-01	Patrol Ammunition	\$2,000.00	\$1,110.00	\$1,500.00	\$0.00	\$1,500.00
001-000-000-521-22-31-04	Patrol Operating Supplies	\$3,000.00	\$1,658.37	\$1,500.00	\$543.87	\$1,500.00
001-000-000-521-22-35-00	Patrol Minor Equipment	\$12,000.00	\$11,462.05	\$7,500.00	\$7,753.91	\$8,500.00
001-000-000-521-22-41-00	Professional Services	\$12,000.00	\$12,811.74	\$15,000.00	\$15,170.68	\$17,500.00
001-000-000-521-30-49-01	CJ Fund - Training	\$0.00	\$18.29	\$0.00	\$0.00	\$0.00
001-000-000-521-40-43-00	Travel/Mileage/Meals/Lodging	\$4,500.00	\$2,273.37	\$3,000.00	\$173.00	\$3,000.00
001-000-000-521-40-49-00	Police Training	\$5,000.00	\$3,045.13	\$3,000.00	\$1,668.06	\$3,000.00
001-000-000-521-50-31-01	Police Dept Facilities Supplies	\$0.00	\$0.00	\$0.00	\$46.87	\$0.00
001-000-000-521-50-45-00	Internal Facilities Rent	\$13,195.00	\$13,192.18	\$13,195.00	\$9,894.15	\$13,195.00
001-000-000-521-50-47-00	Utilities: Water/Sewer/Electric	\$1,200.00	\$1,176.62	\$1,200.00	\$1,059.26	\$1,200.00

Account Number	Description	Budget 2024	Actual 2024	Budget 2025	5-Nov 2025	Budget 2026
001-000-000-521-50-48-00	Vehicle Repair Maint Services	\$7,500.00	\$6,517.55	\$4,000.00	\$14,214.45	\$4,500.00
001-000-000-521-70-10-01	Police Patrol Salaries	\$403,133.00	\$414,880.09	\$433,941.00	\$365,407.60	\$440,960.00
001-000-000-521-70-10-02	Patrol Overtime	\$25,000.00	\$27,275.87	\$20,000.00	\$18,610.66	\$25,000.00
001-000-000-521-70-10-05	Patrol On-Call Pay	\$5,000.00	\$3,302.70	\$3,500.00	\$3,149.29	\$3,500.00
001-000-000-521-70-20-01	Patrol Labor & Industries	\$28,705.00	\$31,674.73	\$35,583.00	\$29,217.30	\$34,901.00
001-000-000-521-70-20-02	Patrol Medical/Dental/Vision Insurance	\$83,880.00	\$84,157.00	\$87,312.00	\$71,304.80	\$93,852.00
001-000-000-521-70-20-03	Patrol SS/Medicare	\$6,340.00	\$6,587.70	\$6,741.00	\$5,640.00	\$7,126.00
001-000-000-521-70-20-05	Patrol LEOFF Retirement	\$22,245.00	\$23,726.02	\$24,150.00	\$20,138.82	\$24,789.00
001-000-000-521-70-20-06	Patrol Accrual Liability	\$11,054.00	\$5,038.98	\$10,280.00	\$10.86	\$22,000.00
001-000-000-521-70-20-08	Patrol Deferred Comp Match	\$5,700.00	\$4,275.00	\$5,400.00	\$3,400.00	\$7,800.00
001-000-000-521-70-32-00	Fuel & Oil	\$20,000.00	\$20,318.46	\$18,000.00	\$14,975.55	\$18,000.00
001-000-000-521-70-41-00	Prof Services - Towing	\$2,500.00	\$1,062.43	\$1,500.00	\$730.23	\$1,500.00
001-000-000-521-70-41-02	Lewis County Dispatching Svcs	\$68,000.00	\$66,234.00	\$10,010.00	\$10,010.00	\$0.00
001-000-000-521-70-42-00	Mdt Air Cards	\$3,600.00	\$3,204.05	\$3,600.00	\$3,122.10	\$4,200.00
001-000-000-521-70-48-00	Radio And Radar Repair Services	\$750.00	\$852.43	\$500.00	\$177.92	\$100.00
Total Law Enforcement		\$928,828.00	\$930,376.12	\$906,732.00	\$712,621.02	\$929,135.00
Detention and/or						
001-000-000-523-60-41-00	Prisoner Medical Costs	\$3,000.00	\$220.17	\$3,000.00	\$281.02	\$2,000.00
001-000-000-523-60-41-01	LC/Care & Custody of Prisoners	\$15,000.00	\$27,413.08	\$15,000.00	\$27,272.40	\$25,000.00
001-000-000-523-90-43-00	Prisoners Food Service	\$25.00	\$0.00	\$25.00	\$0.00	\$1.00
Total Detention and/or		\$18,025.00	\$27,633.25	\$18,025.00	\$27,553.42	\$27,001.00
Protective Inspection						
001-000-000-524-20-41-00	Inspection Services	\$30.00	\$44.85	\$30.00	\$33.80	\$30.00
001-000-000-524-60-42-00	Postage	\$200.00	\$77.57	\$100.00	\$158.80	\$100.00
Total Protective		\$230.00	\$122.42	\$130.00	\$192.60	\$130.00
Emergency Services						
001-000-000-525-50-31-00	Fire Hydrant Repair Supplies	\$2,500.00	\$0.00	\$2,500.00	\$0.00	\$2,500.00
001-000-000-525-60-41-01	County Emergency Management	\$8,040.00	\$11,431.00	\$12,260.00	\$9,639.00	\$12,915.00

Account Number	Description	Budget 2024	Actual 2024	Budget 2025	5-Nov 2025	Budget 2026
Total Emergency		\$10,540.00	\$11,431.00	\$14,760.00	\$9,639.00	\$15,415.00
Total Public Safety		\$957,623.00	\$969,562.79	\$939,647.00	\$750,006.04	\$971,681.00
Economic Environment						
Conservation						
001-000-000-553-70-41-00	SWCAA/Air Pollution Control	\$1,134.00	\$1,133.90	\$1,237.00	\$1,236.90	\$1,306.00
Total Conservation		\$1,134.00	\$1,133.90	\$1,237.00	\$1,236.90	\$1,306.00
Environmental Services						
001-000-000-554-30-31-00	Animal Control/food/supplies	\$150.00	\$46.15	\$150.00	\$184.44	\$200.00
001-000-000-554-30-41-01	Impound:lc Animal Shelter	\$150.00	\$375.00	\$150.00	\$605.00	\$500.00
Total Environmental		\$300.00	\$421.15	\$300.00	\$789.44	\$700.00
Planning and Community						
001-000-000-558-50-10-02	Community Development Salaries	\$53,739.00	\$54,334.37	\$54,175.00	\$47,394.52	\$62,482.00
001-000-000-558-50-20-01	Labor & Industries	\$1,154.00	\$890.82	\$1,320.00	\$824.13	\$1,198.00
001-000-000-558-50-20-02	S/S Medicare	\$787.00	\$764.81	\$797.00	\$685.54	\$920.00
001-000-000-558-50-20-03	Accrual Liability	\$520.00	\$616.72	\$760.00	\$7.43	\$1,025.00
001-000-000-558-50-20-04	Medical/Dental/Vision Insurance	\$7,214.00	\$10,693.40	\$6,941.00	\$9,352.54	\$9,010.00
001-000-000-558-50-20-05	Pers Retirement	\$5,121.00	\$5,065.29	\$5,163.00	\$3,632.44	\$3,490.00
001-000-000-558-50-20-07	Deferred Compensation	\$360.00	\$1,089.14	\$740.00	\$1,414.05	\$740.00
001-000-000-558-50-31-00	Mapping	\$200.00	\$0.00	\$200.00	\$0.00	\$200.00
001-000-000-558-50-31-02	Office Supplies	\$1,000.00	\$899.50	\$1,000.00	\$288.87	\$1,000.00
001-000-000-558-50-31-03	Maintenance Supplies	\$50.00	\$0.00	\$50.00	\$5.30	\$50.00
001-000-000-558-50-32-00	Motor Fuel - Inspections	\$400.00	\$310.90	\$400.00	\$337.81	\$400.00
001-000-000-558-50-35-00	Building Inspections Small Tools	\$25.00	\$84.33	\$25.00	\$3.23	\$25.00
001-000-000-558-50-41-00	IT Computer Services	\$800.00	\$1,310.34	\$800.00	\$1,148.86	\$1,000.00
001-000-000-558-50-41-01	Permit Professional Services	\$0.00	\$0.00	\$0.00	\$15,657.67	\$0.00
001-000-000-558-50-42-00	Telephone/Internet	\$700.00	\$605.93	\$700.00	\$401.56	\$700.00
001-000-000-558-50-45-00	Internal Facilities Rent	\$6,040.00	\$6,036.60	\$6,040.00	\$4,527.45	\$6,040.00
001-000-000-558-50-46-00	Insurance	\$6,780.00	\$7,312.80	\$9,103.00	\$0.00	\$10,100.00

Account Number	Description	Budget 2024	Actual 2024	Budget 2025	5-Nov 2025	Budget 2026
001-000-000-558-60-31-01	Publication Supplies	\$0.00	\$115.65	\$0.00	\$62.82	\$0.00
001-000-000-558-60-35-00	Planning Small Equipment	\$150.00	\$1,541.79	\$250.00	\$207.53	\$250.00
001-000-000-558-60-41-00	Legal/GMA Land Use/zoning	\$10,000.00	\$19,760.00	\$10,000.00	\$21,800.00	\$10,000.00
001-000-000-558-60-41-01	Legal Publications/Advertising	\$900.00	\$783.29	\$900.00	\$40.32	\$900.00
001-000-000-558-60-41-02	Planning Professional Services	\$85,000.00	\$32,995.67	\$85,000.00	\$49,120.50	\$85,000.00
001-000-000-558-60-41-04	LC Pictometry Software/Services	\$800.00	\$0.00	\$800.00	\$0.00	\$800.00
001-000-000-558-60-42-01	Postage	\$800.00	\$115.08	\$800.00	\$127.04	\$800.00
001-000-000-558-60-42-02	Planning Comm Conference/Call	\$50.00	\$0.00	\$50.00	\$0.00	\$50.00
001-000-000-558-60-44-00	Taxes & Operating Assessment	\$25.00	\$0.00	\$25.00	\$0.00	\$25.00
001-000-000-558-60-45-01	Copier Lease	\$485.00	\$471.07	\$485.00	\$458.54	\$485.00
001-000-000-558-60-47-00	Utilities: Water/Sewer/Electric	\$550.00	\$538.43	\$550.00	\$484.70	\$550.00
001-000-000-558-60-48-00	Copier Maintenance Services	\$300.00	\$769.71	\$300.00	\$529.85	\$300.00
001-000-000-558-60-48-01	Vehicle Maintenance Services	\$150.00	\$0.00	\$150.00	\$0.00	\$150.00
001-000-000-558-60-49-00	Zoning Filing Fees	\$1,500.00	\$744.00	\$1,500.00	\$1,247.00	\$1,500.00
001-000-000-558-60-49-02	Training	\$700.00	\$909.80	\$1,000.00	\$1,340.00	\$1,200.00
001-000-000-558-60-49-03	Miscellaneous/Dues/Membership	\$1,800.00	\$516.43	\$1,800.00	\$19.44	\$1,800.00
001-000-000-558-70-41-00	Shoreline Mngmnt Professional Svs/Engineering	\$5,000.00	\$230.00	\$5,000.00	\$0.00	\$0.00
001-000-000-558-70-43-00	Planning Meals/Mileage/Lodging/Mileage	\$100.00	\$11.84	\$100.00	\$0.00	\$100.00
001-000-000-558-70-45-00	Equipment Rental	\$25.00	\$8.10	\$25.00	\$12.28	\$25.00
Total Planning and		\$193,225.00	\$149,525.81	\$196,949.00	\$161,131.42	\$202,315.00
Total Economic		\$194,659.00	\$151,080.86	\$198,486.00	\$163,157.76	\$204,321.00
Mental and Physical Substance Abuse						
001-000-000-566-31-41-00	Chemical Dependency Treatment - 2% Alcohol Revenue	\$540.00	\$1,221.15	\$540.00	\$0.00	\$540.00
Total Substance Abuse		\$540.00	\$1,221.15	\$540.00	\$0.00	\$540.00
Total Mental and Physical		\$540.00	\$1,221.15	\$540.00	\$0.00	\$540.00

Account Number	Description	Budget 2024	Actual 2024	Budget 2025	5-Nov 2025	Budget 2026
Culture and Recreation						
Museums & Art						
001-000-000-575-30-31-00	Historic Facilities Operation & Maintenance Supplies	\$125.00	\$0.00	\$125.00	\$0.00	\$125.00
Total Museums & Art		\$125.00	\$0.00	\$125.00	\$0.00	\$125.00
Park Facilities						
General Parks						
001-000-000-576-80-31-00	Operating/Maintenance Supplies	\$3,500.00	\$3,318.93	\$3,500.00	\$1,896.35	\$3,500.00
001-000-000-576-80-31-01	Flags	\$500.00	\$445.46	\$750.00	\$67.24	\$750.00
001-000-000-576-80-31-03	Vandalism Maintenance Supplies	\$1,000.00	\$233.24	\$1,000.00	\$1,181.83	\$1,200.00
001-000-000-576-80-32-00	Motor Fuel	\$100.00	\$0.00	\$100.00	\$0.00	\$100.00
001-000-000-576-80-35-00	Small Tools & Minor Equipment	\$500.00	\$63.22	\$500.00	\$168.47	\$500.00
001-000-000-576-80-42-00	Telephone/Internet	\$0.00	\$112.10	\$0.00	\$0.00	\$0.00
001-000-000-576-80-45-00	Equipment Rental	\$100.00	\$0.00	\$100.00	\$90.38	\$150.00
001-000-000-576-80-46-00	Insurance	\$1,736.00	\$7,225.90	\$2,132.00	\$0.00	\$2,132.00
001-000-000-576-80-47-00	Power TO Park	\$2,000.00	\$2,099.82	\$2,000.00	\$2,137.04	\$2,000.00
001-000-000-576-80-47-01	Park Utilities (water/sewer/camera wifi)	\$1,600.00	\$2,855.87	\$1,600.00	\$7,057.48	\$1,600.00
001-000-000-576-80-48-00	Parks Maintenance Services	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00
001-000-000-576-80-48-01	Copier Maintenance	\$25.00	\$0.00	\$0.00	\$0.00	\$0.00
001-000-000-576-80-48-04	Equipment Repair Services	\$500.00	\$1,519.02	\$2,000.00	\$114.09	\$2,000.00
001-000-000-576-80-49-00	Miscellaneous Expenses	\$100.00	\$77.75	\$100.00	\$0.00	\$100.00
001-000-000-576-80-49-01	Dues/memberships	\$250.00	\$0.00	\$0.00	\$0.00	\$0.00
Total General Parks		\$12,411.00	\$17,951.31	\$13,782.00	\$12,712.88	\$14,032.00
Total Park Facilities		\$12,411.00	\$17,951.31	\$13,782.00	\$12,712.88	\$14,032.00
Total Culture and		\$12,536.00	\$17,951.31	\$13,907.00	\$12,712.88	\$14,157.00
Nonexpenditures						
Other Nonexpenditures						

Account Number	Description	Budget 2024	Actual 2024	Budget 2025	5-Nov 2025	Budget 2026
001-000-000-589-10-00-00	Refunds of Deposit	\$0.00	\$100.00	\$0.00	\$0.00	\$0.00
	Total Nonexpenditures	\$0.00	\$100.00	\$0.00	\$0.00	\$0.00
	Total Other	\$0.00	\$100.00	\$0.00	\$0.00	\$0.00
	Other Financing Uses					
	Redemption of Debt					
001-000-000-591-18-71-00	RD Limited Tax Oblig Bon Princ	\$19,658.00	\$19,648.53	\$20,528.00	\$20,517.56	\$21,436.00
	Total Redemption of Debt	\$19,658.00	\$19,648.53	\$20,528.00	\$20,517.56	\$21,436.00
	Interest And Other Debt					
001-000-000-592-18-83-01	RD Limited Tax Oblig Bond Int	\$40,170.00	\$40,179.47	\$39,300.00	\$39,310.44	\$38,393.00
	Total Interest And Other	\$40,170.00	\$40,179.47	\$39,300.00	\$39,310.44	\$38,393.00
	Capital Expenditures					
001-000-000-594-14-64-00	Finance/Budgeting Software	\$4,245.00	\$0.00	\$5,500.00	\$0.00	\$5,500.00
	Total Capital	\$4,245.00	\$0.00	\$5,500.00	\$0.00	\$5,500.00
	Transfers					
001-000-000-597-17-20-00	Transfer/LEOFF I Long Term Care	\$7,000.00	\$7,000.00	\$7,000.00	\$7,000.00	\$7,000.00
	Total Transfers	\$7,000.00	\$7,000.00	\$7,000.00	\$7,000.00	\$7,000.00
	Total Expenditure	\$1,738,199.00	\$1,673,399.35	\$1,739,477.00	\$1,354,944.71	\$1,800,682.00
	Total Other Financing	\$71,073.00	\$66,828.00	\$72,328.00	\$66,828.00	\$72,329.00
	Total General Fund 001	\$1,738,199.00	\$1,673,399.35	\$1,739,477.00	\$1,354,944.71	\$1,800,682.00
	Substance Abuse Fund					
	Expenditure					
	Public Safety					
	Law Enforcement					

Account Number	Description	Budget 2024	Actual 2024	Budget 2025	5-Nov 2025	Budget 2026
Property & Evidence						
002-000-000-521-80-31-00	Property Room Evidence Supplies	\$1,500.00	\$1,101.73	\$1,500.00	\$1,270.96	\$1,500.00
002-000-000-521-80-35-00	Property Room Equipment	\$500.00	\$93.86	\$500.00	\$464.15	\$500.00
002-000-000-521-80-41-00	Evidence Towing/Storage	\$0.00	\$120.00	\$0.00	\$0.00	\$0.00
Total Property &		\$2,000.00	\$1,315.59	\$2,000.00	\$1,735.11	\$2,000.00
Total Law Enforcement		\$2,000.00	\$1,315.59	\$2,000.00	\$1,735.11	\$2,000.00
Total Public Safety		\$2,000.00	\$1,315.59	\$2,000.00	\$1,735.11	\$2,000.00
Total Expenditure		\$2,000.00	\$1,315.59	\$2,000.00	\$1,735.11	\$2,000.00
Total Substance Abuse Fund		\$2,000.00	\$1,315.59	\$2,000.00	\$1,735.11	\$2,000.00
Park Improvement Fund 004						
Capital Expenditures						
004-000-000-594-76-41-00	Professional Engineering Services	\$1,470.00	\$1,470.00	\$0.00	\$0.00	\$0.00
004-000-000-594-76-62-01	Park Building Improvement Proj	\$312,769.00	\$312,768.91	\$0.00	\$0.00	\$0.00
004-000-000-594-76-62-02	Park Improvement Projects	\$3,000.00	\$712.14	\$0.00	\$0.00	\$28,000.00
Total Capital		\$317,239.00	\$314,951.05	\$0.00	\$0.00	\$28,000.00
Total Park Improvement Fund		\$317,239.00	\$314,951.05	\$0.00	\$0.00	\$28,000.00
Genl Govrnmnt Capital Equip						
Centralized/General						
005-000-000-518-30-31-00	City Hall Maintenance Supplies	\$4,000.00	\$22.22	\$4,000.00	\$0.00	\$4,000.00
005-000-000-518-30-35-00	City Hall Equipment	\$7,000.00	\$0.00	\$7,000.00	\$0.00	\$7,000.00
Total Centralized/General		\$11,000.00	\$22.22	\$11,000.00	\$0.00	\$11,000.00
Other Financing Uses						
Capital Expenditures						

Account Number	Description	Budget 2024	Actual 2024	Budget 2025	5-Nov 2025	Budget 2026
005-000-000-594-18-64-00	Capital Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00
Total Capital		\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00
Total Other Financing		\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00
Total Genl Govrnmt Capital		\$11,000.00	\$22.22	\$11,000.00	\$0.00	\$14,000.00
Street Fund 101						
Transportation						
Road and Street						
101-000-000-542-10-41-00	Engineering Services	\$0.00	\$0.00	\$0.00	\$70.00	\$0.00
101-000-000-542-30-10-06	Street Maintenance Salaries	\$85,528.00	\$74,840.96	\$62,320.00	\$60,696.08	\$50,108.00
101-000-000-542-30-20-01	Labor & Industries	\$3,552.00	\$3,014.63	\$3,356.00	\$2,377.53	\$1,720.00
101-000-000-542-30-20-02	Pers Retirement	\$8,208.00	\$6,996.28	\$6,610.00	\$4,586.92	\$2,835.00
101-000-000-542-30-20-03	Ss/medicare	\$1,265.00	\$1,085.53	\$1,284.00	\$876.32	\$780.00
101-000-000-542-30-20-04	Deferred Compensation	\$1,788.00	\$2,219.90	\$1,915.00	\$1,767.67	\$1,410.00
101-000-000-542-30-20-05	Accrual Liability	\$1,687.00	\$0.00	\$2,165.00	\$0.00	\$3,600.00
101-000-000-542-30-20-06	Medical/Dental/Vision Insurance	\$21,571.00	\$19,803.96	\$16,971.00	\$14,321.71	\$13,690.00
101-000-000-542-30-31-00	Operating Supplies	\$8,500.00	\$1,671.18	\$8,500.00	\$1,148.31	\$8,500.00
101-000-000-542-30-31-01	Maintenance Supplies	\$9,475.00	\$2,686.48	\$9,475.00	\$1,729.31	\$9,475.00
101-000-000-542-30-31-02	Roadway Preservation Supplies	\$5,250.00	\$992.13	\$5,250.00	\$1,444.23	\$5,250.00
101-000-000-542-30-31-03	Uniforms	\$400.00	\$351.18	\$400.00	\$195.96	\$400.00
101-000-000-542-30-31-04	PW Boot Allowance	\$250.00	\$285.17	\$300.00	\$338.08	\$300.00
101-000-000-542-30-32-00	Motor Fuel	\$6,000.00	\$4,632.12	\$6,000.00	\$4,051.57	\$6,000.00
101-000-000-542-30-35-00	Small Tools & Minor Equipment	\$1,500.00	\$1,174.35	\$1,500.00	\$1,080.77	\$1,500.00
101-000-000-542-30-41-00	Professional Services	\$150.00	\$648.19	\$1,000.00	\$57.64	\$1,000.00
101-000-000-542-30-41-01	Contracted Employees	\$4,680.00	\$0.00	\$250.00	\$0.00	\$250.00
101-000-000-542-30-45-00	Equipment Rental	\$1,600.00	\$0.00	\$1,600.00	\$118.96	\$1,600.00
101-000-000-542-30-46-00	Insurance	\$14,302.00	\$15,344.69	\$17,300.00	\$0.00	\$19,100.00
101-000-000-542-30-48-01	Equipment Repair Services	\$3,000.00	\$971.36	\$3,000.00	\$749.39	\$3,000.00
101-000-000-542-30-49-00	Street Maint. Miscellaneous	\$0.00	\$46.62	\$0.00	\$0.00	\$0.00
101-000-000-542-40-31-01	Stormwater Supplies	\$1,000.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00

Account Number	Description	Budget 2024	Actual 2024	Budget 2025	5-Nov 2025	Budget 2026
101-000-000-542-40-41-00	Stormwater Professional Services	\$450.00	\$0.00	\$0.00	\$0.00	\$0.00
101-000-000-542-62-47-00	Special Paths Power Pedestrian Overpass	\$675.00	\$596.40	\$675.00	\$402.04	\$675.00
101-000-000-542-63-31-00	Street Light Maintenance Supplies	\$2,000.00	\$1,127.61	\$2,000.00	\$1,478.20	\$2,400.00
101-000-000-542-63-47-00	Power TO Street Lighting	\$17,000.00	\$17,613.50	\$17,000.00	\$15,802.38	\$17,000.00
101-000-000-542-63-48-00	Street Light Maintenance Services	\$750.00	\$129.35	\$750.00	\$0.00	\$750.00
101-000-000-542-64-31-00	Traffic Control Supplies	\$2,000.00	\$2,020.88	\$2,500.00	\$1,056.95	\$2,500.00
101-000-000-542-64-41-00	Striping Svcs/paint	\$6,500.00	\$4,245.23	\$6,500.00	\$3,264.49	\$6,500.00
101-000-000-542-64-41-01	WSDOT Traffic Signal Maint. Services	\$750.00	\$981.80	\$1,000.00	\$321.79	\$1,000.00
101-000-000-542-64-47-00	Power TO Traffic Signals	\$1,400.00	\$1,264.16	\$1,400.00	\$1,139.23	\$1,400.00
101-000-000-542-64-48-00	Traffic Control Repairs & Maintenance	\$1,200.00	\$26.81	\$1,200.00	\$5,529.48	\$1,200.00
101-000-000-542-66-31-00	Snow & Ice Control Supplies	\$750.00	\$406.27	\$750.00	\$0.00	\$750.00
101-000-000-542-67-31-00	Street Sweeper Supplies	\$1,000.00	\$25.25	\$1,000.00	\$476.61	\$1,000.00
101-000-000-542-67-48-00	Street Cleaning Equipment Maint Services	\$2,000.00	\$0.00	\$2,000.00	\$0.00	\$2,000.00
101-000-000-542-69-31-00	Other Traffic & Pedestrian Svcs Supplis	\$75.00	\$378.36	\$75.00	\$0.00	\$75.00
101-000-000-542-69-31-01	Flags & Banners	\$1,500.00	\$1,393.95	\$2,000.00	\$951.07	\$2,000.00
101-000-000-542-70-31-00	Roadside (Planters Strip) Supplies	\$1,675.00	\$77.59	\$1,675.00	\$16.56	\$1,675.00
101-000-000-542-70-49-00	Roadside Damages Deductible	\$250.00	\$0.00	\$250.00	\$83.33	\$250.00
101-000-000-542-90-49-00	Training	\$375.00	\$134.75	\$375.00	\$206.67	\$375.00
Total Road and Street		\$220,056.00	\$167,186.64	\$191,346.00	\$126,339.25	\$173,068.00
Road and Street General						
101-000-000-543-10-10-03	Street Management Salary	\$26,408.00	\$28,179.70	\$29,634.00	\$25,383.59	\$31,533.00
101-000-000-543-10-20-01	Labor & Industries	\$911.00	\$673.39	\$1,332.00	\$606.13	\$1,000.00
101-000-000-543-10-20-02	S/S Medicare	\$400.00	\$424.02	\$451.00	\$366.94	\$496.00
101-000-000-543-10-20-03	Accrual Liability	\$992.00	\$1,054.26	\$1,485.00	\$11.66	\$2,640.00
101-000-000-543-10-20-04	Pers Retirement	\$2,517.00	\$2,622.76	\$2,824.00	\$1,973.91	\$1,760.00
101-000-000-543-10-20-05	Deferred Compensation	\$594.00	\$464.45	\$594.00	\$389.73	\$594.00

Account Number	Description	Budget 2024	Actual 2024	Budget 2025	5-Nov 2025	Budget 2026
101-000-000-543-10-20-06	Medical/Dental/Vision Insurance	\$5,536.00	\$4,343.06	\$5,763.00	\$3,780.70	\$6,200.00
101-000-000-543-30-10-01	Administration Salaries	\$38,774.00	\$25,511.65	\$22,776.00	\$25,182.68	\$27,449.00
101-000-000-543-30-10-02	Overtime	\$0.00	\$13.04	\$0.00	\$0.10	\$0.00
101-000-000-543-30-20-01	Pers Retirement	\$3,695.00	\$2,376.45	\$2,011.00	\$1,904.96	\$1,532.00
101-000-000-543-30-20-02	S/S Medicare	\$569.00	\$380.06	\$1,000.00	\$364.41	\$500.00
101-000-000-543-30-20-03	Labor & Industries	\$186.00	\$119.94	\$260.00	\$134.47	\$135.00
101-000-000-543-30-20-04	Deferred Compensation	\$1,060.00	\$1,496.28	\$720.00	\$1,421.10	\$945.00
101-000-000-543-30-20-05	Accrual Liability	\$994.00	\$661.72	\$895.00	\$6.76	\$1,500.00
101-000-000-543-30-20-06	Medical/Dental/Vision Insurance	\$9,785.00	\$4,928.38	\$4,365.00	\$4,833.19	\$6,570.00
101-000-000-543-30-31-00	Office Supplies	\$600.00	\$894.21	\$700.00	\$235.48	\$700.00
101-000-000-543-30-31-01	Operating Supplies - Software	\$850.00	\$16.95	\$850.00	\$259.31	\$850.00
101-000-000-543-30-35-00	Small Tools & Minor Equipment	\$300.00	\$225.48	\$300.00	\$60.04	\$300.00
101-000-000-543-30-41-00	State Examiner	\$1,900.00	\$2,052.33	\$500.00	\$91.81	\$1,000.00
101-000-000-543-30-41-01	Legal Retainer	\$5,000.00	\$8,539.17	\$5,000.00	\$908.32	\$5,000.00
101-000-000-543-30-41-02	Broker Fees (propel/sedgewick)	\$750.00	\$648.41	\$1,200.00	\$148.81	\$1,200.00
101-000-000-543-30-41-03	IT Services	\$350.00	\$1,904.18	\$350.00	\$2,657.84	\$350.00
101-000-000-543-30-41-04	Software Support Visions	\$800.00	\$732.96	\$800.00	\$707.98	\$800.00
101-000-000-543-30-41-06	Legal Publications/advertising	\$500.00	\$5.49	\$500.00	\$5.54	\$500.00
101-000-000-543-30-42-00	Postage	\$150.00	\$36.50	\$150.00	\$31.71	\$150.00
101-000-000-543-30-42-01	Telephone/Internet	\$1,700.00	\$1,504.51	\$1,700.00	\$1,254.55	\$1,700.00
101-000-000-543-30-43-00	Travel/Meals/Lodging/Mileage	\$150.00	\$0.00	\$150.00	\$180.36	\$300.00
101-000-000-543-30-44-00	B & O Excise Tax	\$100.00	\$138.78	\$100.00	\$210.64	\$100.00
101-000-000-543-30-44-01	Taxes & Operating Assessment	\$25.00	\$29.89	\$25.00	\$0.00	\$25.00
101-000-000-543-30-45-00	Copier Lease	\$465.00	\$470.97	\$465.00	\$458.54	\$465.00
101-000-000-543-30-45-01	Rental Fees	\$25.00	\$8.52	\$25.00	\$12.28	\$25.00
101-000-000-543-30-48-00	Copier Maintenance Services	\$200.00	\$193.83	\$200.00	\$178.87	\$200.00
101-000-000-543-30-49-01	Miscellaneous/Memberships/Recording/License Fees	\$100.00	\$23.79	\$100.00	\$23.85	\$100.00
101-000-000-543-30-49-02	Bank/Investment Fees	\$75.00	\$24.01	\$75.00	\$14.37	\$75.00
101-000-000-543-30-49-03	Administration Training	\$100.00	\$0.00	\$100.00	\$0.00	\$100.00
101-000-000-543-50-45-00	Internal Facilities Rent	\$2,525.00	\$2,524.68	\$2,525.00	\$1,893.51	\$2,525.00
101-000-000-543-50-47-00	Utilities: Water/Sewer/Electric	\$550.00	\$534.53	\$550.00	\$453.79	\$550.00
101-000-000-543-70-00-00	Miscellaneous	\$0.00	\$0.00	\$0.00	\$8.33	\$0.00

Account Number	Description	Budget 2024	Actual 2024	Budget 2025	5-Nov 2025	Budget 2026
Total Road and Street		\$109,636.00	\$93,758.35	\$90,475.00	\$76,156.26	\$99,869.00
Total Transportation		\$329,692.00	\$260,944.99	\$281,821.00	\$202,495.51	\$272,937.00
Other Financing Uses						
Capital Expenditures						
101-000-000-594-44-64-00	Heavy Duty Capital Equipment	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00
101-000-000-594-44-64-02	Capital Equipment/IT Server	\$0.00	\$81.14	\$0.00	\$0.00	\$0.00
Total Capital		\$10,000.00	\$81.14	\$0.00	\$0.00	\$0.00
Roads/Streets						
101-000-000-595-64-64-00	Capital Traffic Control Devices	\$20,000.00	\$17,949.17	\$20,000.00	\$0.00	\$0.00
Total Roads/Streets		\$20,000.00	\$17,949.17	\$20,000.00	\$0.00	\$0.00
Transfer Out						
101-000-000-597-42-00-00	Transfer/Capital Heavy Equipment	\$15,000.00	\$15,000.00	\$0.00	\$0.00	\$0.00
Total Transfer Out		\$15,000.00	\$15,000.00	\$0.00	\$0.00	\$0.00
Total Other Financing		\$45,000.00	\$33,030.31	\$20,000.00	\$0.00	\$0.00
Total Street Fund 101		\$374,692.00	\$293,975.30	\$301,821.00	\$202,495.51	\$272,937.00
Street Capital Equipment Fund						
Other Financing Uses						
Capital Expenditures						
102-000-000-594-42-64-00	Street Capital Equipment	\$10,547.00	\$10,546.12	\$33,333.00	\$33,326.72	\$21,000.00
Total Capital		\$10,547.00	\$10,546.12	\$33,333.00	\$33,326.72	\$21,000.00
Total Other Financing		\$10,547.00	\$10,546.12	\$33,333.00	\$33,326.72	\$21,000.00
Total Street Capital Equipment		\$10,547.00	\$10,546.12	\$33,333.00	\$33,326.72	\$21,000.00

Account Number	Description	Budget 2024	Actual 2024	Budget 2025	5-Nov 2025	Budget 2026
Street Improvement Fund 105						
Operations						
105-000-000-544-90-41-00	Administrative Fee	\$500.00	\$0.00	\$500.00	\$0.00	\$500.00
Total Operations		\$500.00	\$0.00	\$500.00	\$0.00	\$500.00
Other Decreases in Fund						
105-000-000-582-20-00-00	Refund of Retainage Deposits	\$1,523,337.00	\$1,523,337.00	\$0.00	\$135,390.00	\$0.00
Total Other Decreases in		\$1,523,337.00	\$1,523,337.00	\$0.00	\$135,390.00	\$0.00
105-000-000-594-44-64-00	Capital Machinery & Equipment	\$0.00	\$0.00	\$0.00	\$20.41	\$0.00
Roads/Streets						
105-000-000-595-10-41-00	Engineering/Prof Svcs	\$50,000.00	\$47,300.17	\$30,000.00	\$267,895.72	\$260,000.00
105-000-000-595-30-41-00	Advertising Prof Svcs	\$1,000.00	\$1,974.10	\$1,000.00	\$0.00	\$1,000.00
105-000-000-595-30-63-00	Roadway Capital Improvement	\$488,029.00	\$172,388.25	\$406,597.00	\$7,518.96	\$2,382,420.00
105-000-000-595-63-63-00	Street Lighting/Traffic Control Devices	\$10,000.00	\$129.35	\$10,000.00	\$0.00	\$30,000.00
Total Roads/Streets		\$549,029.00	\$221,791.87	\$447,597.00	\$275,414.68	\$2,673,420.00
105-000-000-597-42-00-00	Transfer 102 Street Capital Equip	\$0.00	\$0.00	\$15,000.00	\$15,000.00	\$15,000.00
Total Street Improvement Fund		\$2,072,866.00	\$1,745,128.87	\$463,097.00	\$425,825.09	\$2,688,920.00
Criminal Justice Funds						
Public Safety						
Police Administration						
110-000-000-521-10-10-01	PD Admin Assistant	\$0.00	\$0.00	\$0.00	\$0.00	\$22,533.33
110-000-000-521-10-20-02	Labor & Industries	\$0.00	\$0.00	\$0.00	\$0.00	\$151.40
110-000-000-521-10-20-03	Medicare	\$0.00	\$0.00	\$0.00	\$0.00	\$326.73
Total Police		\$0.00	\$0.00	\$0.00	\$0.00	\$23,011.46
Police Operations						
110-000-000-521-22-35-01	CJ Minor Equipment	\$20,000.00	\$48.52	\$20,000.00	\$329.29	\$20,000.00
110-000-000-521-22-41-00	Police Operations Professional Services	\$3,000.00	\$0.00	\$3,000.00	\$0.00	\$3,000.00

Account Number	Description	Budget 2024	Actual 2024	Budget 2025	5-Nov 2025	Budget 2026
Total Police Operations		\$23,000.00	\$48.52	\$23,000.00	\$329.29	\$23,000.00
Crime Prevention						
110-000-000-521-30-31-00	CJSP Crime Prevention Supplies	\$5,000.00	\$2,772.18	\$5,000.00	\$0.00	\$5,000.00
110-000-000-521-30-45-00	Special Programs Equipment Rental	\$150.00	\$150.00	\$0.00	\$0.00	\$0.00
110-000-000-521-30-49-01	CJ Spec Programs & Youth @ Risk	\$7,050.00	\$7,048.50	\$3,500.00	\$1,468.48	\$2,500.00
Total Crime Prevention		\$12,200.00	\$9,970.68	\$8,500.00	\$1,468.48	\$7,500.00
Training						
110-000-000-521-40-49-00	CJ Training	\$1,500.00	\$0.00	\$1,500.00	\$0.00	\$1,500.00
Total Training		\$1,500.00	\$0.00	\$1,500.00	\$0.00	\$1,500.00
Traffic Policing						
110-000-000-521-70-10-01	Patrol DUI Overtime	\$4,645.00	\$3,782.16	\$4,645.00	\$3,414.05	\$1,500.00
Total Traffic Policing		\$4,645.00	\$3,782.16	\$4,645.00	\$3,414.05	\$1,500.00
Total Public Safety		\$41,345.00	\$13,801.36	\$37,645.00	\$5,211.82	\$56,511.46
Other Financing Uses						
Capital						
110-000-000-594-21-64-01	Capital Patrol Vehicles	\$63,781.00	\$63,780.99	\$0.00	\$0.00	\$70,000.00
Total Capital		\$63,781.00	\$63,780.99	\$0.00	\$0.00	\$70,000.00
Total Other Financing		\$63,781.00	\$63,780.99	\$0.00	\$0.00	\$70,000.00
Total Criminal Justice Funds		\$105,126.00	\$77,582.35	\$37,645.00	\$5,211.82	\$126,511.46
Local Fiscal Recovery Fund						
115-000-000-518-30-31-00	City Hall Maintenance Repair Supplies	\$6,172.00	\$6,172.47	\$0.00	\$0.00	\$0.00
115-000-000-534-10-10-00	Water Dept Salaries ARPA	\$128.00	\$127.73	\$0.00	\$0.00	\$0.00
115-000-000-534-10-20-00	Water Dept Benefits ARPA	\$251.00	\$250.55	\$0.00	\$0.00	\$0.00
115-000-000-558-50-20-00	Community Development Benefits ARPA	\$66.00	\$65.56	\$0.00	\$0.00	\$0.00

Account Number	Description	Budget 2024	Actual 2024	Budget 2025	5-Nov 2025	Budget 2026
115-000-000-558-51-10-00	Community Development Salaries ARPA	\$161.00	\$160.65	\$0.00	\$0.00	\$0.00
Capital Expenditures						
115-000-000-594-18-60-00	General Services Improvements- Clerk/Treasurer/Mayor	\$1,131.00	\$3,340.68	\$0.00	\$0.00	\$0.00
115-000-000-594-18-64-00	Capital Equipment	\$11,074.00	\$11,073.70	\$0.00	\$0.00	\$0.00
115-000-000-594-34-64-00	Water Infrastructure Improvements	\$50.00	\$45.09	\$0.00	\$0.00	\$0.00
115-000-000-594-35-64-00	Sewer Infrastructure Improvements	\$53,365.00	\$56,355.01	\$0.00	\$0.00	\$0.00
115-000-000-594-76-00-00	Capital Park Improv	\$87,113.00	\$87,112.87	\$0.00	\$0.00	\$0.00
Total Capital		\$152,733.00	\$157,927.35	\$0.00	\$0.00	\$0.00
Roads/Streets & Other						
115-000-000-595-30-64-00	Capital Roadway Infrastructure	\$7,409.00	\$7,408.92	\$0.00	\$0.00	\$0.00
Total Roads/Streets &		\$7,409.00	\$7,408.92	\$0.00	\$0.00	\$0.00
Total Local Fiscal Recovery		\$166,920.00	\$172,113.23	\$0.00	\$0.00	\$0.00
Project Planning Fund						
Economic Environment						
Community Planning & Planning						
305-000-000-558-60-41-00	Planning Professional Services	\$100,000.00	\$94,861.25	\$50,000.00	\$58,498.25	\$50,000.00
305-000-000-558-60-41-01	Legal Publications/Advertising	\$100.00	\$0.00	\$100.00	\$0.00	\$100.00
Total Planning		\$100,100.00	\$94,861.25	\$50,100.00	\$58,498.25	\$50,100.00
Economic Development						
305-000-000-558-70-41-00	Economic Developmnt Professional Svcs	\$10,000.00	\$0.00	\$10,000.00	\$0.00	\$10,000.00
305-000-000-558-70-41-01	Legal Services	\$25,000.00	\$0.00	\$25,000.00	\$0.00	\$25,000.00
Total Economic		\$35,000.00	\$0.00	\$35,000.00	\$0.00	\$35,000.00
Total Community		\$135,100.00	\$94,861.25	\$85,100.00	\$58,498.25	\$85,100.00
Total Economic		\$135,100.00	\$94,861.25	\$85,100.00	\$58,498.25	\$85,100.00
Total Project Planning Fund		\$135,100.00	\$94,861.25	\$85,100.00	\$58,498.25	\$85,100.00

Account Number	Description	Budget 2024	Actual 2024	Budget 2025	5-Nov 2025	Budget 2026
Water Fund 401						
Utilities and Environment						
Water Utilities						
Administration - General						
401-000-000-534-10-10-02	Laborer I & II Salary	\$0.00	\$0.00	\$0.00	\$0.06	\$0.00
401-000-000-534-10-10-05	Overtime	\$500.00	\$59.24	\$500.00	\$0.37	\$500.00
401-000-000-534-10-10-08	ON Call Pay	\$4,555.00	\$2,863.74	\$4,555.00	\$2,421.34	\$4,555.00
401-000-000-534-10-10-09	Water Dept Salaries	\$232,476.00	\$217,524.09	\$252,472.00	\$192,283.97	\$252,357.00
401-000-000-534-10-20-01	Labor & Industries	\$5,067.00	\$4,327.82	\$6,947.00	\$3,957.24	\$4,704.00
401-000-000-534-10-20-02	S/S Medicare	\$3,444.00	\$3,218.47	\$4,318.00	\$2,767.46	\$4,165.00
401-000-000-534-10-20-03	Accrual Liability	\$5,598.00	\$3,627.01	\$8,688.00	\$38.74	\$15,642.00
401-000-000-534-10-20-04	Pers Retirement	\$22,042.00	\$20,523.30	\$22,779.00	\$14,513.15	\$14,171.00
401-000-000-534-10-20-05	Social Security	\$0.00	\$26.94	\$50.00	\$50.61	\$0.00
401-000-000-534-10-20-06	Deferred Compensation	\$5,878.00	\$9,105.25	\$6,724.00	\$7,901.77	\$7,530.00
401-000-000-534-10-20-07	Medical/Dental/Vision Insurance	\$55,535.27	\$49,196.37	\$53,353.31	\$38,429.75	\$61,356.00
401-000-000-534-10-31-00	Office Supplies	\$2,000.00	\$1,903.99	\$2,000.00	\$1,139.92	\$2,000.00
401-000-000-534-10-35-00	Small Equipment	\$400.00	\$2,377.54	\$1,000.00	\$60.04	\$1,000.00
401-000-000-534-10-41-00	Broker Fee - Insurance	\$1,500.00	\$1,107.19	\$1,500.00	\$323.17	\$1,500.00
401-000-000-534-10-41-01	Legal Retainer	\$7,000.00	\$5,156.66	\$7,000.00	\$1,033.34	\$7,000.00
401-000-000-534-10-41-02	IT Computer Services	\$1,500.00	\$4,088.74	\$1,500.00	\$5,441.78	\$1,500.00
401-000-000-534-10-41-03	State Examiner	\$4,500.00	\$5,037.49	\$500.00	\$225.34	\$5,000.00
401-000-000-534-10-41-04	Software Support Visions/Master Meter	\$4,000.00	\$6,772.65	\$4,000.00	\$8,387.51	\$4,000.00
401-000-000-534-10-41-05	Advertising/Legal Publications	\$750.00	\$261.12	\$750.00	\$0.00	\$750.00
401-000-000-534-10-41-06	Professional Services BAT Miscellaneous	\$1,000.00	\$2,986.11	\$3,250.00	\$2,151.05	\$3,250.00
401-000-000-534-10-41-07	Water Plan Updates	\$150,000.00	\$0.00	\$0.00	\$0.00	\$0.00
401-000-000-534-10-41-08	Legal Professional Services	\$2,500.00	\$0.00	\$2,500.00	\$0.00	\$2,500.00
401-000-000-534-10-41-09	Contracted Employees	\$4,680.00	\$0.00	\$0.00	\$0.00	\$0.00
401-000-000-534-10-42-00	Telephone/Internet	\$2,500.00	\$2,198.99	\$2,500.00	\$1,824.53	\$2,500.00
401-000-000-534-10-42-01	Postage	\$2,250.00	\$2,291.28	\$2,250.00	\$936.04	\$2,250.00
401-000-000-534-10-43-00	Travel/Meals/Lodging/Mileage	\$1,000.00	\$172.74	\$1,000.00	\$340.30	\$1,000.00

Account Number	Description	Budget 2024	Actual 2024	Budget 2025	5-Nov 2025	Budget 2026
401-000-000-534-10-44-00	Excise Tax (water)	\$26,000.00	\$24,522.57	\$26,000.00	\$20,474.80	\$26,000.00
401-000-000-534-10-44-01	B & O Taxes	\$1,000.00	\$0.00	\$1,000.00	\$117.60	\$1,000.00
401-000-000-534-10-44-02	Utility Tax	\$28,500.00	\$30,636.01	\$28,500.00	\$24,393.07	\$28,500.00
401-000-000-534-10-44-03	Taxes & Operating Assessment	\$25.00	\$0.00	\$25.00	\$0.00	\$25.00
401-000-000-534-10-45-00	Copier Lease	\$465.00	\$471.03	\$465.00	\$458.56	\$465.00
401-000-000-534-10-45-01	Internal Facilities Rent	\$4,390.00	\$4,385.40	\$4,390.00	\$3,289.05	\$4,390.00
401-000-000-534-10-45-02	Rental Fees	\$100.00	\$125.44	\$125.00	\$129.63	\$125.00
401-000-000-534-10-46-00	Insurance	\$27,209.00	\$31,419.96	\$32,801.00	\$0.00	\$36,100.00
401-000-000-534-10-47-00	Utilities: Water/Sewer/Electric	\$800.00	\$691.32	\$800.00	\$603.17	\$800.00
401-000-000-534-10-48-00	Copier Maintenance Services	\$500.00	\$907.46	\$500.00	\$395.59	\$500.00
401-000-000-534-10-49-00	Operating Permit Fees	\$1,600.00	\$2,233.20	\$2,400.00	\$1,519.60	\$2,400.00
401-000-000-534-10-49-01	Membership Dues/Registrations	\$1,500.00	\$754.50	\$1,500.00	\$595.00	\$1,500.00
401-000-000-534-10-49-02	Miscellaneous/Recording/Licensing Fees	\$1,500.00	\$161.83	\$1,500.00	\$51.19	\$1,500.00
401-000-000-534-10-49-03	Bank/Investment Fees	\$300.00	\$193.70	\$300.00	\$149.14	\$300.00
401-000-000-534-10-49-04	Training	\$4,000.00	\$855.59	\$4,000.00	\$710.66	\$4,000.00
Total Administration -		\$618,564.27	\$442,184.74	\$494,442.31	\$337,114.54	\$506,835.00
Maintenance						
401-000-000-534-50-31-00	Maintenance Supplies	\$10,000.00	\$5,103.49	\$10,000.00	\$5,424.13	\$10,000.00
401-000-000-534-50-35-00	Small Tools & Minor Equipment	\$1,500.00	\$984.02	\$1,500.00	\$880.55	\$1,500.00
401-000-000-534-50-41-00	Maintenance Professional Services	\$100.00	\$0.00	\$100.00	\$0.00	\$100.00
401-000-000-534-50-45-00	Equipment Rental	\$500.00	\$118.96	\$500.00	\$0.00	\$500.00
401-000-000-534-50-48-02	Water Tower Maintenance & Repair Services	\$15,000.00	\$9,858.82	\$15,000.00	\$9,975.09	\$15,000.00
401-000-000-534-50-48-03	Equipment Repair Services	\$15,000.00	\$4,107.64	\$0.00	\$728.28	\$0.00
Total Maintenance		\$42,100.00	\$20,172.93	\$27,100.00	\$17,008.05	\$27,100.00
Utility Operations						
401-000-000-534-80-31-00	Operating Supplies	\$2,250.00	\$1,235.38	\$2,250.00	\$1,138.13	\$2,250.00
401-000-000-534-80-31-01	Well 6 Treatment Supplies	\$25,000.00	\$18,326.01	\$25,000.00	\$19,641.78	\$25,000.00
401-000-000-534-80-31-02	Uniforms	\$500.00	\$351.17	\$500.00	\$195.97	\$500.00
401-000-000-534-80-31-03	PW Boot Allowance	\$250.00	\$285.22	\$300.00	\$338.10	\$300.00

Account Number	Description	Budget 2024	Actual 2024	Budget 2025	5-Nov 2025	Budget 2026
401-000-000-534-80-32-00	Motor Fuel	\$6,500.00	\$6,060.39	\$6,500.00	\$4,522.05	\$6,500.00
401-000-000-534-80-34-00	Meter Purchases/inventory	\$60,000.00	\$40,533.72	\$40,000.00	\$12,336.28	\$40,000.00
401-000-000-534-80-35-01	Operating Equipment	\$500.00	\$676.96	\$500.00	\$514.43	\$500.00
401-000-000-534-80-41-00	Professional Services	\$1,000.00	\$87.78	\$1,000.00	\$9,756.03	\$4,000.00
401-000-000-534-80-41-01	Water Samples	\$4,000.00	\$9,195.60	\$6,000.00	\$4,800.01	\$6,000.00
401-000-000-534-80-42-00	Water Wells Telemetry	\$725.00	\$845.45	\$1,500.00	\$507.88	\$1,500.00
401-000-000-534-80-47-00	Power TO Pumps/PUD	\$21,000.00	\$21,106.93	\$21,000.00	\$21,347.80	\$21,000.00
401-000-000-534-80-48-00	Operations Maintenance Services	\$0.00	\$32.45	\$0.00	\$0.00	\$0.00
401-000-000-534-80-49-00	Utilities Underground Locates	\$150.00	\$64.25	\$150.00	\$74.72	\$150.00
401-000-000-534-80-49-01	Miscellaneous/Membership/Recording/License Fees	\$500.00	\$36.40	\$500.00	\$0.00	\$500.00
401-000-000-534-80-49-30	Risk Management Damage Deductible	\$0.00	\$0.00	\$0.00	\$83.33	\$0.00
Total Utility Operations		\$122,375.00	\$98,837.71	\$105,200.00	\$75,256.51	\$108,200.00
Total Water Utilities		\$783,039.27	\$561,195.38	\$626,742.31	\$429,379.10	\$642,135.00
Total Utilities and		\$783,039.27	\$561,195.38	\$626,742.31	\$429,379.10	\$642,135.00
Debt, Capital & Other						
Redemption of Debt						
401-000-000-591-34-72-03	Usda-RD 56-021 Principal	\$13,893.00	\$13,671.18	\$14,348.00	\$7,014.34	\$14,818.00
Total Redemption of Debt		\$13,893.00	\$13,671.18	\$14,348.00	\$7,014.34	\$14,818.00
Interest And Other Debt						
401-000-000-592-34-83-03	Usda-RD 56-021 Interest	\$8,817.00	\$9,038.82	\$8,362.00	\$4,340.66	\$7,893.00
Total Interest And Other		\$8,817.00	\$9,038.82	\$8,362.00	\$4,340.66	\$7,893.00
Transfers Out						
401-000-000-597-34-01-00	Transfer/Water System Imprvmnt	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
401-000-000-597-34-02-00	Transfer/Water Capital Equipment	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
Total Transfers Out		\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00

Account Number	Description	Budget 2024	Actual 2024	Budget 2025	5-Nov 2025	Budget 2026
Total Debt, Capital & Other		\$52,710.00	\$52,710.00	\$52,710.00	\$41,355.00	\$52,711.00
Total Water Fund 401		\$835,749.27	\$613,905.38	\$679,452.31	\$470,734.10	\$694,846.00
Water System Improvement						
Capital Expenditures						
402-000-000-594-34-41-00	Engineering Services	\$0.00	\$0.00	\$0.00	\$26,960.00	\$150,000.00
402-000-000-594-34-63-00	Water System Improvements	\$65,000.00	\$0.00	\$215,000.00	\$0.00	\$400,000.00
Total Capital		\$65,000.00	\$0.00	\$215,000.00	\$26,960.00	\$550,000.00
Total Water System		\$65,000.00	\$0.00	\$215,000.00	\$26,960.00	\$550,000.00
Water Deposit Trust Fund						
Nonexpenditures						
404-000-000-582-10-00-00	Refunds	\$500.00	\$400.00	\$500.00	\$0.00	\$500.00
404-000-000-582-10-01-00	Transfers	\$2,000.00	\$0.00	\$2,000.00	\$0.00	\$2,000.00
Total Nonexpenditures		\$2,500.00	\$400.00	\$2,500.00	\$0.00	\$2,500.00
Total Water Deposit Trust Fund		\$2,500.00	\$400.00	\$2,500.00	\$0.00	\$2,500.00
Wastewater Fund 406						
Utilities and Environment						
Sewer Utilities						
Administration - General						
406-000-000-535-10-10-07	Overtime	\$500.00	\$59.14	\$500.00	\$0.37	\$500.00
406-000-000-535-10-10-08	ON Call Pay	\$4,555.00	\$2,852.18	\$4,555.00	\$2,416.27	\$4,555.00
406-000-000-535-10-10-10	Wastewater Salaries	\$226,021.00	\$212,953.45	\$245,141.00	\$182,571.87	\$247,319.00
406-000-000-535-10-20-01	Labor & Industries	\$5,049.00	\$4,224.53	\$6,861.00	\$3,499.67	\$4,671.00
406-000-000-535-10-20-02	S/S Medicare	\$3,348.00	\$3,151.26	\$4,290.00	\$2,674.53	\$4,100.00
406-000-000-535-10-20-03	Accrual Liability	\$5,449.00	\$3,510.89	\$8,418.00	\$37.94	\$15,252.00
406-000-000-535-10-20-04	Pers Retirement	\$21,597.00	\$20,100.96	\$22,252.00	\$14,195.49	\$13,856.00
406-000-000-535-10-20-05	Social Security	\$0.00	\$26.94	\$50.00	\$0.00	\$0.00
406-000-000-535-10-20-06	Deferred Compensation	\$5,680.00	\$8,754.94	\$6,526.00	\$7,593.48	\$7,314.00
406-000-000-535-10-20-07	Medical/Dental/Vision Insurance	\$54,698.00	\$48,595.91	\$52,306.00	\$37,900.06	\$60,230.00
406-000-000-535-10-31-00	Office Supplies	\$2,000.00	\$1,851.21	\$1,500.00	\$1,110.59	\$1,500.00
406-000-000-535-10-35-00	Small Equipment	\$1,000.00	\$1,362.61	\$1,000.00	\$60.05	\$1,000.00

Account Number	Description	Budget 2024	Actual 2024	Budget 2025	5-Nov 2025	Budget 2026
406-000-000-535-10-41-00	Legal Retainer	\$1,500.00	\$5,056.67	\$1,500.00	\$1,033.35	\$1,500.00
406-000-000-535-10-41-01	IT Computer Services	\$1,000.00	\$3,989.29	\$1,000.00	\$5,331.02	\$1,000.00
406-000-000-535-10-41-02	State Examiner	\$4,500.00	\$5,037.50	\$500.00	\$225.35	\$5,000.00
406-000-000-535-10-41-03	Broker Fee - Insurance	\$1,000.00	\$952.06	\$1,000.00	\$317.16	\$1,000.00
406-000-000-535-10-41-04	Software Support Visions/Master Meter	\$3,000.00	\$6,508.52	\$3,000.00	\$8,468.55	\$3,000.00
406-000-000-535-10-41-05	Advertising/Legal Publications	\$1,000.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00
406-000-000-535-10-41-06	Professional Services Miscellaneous	\$2,000.00	\$29.95	\$2,000.00	\$20.98	\$2,000.00
406-000-000-535-10-41-08	Contracted Employees	\$4,680.00	\$0.00	\$250.00	\$0.00	\$250.00
406-000-000-535-10-42-00	Telephone/Internet	\$2,000.00	\$2,239.82	\$2,000.00	\$1,763.25	\$2,000.00
406-000-000-535-10-42-01	Postage	\$2,000.00	\$2,241.35	\$2,500.00	\$926.93	\$2,500.00
406-000-000-535-10-43-00	Travel/Meals/Lodging/Mileage	\$1,000.00	\$172.74	\$1,000.00	\$400.24	\$1,000.00
406-000-000-535-10-44-00	Excise Tax (sewer)	\$27,000.00	\$26,924.06	\$27,000.00	\$23,083.97	\$27,000.00
406-000-000-535-10-44-01	B & O Taxes	\$1,000.00	\$0.00	\$1,000.00	\$24.56	\$1,000.00
406-000-000-535-10-44-02	Utility Tax	\$48,900.00	\$42,556.76	\$48,900.00	\$35,910.60	\$48,900.00
406-000-000-535-10-44-03	Taxes & Operating Assessment	\$25.00	\$0.00	\$25.00	\$0.00	\$25.00
406-000-000-535-10-45-00	Copier Lease	\$465.00	\$470.91	\$465.00	\$458.54	\$465.00
406-000-000-535-10-45-01	Internal Facilities Rent	\$4,390.00	\$4,385.39	\$4,390.00	\$3,289.05	\$4,390.00
406-000-000-535-10-45-02	Rental Fees	\$75.00	\$125.87	\$150.00	\$129.63	\$150.00
406-000-000-535-10-46-00	Insurance	\$19,984.00	\$23,473.17	\$23,918.00	\$0.00	\$26,500.00
406-000-000-535-10-47-00	Utilities: Water/Sewer/Electric	\$1,000.00	\$670.15	\$1,000.00	\$603.19	\$1,000.00
406-000-000-535-10-48-00	Copier Maintenance Services	\$500.00	\$872.08	\$500.00	\$388.58	\$500.00
406-000-000-535-10-49-00	Miscellaneous/Membership/Recording/License Fees	\$350.00	\$267.96	\$350.00	\$42.85	\$350.00
406-000-000-535-10-49-01	Training	\$1,250.00	\$285.41	\$750.00	\$266.67	\$750.00
406-000-000-535-10-49-02	Bank/Investment Fees	\$100.00	\$266.48	\$200.00	\$214.64	\$200.00
Total Administration -		\$458,616.00	\$433,970.16	\$477,797.00	\$334,959.43	\$491,777.00
Facility Engineering						
406-000-000-535-20-41-00	Engineering Services	\$5,000.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00
Total Facility		\$5,000.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00
Maintenance						

Account Number	Description	Budget 2024	Actual 2024	Budget 2025	5-Nov 2025	Budget 2026
406-000-000-535-50-31-00	Maintenance Supplies	\$5,000.00	\$2,970.58	\$5,000.00	\$1,785.35	\$5,000.00
406-000-000-535-50-35-00	New Sewer Pumps	\$1,000.00	\$10.78	\$1,000.00	\$0.00	\$1,000.00
406-000-000-535-50-35-01	Small Tools & Minor Equipment	\$1,500.00	\$624.39	\$1,500.00	\$682.40	\$1,500.00
406-000-000-535-50-41-00	Professional Services	\$1,500.00	\$40.00	\$1,500.00	\$3,260.86	\$1,500.00
406-000-000-535-50-45-00	Equipment Rentals	\$1,000.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00
406-000-000-535-50-48-00	Equipment Repair Services	\$5,000.00	\$1,100.72	\$5,000.00	\$749.42	\$5,000.00
Total Maintenance		\$15,000.00	\$4,746.47	\$15,000.00	\$6,478.03	\$15,000.00
Utility Operations						
406-000-000-535-80-31-00	Operating Supplies	\$3,000.00	\$1,179.48	\$3,000.00	\$840.64	\$3,000.00
406-000-000-535-80-31-01	Lift Station Degreaser Supplies	\$700.00	\$132.18	\$700.00	\$0.00	\$700.00
406-000-000-535-80-31-02	Uniforms	\$400.00	\$351.21	\$400.00	\$195.96	\$400.00
406-000-000-535-80-31-03	PW Boot Allowance	\$250.00	\$285.17	\$300.00	\$338.07	\$300.00
406-000-000-535-80-32-00	Motor Fuel	\$6,300.00	\$6,072.36	\$6,300.00	\$4,532.91	\$6,300.00
406-000-000-535-80-35-00	Operating Equipment	\$750.00	\$668.74	\$750.00	\$489.00	\$750.00
406-000-000-535-80-41-00	Professional Services	\$500.00	\$37.10	\$500.00	\$10,123.32	\$500.00
406-000-000-535-80-47-00	Power TO Pumps/pud	\$12,500.00	\$11,860.78	\$12,500.00	\$10,644.16	\$12,500.00
406-000-000-535-80-47-01	Wastewater Treatment	\$202,224.00	\$189,639.00	\$225,156.00	\$187,630.00	\$253,476.00
406-000-000-535-80-49-00	Miscellaneous/Membership/Recording/License Fees	\$300.00	\$0.00	\$300.00	\$0.00	\$300.00
406-000-000-535-80-49-01	Utilities Underground Locates	\$225.00	\$64.27	\$225.00	\$74.74	\$225.00
406-000-000-535-80-49-02	Risk Management Damages Deductible	\$150.00	\$0.00	\$150.00	\$83.34	\$150.00
Total Utility Operations		\$227,299.00	\$210,290.29	\$250,281.00	\$214,952.14	\$278,601.00
Total Sewer Utilities		\$705,915.00	\$649,006.92	\$744,078.00	\$556,389.60	\$786,378.00
Total Utilities and		\$705,915.00	\$649,006.92	\$744,078.00	\$556,389.60	\$786,378.00
Other Financing Uses						
Redemption Of Debt						
406-000-000-591-35-72-00	Pw-04-691-049 Principal	\$55,452.00	\$55,451.98	\$0.00	\$0.00	\$0.00
406-000-000-591-35-78-00	12% Ownership Crwrf Plant	\$208,035.00	\$208,033.76	\$208,035.00	\$104,016.88	\$208,035.00
Total Redemption Of		\$263,487.00	\$263,485.74	\$208,035.00	\$104,016.88	\$208,035.00

Account Number	Description	Budget 2024	Actual 2024	Budget 2025	5-Nov 2025	Budget 2026
Interest And Other Debt						
406-000-000-592-35-83-00	Pw-04-691-049 Interest	\$555.00	\$554.52	\$0.00	\$0.00	\$0.00
Total Interest And Other		\$555.00	\$554.52	\$0.00	\$0.00	\$0.00
Transfers Out						
406-000-000-597-35-00-01	Transfer/Wastewater System Imp	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
406-000-000-597-35-00-02	Transfer/Sewer Capital Heavy Equipment	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
Total Transfers Out		\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00
Total Other Financing		\$294,042.00	\$294,040.26	\$238,035.00	\$134,016.88	\$238,035.00
Total Wastewater Fund 406		\$999,957.00	\$943,047.18	\$982,113.00	\$690,406.48	\$1,024,413.00
Wastewater System Improve						
Capital Expenditures						
408-000-000-594-35-41-00	Wastewater Capital Professional Services	\$30,000.00	\$95,996.50	\$30,000.00	\$0.00	\$30,000.00
408-000-000-594-35-63-00	Sewer Improvement Projects	\$1,700,000.00	\$142,784.22	\$1,000,000.00	\$121,766.11	\$1,000,000.00
Total Capital		\$1,730,000.00	\$238,780.72	\$1,030,000.00	\$121,766.11	\$1,030,000.00
Total Wastewater System		\$1,730,000.00	\$238,780.72	\$1,030,000.00	\$121,766.11	\$1,030,000.00
Sewer Capital Equipment Fund						
Other Financing Uses						
Capital Expenditures						
409-000-000-594-35-64-00	Capital Heavy Equipment	\$10,547.00	\$10,546.12	\$33,333.00	\$33,347.15	\$21,000.00
Total Capital		\$10,547.00	\$10,546.12	\$33,333.00	\$33,347.15	\$21,000.00
Total Other Financing		\$10,547.00	\$10,546.12	\$33,333.00	\$33,347.15	\$21,000.00
Total Sewer Capital Equipment		\$10,547.00	\$10,546.12	\$33,333.00	\$33,347.15	\$21,000.00
Water Capital Equipment Fund						
Other Financing Uses						
Capital Expenditures						
411-000-000-594-34-64-00	Water Capital Heavy Equipment	\$10,547.00	\$10,546.13	\$33,333.00	\$33,347.14	\$21,000.00
Total Capital		\$10,547.00	\$10,546.13	\$33,333.00	\$33,347.14	\$21,000.00

Account Number	Description	Budget 2024	Actual 2024	Budget 2025	5-Nov 2025	Budget 2026
	Total Other Financing	\$10,547.00	\$10,546.13	\$33,333.00	\$33,347.14	\$21,000.00
	Total Water Capital Equipment	\$10,547.00	\$10,546.13	\$33,333.00	\$33,347.14	\$21,000.00
LID 2011-1 Bond Redemption						
	Other Financing Uses					
	Redemption of Debt					
415-000-000-591-34-73-00	Debt Redemption DM10-952-006	\$71,113.00	\$71,112.89	\$71,113.00	\$71,112.89	\$71,113.00
	Total Redemption of Debt	\$71,113.00	\$71,112.89	\$71,113.00	\$71,112.89	\$71,113.00
	Interest & Other Debt					
415-000-000-592-34-83-00	Interest DM10-952-006	\$7,823.00	\$7,822.42	\$7,112.00	\$7,111.29	\$6,401.00
	Total Interest & Other	\$7,823.00	\$7,822.42	\$7,112.00	\$7,111.29	\$6,401.00
	Total Other Financing	\$78,936.00	\$78,935.31	\$78,225.00	\$78,224.18	\$77,514.00
	Total LID 2011-1 Bond	\$78,936.00	\$78,935.31	\$78,225.00	\$78,224.18	\$77,514.00
Unemployment Compensation						
	General Government					
502-000-000-517-71-20-00	Unemployment Compensation	\$0.00	\$0.00	\$0.00	\$8,594.00	\$0.00
	Total General Government	\$0.00	\$0.00	\$0.00	\$8,594.00	\$0.00
	Total Unemployment	\$0.00	\$0.00	\$0.00	\$8,594.00	\$0.00
	Grand Totals	\$8,666,925.27	\$6,280,056.17	\$5,727,429.31	\$3,545,416.37	\$8,460,423.46

City of Napavine



Capital Facilities Plan

2026 - 2031 Capital Facilities Plan for future capital equipment, facilities and projects.

2025 Estimated Year End Balances

Fund		Beginning		Transfers		Transfers	Ending
		Cash & Invest	Revenues	In	Expenditures	Out	Cash & Invest
001	General Fund 001	849,682.00	1,471,546.00		1,664,616.00	7,000.00	649,612.00
002	Substance Abuse Fund	5,973.00	5,760.00		1,714.00		10,019.00
004	Park Improvement Fund 004	211,630.00	35,520.00				247,150.00
005	Gen Gov Capital Equip Fund	48,743.00	1,500.00				50,243.00
006	LEOFF 1 Retiree Trust Fund	114,000.00		7,000.00			121,000.00
101	Street Fund 101	121,220.00	241,367.00		251,342.00	-	111,245.00
102	Street Capital Equipment Fund	24,813.00		15,000.00	33,327.00		6,486.00
105	Street Improvement Fund 105	408,683.00	506,305.00		508,890.00	15,000.00	391,098.00
110	Criminal Justice Funds	52,867.00	7,797.00		4,929.00		55,735.00
115	Local Recovery Fiscal Fund	7,237.00			7,237.00		-
305	Project Planning Fund	407,451.00	100,185.00		78,498.00		429,138.00
401	Water Fund 401	867,978.00	558,188.00		593,966.00	30,000.00	802,200.00
402	Water System Improvement Fund	680,758.00	13,221.00	15,000.00	28,000.00		680,979.00
403	USDA Bond Reserve Fund	22,710.00					22,710.00
404	Water Deposit Trust Fund	4,714.00			2,500.00		2,214.00
406	Wastewater Fund 406	567,052.00	965,397.00		884,191.00	30,000.00	618,258.00
408	Wastewater System Improve Fund	675,825.00	181,403.00	15,000.00	165,000.00		707,228.00
409	Sewer Capital Equipment Fund	24,814.00		15,000.00	33,347.00		6,467.00
411	Water Capital Equipment Fund	24,814.00		15,000.00	33,347.00		6,467.00
415	LID 2011-1 Bond Redemption Fund	565,059.00	45,922.00		78,225.00		532,756.00
502	Private-Purpose Trust Funds	34,836.00	8,594.00		8,594.00		34,836.00
631	Agency Funds	1,800.00	32,500.00		32,500.00		1,800.00
632	Municipal Court Trust Fund	5,367.00	65,000.00		65,000.00		5,367.00
Grand Total		5,728,026.00	4,240,205.00	82,000.00	4,475,223.00	82,000.00	5,493,008.00
				4,322,205.00		4,557,223.00	

CITY OF NAPA VINE
CAPITAL FACILITY PLAN - PROJECTS
2026-2031

General Government									
Administrative Services									
PROJECT	DESCRIPTION	REVENUE SOURCE	2026	2027	2028	2029	2030	2031	Total
Clerks Office									
Printer	Replace Existing	GF Equipment	\$ -						\$ -
Computers	Replace Existing	GF Equipment	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ -			\$ 6,000.00
Court/Council/Planning									
Hearing impaired Equip	Replace Existing	GF Equipment	\$ -	\$ -			\$ 1,500.00		\$ 1,500.00
Computers (Court)	Replace Existing	GF Equipment	0	3500	\$ -	\$ -	3500		\$ 7,000.00
Laptop (Court)	Replace Existing	GF Equipment	2500	0	\$ -	2500			\$ 5,000.00
Tablets (Court)	Purchase New	GF Equipment	-	300	\$ 300.00	\$ 300.00	\$ -		\$ 900.00
Scanner (Court)	Replace Existing	GF Equipment	-	0	1000	\$ -	1000		\$ 2,000.00
Scanner (Court)	Purchase New	GF Equipment	0	-	1000	0	\$ -		\$ 1,000.00
Printers (Court)	Replace Existing	GF Equipment	0	750	\$ 750.00	\$ -	-		\$ 1,500.00
Security Surveillance	Purchase New	Grant/City	0	4500	\$ -	\$ -	0	\$ -	\$ 4,500.00
Council Tablets	Replace Existing	GF Equipment		\$ 2,000.00					\$ 2,000.00
Comp Plan Update	Update	Planning Fund	\$ 50,000.00	\$ -					\$ 50,000.00
Mayor's Office									
Tablet	Replace Existing	General Fund	\$ 1,000.00	\$ -	\$ -	\$ -			\$ 1,000.00
TOTAL Administrative Services									
			\$ 55,500.00	\$ 13,050.00	\$ 5,050.00	\$ 2,800.00	\$ 6,000.00	\$ -	\$ 82,400.00

CITY OF NAPA VINE
CAPITAL FACILITY PLAN - INVENTORY/PROJECTS
2026 - 2031

General Government									
POLICE DEPARTMENT									
PROJECT	DESCRIPTION	REVENUE SOURCE	2026	2027	2028	2029	2030	2031	Total
Vehicle Laptops	Replace Vehicle Laptops	Criminal Justice Fund			30,000.00	-	-		30,000.00
Vehicle Purchase	Replace patrol vehicles as needed	Criminal Justice Fund	\$ 70,000.00	\$ -	\$ 70,000.00	\$ 70,000.00	\$ -		\$ 210,000.00
Office Desktops	Replace Desktop Computers	Criminal Justice Fund			\$ 20,000.00	\$ -			\$ 20,000.00
GE Tac (6) BodyCams					\$ -	\$ 25,000.00			\$ 25,000.00
TOTAL Police Department			\$ 70,000.00	\$ -	\$ 120,000.00	\$ 95,000.00	\$ -	\$ -	\$ 285,000.00

PUBLIC WORKS									
CAPITAL EQUIPMENT									
PROJECT	DESCRIPTION	REVENUE SOURCE	2026	2027	2028	2029	2030	2031	Total
Dump Truck	Used Equipment	Water/Sewer/Streets	50,000	-					50,000
	New Equipment	Water/Sewer/Streets	-						-
Pickup	Replace	Street Water, Sewer Capital Equipment	40,000	-	-		40,000		80,000
TOTAL Public Works			90,000	-	-	-	40,000	-	130,000

PUBLIC WORKS									
STREET SYSTEM									
PROJECT	DESCRIPTION	REVENUE SOURCE	2026	2027	2028	2029	2030	2031	TOTAL
Branch Ave	Sidewalk	TIB	-	-	140,000	-	-		140,000
NW Alder	Reconstuct	TIB				300,000			300,000
Washington Street 3rd to Woodard	Chipseal	TIB	-			250,000	-		250,000
Birch	Overlay	TIB	250,000	-		-			250,000
Neuwakum		STP	-	-					-
Woodard	New	Private	2,000,000						2,000,000
W Grand	Re-construction roadway	TIB				240,000	-	-	240,000
Rush Rd to Stella Bridge	Multipurpose Grind Asphalt	STIP Federal grant	356,000	2,700,000	-	-		-	- 3,056,000
TOTAL - Street			2,606,000	2,700,000	140,000	790,000	-	-	6,236,000

CITY OF NAPA VINE
CAPITAL FACILITY PLAN - PROJECTS
2026-2031

Community Services									
PARKS AND PUBLIC FACILITIES									
PROJECT	DESCRIPTION	REVENUE SOURCE	2026	2027	2028	2029	2030	2031	TOTAL
PARKS									
West Side Park 2" asphalt overlay	Pave City Park Birch St. Entrance and Parking Lot	Park Improvement Fund/Donations		26,000	-	-	-	-	26,000
West Side Park 2" asphalt mat on walking paths	Pave internal walking paths	Park Improvement Fund/Donations RCO	8,300	-	-	-	-		8,300
West Side Park Skate Park, Add Nature Walking Trails	ate Park, Cont. Building Natu trails w/view stations & oxbows	Park Improvement Fund/Donations	-	20,000	-		550,000	-	570,000
Skate Park	Skate Park Improv	Grants Park Improv		750,000					750,000
Mayme Shaddock/ West Side Park	Picnic Tables 10 @ \$800 ea	Parks Maint.	8,000						8,000
PUBLIC FACILITIES									
City Hall	Repaint Exterior	General Fund Capital Equipment	7,000	-					7,000
TOTAL - Community Services			23,300	796,000	-	-	550,000	-	1,369,300

CITY OF NAPA VINE
CAPITAL FACILITY PLAN - PROJECTS
2026-2031

PROJECT	DESCRIPTION	REVENUE SOURCE	2026	2027	2028	2029	2030	2031	TOTAL
PUBLIC WORKS									
SEWER SYSTEM									
PROJECT	DESCRIPTION	REVENUE SOURCE	2026	2027	2028	2029	2030	2031	TOTAL
Jeferson St Sewer Station	Reconstruction	LC EDC.09/PWB/ Wastewater System Improvement Fund	-	-					-
Woodard Sewer Station	New	Private	1,600,000						1,600,000
Rush Rd Sewer Station	Reconstruction	Wastewater System Improvement Fund		-			4,000,000	-	4,000,000
TOTAL - Sewer			1,600,000	-	-	-	4,000,000	-	5,600,000

CITY OF NAPA VINE
CAPITAL FACILITY PLAN - PROJECTS
2026-2031

PROJECT	DESCRIPTION	REVENUE SOURCE	2026	2027	2028	2029	2030	2031	TOTAL
PUBLIC WORKS									
WATER SYSTEM									
PROJECT	DESCRIPTION	REVENUE SOURCE	2026	2027	2028	2029	2030	2031	TOTAL
Reservoir #1 Tower	Resurface Interior & exterior of reservoir	Water Improvement Fund, Grants	-	400,000		-	-	-	400,000
Birch Reservoir	Paint	Water Operating Fund	-	10,000					10,000
Water System Plan		Water Improvement Fund Grant	150,000						150,000
Move Well #3	Drill New well	Water Improvement Fund/Grant	300,000	1,600,000					1,900,000
Move Well #2	Drill New Well	Water Improvement Fund/Grant	300,000	1,600,000					1,900,000
TOTAL - Water System			750,000	3,610,000	-	-	-	-	4,360,000

CITY OF NAPAVINE
CAPITAL FACILITY PLAN - INVENTORY
2026-2031

Community Services

Parks and Public Facilities- Inventory

Existing	Description	Acquired	Cost	Condition	Improvmt Req	Est. cost	Funding	Year
West Side Park 207 W Washington St #008372002005	28 Acre Park With 3 baseball fields playground area, day use area	3/1/2000	\$ 100,000	Good	Pave Nature Trails Skate Park	34,300 570,000 380,000	Park Imprvmnt Fund, Grants, Donations	2027 2030 2027
#008372002007	concession stand & nature trails	12/5/2002						
Mayme Shaddock Park 552 2nd Ave NE #008088000000	1 acre parcel, picnic area w/bbq's playground area	1913 est.		Good	Picnic Tables Big Toy	8,000 50000	Park Imprvmnt Fund, Grants, Donations	2026 future
Robert Cook Park Grand Ave #008358103000	.11 acre parcel, with swings & basketball court	2001	Donation	Good	None			
Public Works Building 101 SE Front St #008064000000	General Purpose Storage for Public Works Equipment 1152 sq	1982		Good	None	\$ -		
Pedestrian OverPass E Park St to E Branch Ct	Pedestrian/Bicycle/ Overpass	2005	\$ 1,976,069	Good	None			
TOTAL			\$ 2,076,069			#VALUE!		

CITY OF NAPAVINE
CAPITAL FACILITY PLAN - INVENTORY
2026-2031

Existing	Description	Acquired	Cost	Condition	Improvmtnt Req	Est. cost	Funding	Year
Equipment - Inventory								
COMMUNITY DEVELOPMENT DIRECTOR								
Equipment	Description	Acquired	Cost	Condition	Imprvmnt Required	Est. Cost	Funding	Year
2018 Ford	F 150	2025 PD		Good	None		water/sewer/street/CD	
TOTAL			\$ -					

PUBLIC WORKS								
Equipment/Vehicles								
John Deere	310 SE Loader/Replace	2023	\$ 128,000	New			Water, Sewer, Street	
Laymoore	Street Sweeper	2002	\$ 14,000	Good	None		Street Fund	
2010 Elgin	Delg Air Sweeper	2025		Good	None		Water, Sewer, Street	
2006 Ford	SD XL Bucket Truck	2018	\$ 20,865	Good	None		Water, Sewer, Street	
1985 Ford	F-9000 10 yard Dump Truck	1985	\$ 15,000	Good	None		Water, Sewer, Street	
2008 Dodge	Ram 2500 Pickup Truck	2019	\$ 13,200	Good	Upgrade to snow plow		Street Fund	
1999 Ford	F350 Dump Truck	2018	\$ 13,780	Good	Yes	\$ 50,000	Water, Sewer, Street	2026
2006 Chevrolet	1500 Pick Up Truck	2015	\$ 9,900	Good	None		Water, Sewer, Street	
2006 Chevrolet	2CH Pick Up Truck	2010	\$ 12,000	Good	Yes	\$ 40,000	Water, Sewer, Street	2030
2002 Chevrolet	2500 HD Utility Truck	2010	\$ 5,000	Good	Yes	\$ 40,000	Water, Sewer, Street	2027
2018 Bulldog	Water Flatbed Trailer	2018	\$ 15,405	Good	None		Water, Sewer, Street	
2010 Bulldog	Tiltbed Trailer	2010	\$ 5,000	Good	None		Water, Sewer, Street	
2018 GMC	Sierra 2500	2024	\$ 30,000	Good	None		Water, Sewer, Street	
Total - Equipment			\$ 282,150			\$ 130,000		

CITY OF NAPA VINE
CAPITAL FACILITY PLAN - INVENTORY
2026-2031

Existing	Description	Acquired	Cost	Condition	Improvmt Req	Est. cost	Funding	Year
Public Works								
Sewer System - Inventory								
Facility	Address	Acquired	Capacity	Condition	Improvmt Required	Cost	Funding	Year
Pump Station #1	Rush Road	1980	40,000 gallon	Good Refit in 2001	Yes	\$ 4,000,000	Sewer Syst Imp Fund	2030
Pump Station #2	Jefferson	1980	40,000 gallon	Good	Yes	\$ 3,500,000	LC EDC .09 Funds	2026
Pump Station #3	Washington St.	2006	40,000 gallon	Good	None		Sewer Syst Imp Fund	
Pump Station #4	Grand Blvd	Reconstructed 2014	25,000 gallon	Good	None		Sewer Syst Imp Fund	
Pump Station #5	Napa Estates	Reconstructed 2011	10,000 gallon	Good	Generator	\$ 56,000	ARPA	2030
Total - Sewer						\$ 7,556,000		

CITY OF NAPA VINE

CAPITAL FACILITY PLAN - INVENTORY

2026-2031

Existing	Description	Acquired	Cost	Condition	Improvmt Req	Est. cost	Funding	Year
Public Works								
Water System - Inventory								
Facility	Address	Acquired	Capacity	Condition	Improvmt Required	Cost	Funding	Year
Reservoir	407 Birch Ave. SW	2000	350,000 gallons	Good	Yes	\$ 10,000		2027
Reservoir #1	214 Front Avenue SE	1974	100,000 gallons	Good	Yes	\$ 400,000		2027
Reservoir	1206 Rush Road	2014	80,000 gallons	Good	none			
Booster Pump Station	409 Birch Ave. SW	2000		Good	none			
Well #1	214 Front Ave. SE	1952	off line	Poor	Needs to be cored and rescreened	\$ 409,000	Water System Imp Fund	Future
Well #2	214 Front Ave. SE	1960	100 gpm	off line PFAS	Yes	\$ 1,900,000	Grant/local	26-27
Well #3	401 Rowell St. E	1980	60 gpm	off line PFAS	Yes	\$ 1,900,000	Grant/local	26-27
Well #4	409 Birch Ave. SW	1996	120 gpm	Good	None			
Well #5	207 Washington St W.	2000	120 gpm	Good	None			
Well #6	1206 Rush Road	2007	140 gpm	Good			Water Fund	
Well #6 Treatment Plant	1206 Rush Road	2020		Good	New Drives		Water Equip Fund	
Total - Water System						\$ 4,619,000		

2026-2031

POLICE DEPARTMENT								
INVENTORY								
Equipment	Description	Acquired	Cost	Condition	Improvmt Req	Est. cost	Funding	Year
2015 Dodge	Charger	2015	\$ 35,000	Good		\$ 70,000	Criminal Justice Fund	2026
2021 Dodge	Durango	2022	\$ 40,000	Good		\$ 70,000	Criminal Justice Fund	2027
2023 Dodge	Charger	2023	\$ 38,017	New		\$ -	Insurance	
2022 Dodge	Charger	2022	\$ 36,500	Good		\$ 70,000	Criminal Justice Funds	2028
2023 Dodge	Durango	2023	\$ 43,345	New		\$ -	Criminal Justice Funds	
2024 Dodge	Durango	2024	\$ 60,000	New			Criminal Justic Funds	
2014 Honda	Motorcycle	2024	\$ 2,500	Good			Criminal Justice Funds	
LiveScan	Live Scan	2019	\$ 13,680	Good		\$ -		
Total - Police Department			\$ 269,042			\$ 210,000		

Future General Government			
Administrative Services			
PROJECT	DESCRIPTION	REVENUE SOURCE	FUTURE
Court Computers	Replace Existing	GF Equipment	\$ 7,000.00
Court Scanners	Replace Existing/new	GF Equipment	\$ 3,000.00
Clerk's Office Computers	Replace Existing	GF Equipment	\$ 6,000.00
Printers	Replace Existing	GF Equipment	\$1,500.00
Tablets-court-Council-Mayor	Replace Existing	GF Equipment	\$3,900.00
Court Laptops	Replace Existing	GF Equipment	\$5,000.00
Comm. Dev. Comp Plan Update	7-yr update due 2029	General Fund	\$ 50,000.00
TOTAL Administrative Services			\$ 76,400.00

Community Services			
Parks and Public Facilities			
PROJECT	DESCRIPTION	REVENUE SOURCE	FUTURE
WestSide Park Skate Park/Splash Pad	New	Park Improvement Grants	\$ 123,600.00
City Hall		General Fund GF Equipment	\$ 2,000.00
Mayme Shaddock/ Sprinkler System for irrigation of lawn		Capital facilities parks or grants, loans and/or donations	\$ 5,000.00
Robert Cook Park Big Toy Playground Equipment		Capital facilities parks or grants loans and/or donations	\$ 20,600.00
Mayme Shaddock/ Westide/Robert Cook Parks Playground Ground Cover		Park Fund/ grants/donations	\$ 2,100.00
TOTAL - Community Services			\$ 153,300.00

Public Works			
Equipment			
PROJECT	DESCRIPTION	REVENUE SOURCE	FUTURE
TOTAL - Public Works Equipment			\$ —

PROJECT	DESCRIPTION	REVENUE SOURCE	FUTURE
Public Works			
Sewer Project			
PROJECT	DESCRIPTION	REVENUE SOURCE	FUTURE
Woodard to I-5	Install 12" main	Development	\$ 500,000.00
Skinner Road	Install new 8" main	Development	\$ 83,000.00
Koontz Rd. Jordan to N Military	Install new 8" main	Development	\$ 1,500,000.00
Koontz Road (Woodard to Jordan)	Install new 12" main	Development/ ULID	\$ 2,500,000.00
Mill Road (Washington to Jordan)	Install new 10" main	Development/ ULID	\$ 206,000.00
Estep Rd. (Forest Napavine to North City Limits)	New Construction	LID Development	\$ 1,340,000.00
TOTAL - Sewer		\$ -	\$ 6,129,000.00

PROJECT	DESCRIPTION	REVENUE SOURCE	FUTURE
Public Works			
Street System			
PROJECT	DESCRIPTION	REVENUE SOURCE	FUTURE
E Sommerville Forest Napavine/ Rush Road Connector Road	New Construction of roadway, drainage sidewalks, curbing and street lighting	Enterprise Fund LID or Development	\$ 1,854,000.00
Wildwood to Rush Road Connector	Develop roadway, drainage sidewalks, curbing and street lighting	Development (Rognlin 2024)	\$ 515,000.00
Forest Napavine to Woodard Road Connector	New Construction of roadway, drainage sidewalks, curbing and street lighting	Grant LID or Development	\$ 772,500.00
Koontz Road from Woodard to Skinner	Re-construction roadway, drainage sidewalks, curbing and street lighting	Development -2030	\$ 154,500.00
Rush Rd. from Stella to Newaukum River Bridge	Widening 3rd lane curbing, sidewalk lighting drainage	Grant Development	\$ 3,100,000.00
Birch Avenue from Wash. to City Limits	Re-construction roadway, drainage sidewalks, curbing and street lighting	Dedicated Fund Grant -2030	\$ 258,000.00
Rush Road from New. River Bridge to City Limits	Re-construction roadway, drainage sidewalks, curbing and street lighting	Dedicated Fund Grant/LID or Development -2030	\$ 8,000,000.00
Forest Napavine Grand to I-5	Widen, overlay, curb, gutter, sidewalks, stormwater, lighting	Grants ULID local funds	\$ 1,545,000.00

PROJECT	DESCRIPTION	REVENUE SOURCE	FUTURE
PROJECT	DESCRIPTION	REVENUE SOURCE	FUTURE
3rd Ave Vine St. to Grand	Widen install sidewalk w/drainage & walks	Grants local match	\$ 258,000.00
Grand Blvd 4th to Railroad Way	Widen overlay w/drainage & walks	Development	\$670,000.00
2nd Ave NE Stella to Somerville	Widen overlay curbs gutters sidewalks stormwater lighting	Grants Development (2026 STIP)	\$ 1,236,000.00
4th Street Rowell to Rathburn	New construction of curb, gutter, sidewalk, drainage, lighting and roadway	Capital Facilities State Grants Street Improvement Fund	\$ 360,000.00
Rathburn 2nd to 3rd	New construction of curb, gutter, sidewalk, drainage, lighting and roadway	Capital Facilities State Grants Street Improvement Fund	\$ 258,000.00
Widening of Newaukum Bridge	Widening of Newaukum Bridge and adding pedestrian walk paths with lighting	State or Federal Grant Loans or Development	\$ 1,545,000.00
TOTAL - Street			\$ 20,526,000.00

PROJECT	DESCRIPTION	REVENUE SOURCE	FUTURE
Public Works			
Pedestrian Routes			
PROJECT	DESCRIPTION	REVENUE SOURCE	FUTURE
Fifth Ave/ Sixth Ave NW	Construct 5 foot sidewalk on one side of street. Connect to existing.	Dedicated Fund/ LID/Grant Development	\$ 20,600.00
Grand Blvd NW	Construct 5 foot sidewalks on both sides of the street.	Dedicated Fund/ Grant	\$ 57,000.00
8th Ave & from WA to Vine	Construct 5 foot sidewalks on one side of the street. Connect to existing.	Development/ -2030	\$ 80,000.00
TOTAL - Pedestrian Routes			\$ 157,600.00

PROJECT	DESCRIPTION	REVENUE SOURCE	FUTURE
PUBLIC WORKS			
Water			
PROJECT	DESCRIPTION	REVENUE SOURCE	FUTURE
1st Ave. NW Main from Vine to Grand	Replace undersized mains	Water Utility Funds/ Devlpmnt ULID	\$ 51,500.00
Woodard Road Main from Koontz to I-5	Construct new 10" water main for future growth	Development -2025	\$ 1,200,000.00
Grand NE Main (5th NE to 2nd NE)	Construct new 8" main to loop	Grants	\$ 350,000.00
Koontz Road Main (Woodard to Skinner)	Replace undersize mains to 10" lines	Development -2024	\$ 80,000.00
Skinner Road Main (Koontz Road to S. City limits)	Install 10" water main	Development	\$ 78,000.00
Grand Blv NW Main (4th NW to 1st NW)	Replace undersize mains to 8" lines	Developer -2026	\$ 130,000.00
2nd Ave. NW Main (Grand to Vine)	Replace undersize mains to 6" lines	Water Utility Fund ULID	\$ 47,000.00
PROJECT	DESCRIPTION	REVENUE SOURCE	FUTURE
3rd Ave. NW Main (Grand to Vine)	Replace undersize mains to 8" lines	Water Utility Fund ULID	\$ 47,000.00
Washington Main (3rd NW to Birch)	Replace undersize mains to 8" lines	Local Funds/ Development	\$ 154,500.00
Mill Road (Washington to Jordan)	Install 10" main	Commercial Development/LID	\$ 154,500.00
Forest Napavine Main (E. Grand to I-5)	Install 12" main	Commercial Development/LID	\$ 490,000.00
State Rte #508 Main (I-5 to Estep Road)	Install 12" main	Commercial Development/LID	\$ 824,000.00
Estep Road Main (Forest Napavine Road to Estep end.	Install 10" main	Development/LID Commercial	\$ 206,000.00
Birch Avenue Park Entrance to Jordan	Install 12" main	Development/LID Water Util Fund	\$ 566,500.00
Washington Avenue/ Hwy #603	Install 12" main	Development/LID	\$ 463,500.00
Forest Napavine Rd Storage Facility	Water Reservoir for future growth	Water Utility Fund Development/Grant	\$ 412,000.00
			\$ 5,254,500.00



NAPAVINE CITY COUNCIL REGULAR MEETING MINUTES

October 28, 2025, 6:00 P.M.

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

CALL TO ORDER:

Mayor Shawn O'Neill called the regular city council meeting to order at 6:00pm directly following the Workshop Meeting on Projected 2026 Revenues & Fee Schedule.

INVOCATION:

The 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, Ivan Wiediger Councilor #2, Donald Webster Councilor #3, and Duane Crouse Mayor Pro Tem.

City staff members present: City Clerk – Rachelle Denham, Treasurer - Michelle Whitten, CD/PW Director - Bryan Morris, Chief of Police – John Brockmueller, Court Administrator – Lacie DeWitt. Absent: Legal Counsel – Jim Buzzard.

MOVED:	Ivan Wiediger	Motion: Excuse Heather Stewart
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:	Don Webster	Motion: Approval of Agenda- As Presented.
SECONDED:	Brian Watson	
<i>Discussion: No Discussion</i>		
VOTE ON MAIN MOTION:	4-0 Motion Carried: 4 aye and 0 nay.	

APPROVAL OF MEETING MINUTES

MOVED:	Brian Watson	Motion: Approval of the regular council meeting minutes for October 14, 2025.
SECONDED:	Ivan Wiediger	
<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

- The report is in writing. Operations are normal.

Bryan Morris - PW/CD Director

- The report is in writing. Operations are normal.

Michelle Whitten - Treasurer

- We are in the middle of an audit. It's a hybrid and they are here one day a week. An email was sent out about a Teams Meeting next Wednesday with the auditors. Please let Michelle know if you want to attend and an email link will be sent out.

Ivan Wiediger – Councilor 2

- Attended the school vision program the past week with Councilor Webster and in conjunction with the Lions Club. Provided vision screening to kindergarten through seventh grade, a lot of kids, a lot of fun, including some homeschooled kids.

Brian Watson – Councilor 1

- Napavine football's back on track, three in a row, right before the playoffs.

Shawn O'Neill – Mayor

- Hats off to the staff for looking after each other over the last couple weeks, there have been some opportunities to support one another with some stressful events. Mayor Pro Tem echoed the mayor's comments.

Sandra White – LCFD 5

- It's clear that all the employees are Team Napavine. Gregg Peterson is again the Interim Fire Chief. The construction of Fire Station 51, Napavine is progressing well. There have been some changes to the layout but nothing structural. The interior wiring and plumbing are underway at this time. The estimates of MDK Construction, is that the fire dept could be responding to alarms for the last time in February. Many are watching what will happen with the annexation Chehalis UGA for some of the Fire District 5's coverage area to the north. There is a lot to be worked out as this moves forward. It is our commitment to continue to serve the residents of this area to our north as long as we have responsibility to do so. The Lewis County Auditor has shared that this UGA area is approximately 16% of Fire District 5's assessed evaluation. We have added one professional paramedic to our staff as well as one firefighter EMT. The fire department runs three shifts consisting of three people, 24/7, 365. The Wildland Mobilization Program, MOBE program, has wrapped up for the season in Washington. The MOBE program has made enough to cover the payment on the new brush truck the district purchased earlier this year and add about \$40,000 to our budget. This provides us with revenue to maintain the MOB equipment and build the program as necessary. This is a positive recruitment tool for future firefighters utilizing younger, mostly community members to deploy regionally. Director Morris commented that there will be an upgrade to the light signals by the fire station. They'll hit a button that I will be pointing kind of over it to fire station and it's going to shoot a strobe off and they're going to it's going to stop traffic except for that fire truck to go straight through the intersection.

CITIZEN COMMENTS – NON-AGENDA ITEMS: *The recording link can be accessed for entire citizen comments. This is a brief summary and not verbatim.*

- Deborah Graham, 295 Kirkland Rd – Questions have been asked to Debbie about painting done in the area that drive on Kirkland, Rush, Bishop, and by exit 72. She realizes it's the wrong time of the year for painting, but the fog and center lines can't be seen like in front of Subway, Ribeye, Burger King, and McDonalds. Then over on the other side exit 72 from Hamilton Road to Rush Road lines/potholes. She would like feedback so she can let the people know. The mayor replied that we can give an update.

NEW BUSINESS

VOUCHERS- M. WHITTEN

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

Accounts Payable	21	38	34,982.66	40072-40092
Payroll Vendors				
Electronic Payments	7	12	1937.31	EFT*20251015-21
Electronic Payroll	5	5	30,023.61	EFT*20251010-14
ACH Direct Deposit	16	16	37,276.49	Payroll 10/1-10/15 2025

October 2025 2nd Council Meeting

Reference	Date		
Total Vouchers	49	71	\$104,220.07

MOVED:	Don Webster	Motion: Pay the bills. Approval of the Vouchers dated October 2025-2nd Council Meeting.
SECONDED:	Ivan Wiediger	
<i>Discussion: No Discussion</i>		
VOTE ON MAIN MOTION:	4-0 Motion Carried: 4 aye and 0 nay.	

DRAFT MOBILE FOOD TRUCK CODE – B. MORRIS

MOVED:	Ivan Wiediger	Motion: Approve Draft Mobile Food Truck Code.
SECONDED:	Don Webster	
<i>Discussion: Mayor Pro Tem asked about the owner's permission and no portable/Sani Cans and if it's a Lewis County code. Director Morris stated that it doesn't matter what the business is as far as commercial. If it's permanent and you have full-time employees with commercial impact you must have bathrooms. These are coming in as temporary, so they are run underneath the health department, not the City of Napavine.</i>		
VOTE ON MAIN MOTION:	4-0 Motion Carried: 4 aye and 0 nay.	

WARRANT PROCESSING AGREEMENTS: MORTON AND MOSSYROCK – CHIEF BROCKMUELLER

MOVED:	Duane Crouse	Motion: Approve Warrant Processing Agreements-Morton & Mossyrock.
SECONDED:	Ivan Wiediger	
<i>Discussion: Mayor Pro Tem asked about the billing. Is \$20 a going rate and is it what has been paid to the county. Chief replied, yes, the same fee that we pay the county and now will be paid to us. Clarified that both cities have the same police force but still are separate cities. There are two agreements, one for each city. Lacie explained that both cities file into our court and this streamlines the whole process.</i>		
VOTE ON MAIN MOTION:	4-0 Motion Carried: 4 aye and 0 nay.	

ILA COURT SERVICES MORTON AND MOSSYROCK 2026 (RENEW) – L. DEWITT

MOVED:	Duane Crouse	Motion: Approve ILA Court Services Morton & Mossyrock.
SECONDED:	Brian Watson	
<i>Discussion: No Discussion.</i>		
VOTE ON MAIN MOTION:	4-0 Motion Carried: 4 aye and 0 nay.	

ADJOURNMENT: *Meeting Adjourned at approximately 6:25 p.m.*

MOVED:	Don Webster	Motion: To Adjourn – Close of Meeting
SECONDED:	Ivan Wiediger	
<i>Discussion: No Discussion.</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](https://fcdl.in/LyLXQFc7fZ) or at the link <https://fcdl.in/LyLXQFc7fZ>.

Respectfully submitted,

Rachelle Denham, City Clerk

Shawn O'Neill, Mayor

Councilor



WORKSHOP MEETING MINUTES- Projected 2026 Revenues & Fee Schedule
October 28, 2025

***Mayor, Shawn O'Neill opened the Workshop Meeting at 5:30 PM**

NAPAVINE COUNCIL MEMBERS PRESENT:

Mayor Shawn O'Neill, Councilor #1 Brian Watson, Councilor #2 Ivan Wiediger, Councilor #3 Don Webster, and Mayor Pro Tem Duane Crouse. Absent: Councilor #4 Heather Stewart

CITY STAFF MEMBERS PRESENT: City Clerk Rachelle Denham, Treasurer Michelle Whitten, Police Chief John Brockmueller, CD/PW Director Bryan Morris, Court Administrator Lacie DeWitt.

ROUND TABLE DISCUSSION:

Key Points:

Michelle provided a handout (see council packet for documents).

2026 Budget Revenues-

Current Expense 001 Fund

Revenues –

- Slight increase in Sales and Use Tax- - \$8k more than this year anticipated
- Property tax increase the 1% (unknown new construction values)- Increase a couple thousand/\$390k split 50/50 general/streets
- Building Permits and Pass Through revenue will be higher (Community Development is working on projects)-projected 5 new homes amongst various commercial possibilities.

Park Improvement Fund 004

Revenues-

- Nothing at this time

General Capital Equipment Fund 005

Revenues-

- Nothing at this time

City Street Fund 101

Revenues-

- Slightly lower with no surplus equipment

Street Improvement Fund 105

Revenues- Increase

- TIB Funds and/Federal funds for Rush Rd construction

Criminal Justice Fund 110

Revenues-

→ Higher with surplus of old police car

Project Planning 305

Revenue

→ Lower with no Commerce grant funding as it has been spent

Water Fund 401

Revenue

→ Slight decrease with less connection fees

Water System Improvement Fund 402

Revenue

→ Water Comp Plan Grant \$150,000??

Wastewater Fund 406

Revenue

→ Decrease in connection fees

Wastewater System Improvement Fund 408

Revenue

→ Jefferson Station Improv .09 Grant

→ PWTF funding – still waiting to hear if loan or grant or mix of both

Street Capital Equipment Fee 102

Sewer Capital Equipment Fee 409

Water Capital Equipment Fee 411

These three funds are very similar to previous years in keeping the “transfers in” to build up funds for capital equipment purchases.

Fee Schedule

There were a few changes that will need to be added to the fee schedule that was missed so another Resolution will be brought to the council for approval.

The meeting was adjourned-closed at approximately 5:55 p.m.

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

****THIS WAS OPEN DISCUSSION ONLY AND NO VOTES OR FINAL DECISIONS WERE MADE ****

Respectfully submitted,

Rachelle Denham, City Clerk

Shawn O'Neill, Mayor

Councilor



Voucher Report 11/12/2025

November - November 1st Council Meeting

Reference	Date	Amount	Notes
Reference Number: 40093	Chehalis Collision Center	\$9,899.04	
14938A	11/4/2025	\$9,899.04	Deer mishap w/2021 Durango
Reference Number: 40094	International Brotherhood Teamster	\$1,133.50	
Union Dues - 15770	10/16/2025	\$42.75	
Union Dues - 15771	10/16/2025	\$39.75	
Union Dues - 15772	10/16/2025	\$62.25	
Union Dues - 15773	10/16/2025	\$48.75	
Union Dues - 15774	10/16/2025	\$42.75	
Union Dues - 15776	10/16/2025	\$35.25	
Union Dues - 15778	10/16/2025	\$32.25	
Union Dues - 15779	10/16/2025	\$41.75	
Union Dues - 15780	10/16/2025	\$39.75	
Union Dues - 15781	10/16/2025	\$43.25	
Union Dues - 15783	10/16/2025	\$39.75	
Union Dues - 15784	10/16/2025	\$62.25	
Union Dues - 15785	10/16/2025	\$36.25	
Union Dues - 15786	11/4/2025	\$42.75	
Union Dues - 15787	11/4/2025	\$39.75	
Union Dues - 15788	11/4/2025	\$62.25	
Union Dues - 15789	11/4/2025	\$48.75	
Union Dues - 15791	11/4/2025	\$42.75	
Union Dues - 15793	11/4/2025	\$35.25	
Union Dues - 15795	11/4/2025	\$32.25	
Union Dues - 15797	11/4/2025	\$39.75	
Union Dues - 15798	11/4/2025	\$43.25	
Union Dues - 15800	11/4/2025	\$39.75	
Union Dues - 15801	11/4/2025	\$62.25	
Union Dues - 15802	11/4/2025	\$36.25	

November - November 1st Council Meeting

Reference	Date	Amount Notes
Union Dues - 15803	11/4/2025	\$41.75
Reference Number: 40095	Badger Meter	\$434.40
80215354	10/30/2025	\$434.40 2025*Oct Cellular meters
Reference Number: 40096	Buzzard Law Group, P.S.	\$6,625.00
20098	10/22/2025	\$1,837.50 1st Amend Training/Pass Thru Ziply
20100	10/22/2025	\$75.00 Case No. 5A0772766
20102	10/22/2025	\$12.50 Case No. 5A0750800
20103	10/22/2025	\$275.00 Case No. 5A0750792
20104	10/22/2025	\$50.00 Case No. 5A0750790
20105	10/22/2025	\$25.00 Case No. 5A0750785, 5A0750786
20106	10/22/2025	\$25.00 Case No. 5A0671722
20107	10/22/2025	\$37.50 Case No. 5A0671709
20108	10/22/2025	\$50.00 Case No. 5A0633270
20111	10/22/2025	\$50.00 Case No. 5A0611138
20112	10/22/2025	\$37.50 Case No. 5A0611162, 5A0611164
20113	10/22/2025	\$100.00 Case No. 5A0611158
20114	10/22/2025	\$550.00 Case No. 5A0611130, 5A0611128
20115	10/22/2025	\$100.00 Case No. 5A0611125
20117	10/22/2025	\$100.00 Case No. 5A0373939
20118	10/22/2025	\$50.00 Case No. 5A0373924
20119	10/22/2025	\$25.00 Napavine Case No. 5A0347977
20120	10/22/2025	\$50.00 Case No. 5A0347966
20123	10/22/2025	\$50.00 Case No. 5A0091874
20124	10/22/2025	\$12.50 Case No. 5A0069904, 5A0069905
20125	10/22/2025	\$12.50 Case No. 5A0069898
20126	10/22/2025	\$25.00 Case No. 5A0069864
20127	10/22/2025	\$25.00 Case No. 4A0874020
20128	10/22/2025	\$25.00 Lewis Case No. 4A0730132
20129	10/22/2025	\$25.00 Lewis Case No. 4A0730113
20130	10/22/2025	\$25.00 Lewis Case No. 4A0487448

November - November 1st Council Meeting

Reference	Date	Amount Notes
20131	10/22/2025	\$50.00 Lewis Case No. 4A0049961, 4A0049962
20132	10/22/2025	\$25.00 Lewis Case No. 3A0549361, 3A0549362
20133	10/22/2025	\$50.00 Lewis Case No. 2A0186782
20136	10/22/2025	\$75.00 Lewis Case No. 3A0784155
20137	10/22/2025	\$50.00 Lewis Case No. 1A0293045
20144	10/22/2025	\$2,700.00 General Prosecution File
20148	10/22/2025	\$25.00 Lewis Case No. 3A0068111
Reference Number: 40097	City of Chehalis	\$18,763.00
2025*Nov*RWWTP	11/6/2025	\$18,763.00 Monthly Sewer Treatment Costs 2025 Nov
Reference Number: 40098	City of Napavine	\$3,428.28
2025*09 Utility tax remit	11/6/2025	\$1,028.28 2025- Sept Water/Sewer Service Utility Ta
2025*11 Police Service	11/6/2025	\$2,400.00 2025*11 Police Service
Reference Number: 40099	Consor North America, Inc	\$18,130.16
D240918WA.00-10	10/27/2025	\$18,130.16 RUSH RD
Reference Number: 40100	Counter Strike Supply Company	\$1,471.30
10533	10/3/2025	\$1,471.30 80 Cases of ammp
Reference Number: 40101	CT Publishing LLC dba The Chronic	\$10.58
135306	10/18/2025	\$6.84 PH 2026 budget
135307	10/18/2025	\$3.74 PH Capital Facilities
Reference Number: 40102	Dept Labor & Industries	\$67.60
393911	10/23/2025	\$67.60 2025 LNI Boiler Vessel HW Heater
Reference Number: 40103	DJ'S Plumbing	\$297.00
58880	10/23/2025	\$297.00 5 BATS @55
Reference Number: 40104	Duane Elwood	\$185.00

November - November 1st Council Meeting

Reference	Date	Amount Notes
2025*Nov Part B	11/6/2025	\$185.00 Medical Insurance Premium Part B 2025 N
Reference Number: 40105	Esco Pacific Signs, Inc.	\$460.50
34571	11/6/2025	\$460.50 2 - 3x5 flags
Reference Number: 40106	Goods Quarry	\$237.60
14520a	9/26/2025	\$27.93 tax
14727	10/24/2025	\$209.67 12 ton 5/8" minus
Reference Number: 40107	HITS, Inc	\$700.00
9111	10/29/2025	\$700.00 Macomber/Dawes roadside training
Reference Number: 40108	J.P. Cooke Co.	\$137.95
90491	11/6/2025	\$137.95 Dog Tags
Reference Number: 40109	LCSSO-Corrections Bureau	\$959.13
2025*Oct Prisoner	11/5/2025	\$959.13 2025 - Oct #9.25 of beds days
Reference Number: 40110	Lewis County PUD	\$4,985.34
104755002*2025 Nov	10/24/2025	\$36.73 9/16-10/19/2025 E Park St
104755003*2025 Nov	10/24/2025	\$36.04 9/16-10/19/2025 305 2nd Ave NE"Triangle"
104755004*2025 Nov	10/24/2025	\$69.01 9/16-10/19/2025 Washington & 2nd St Traf
104755005*2025 Nov	10/24/2025	\$48.42 9/16-10/19/2025 Ball Park Lights/207 W We
104755006*2025 Nov	10/24/2025	\$60.42 9/16-10/19/2025 Linhart Ave Lights
104755007*2025 Nov	10/24/2025	\$44.55 9/16-10/19/2025 Pedestrian Overapss/2nd
104755008*2025 Nov	10/24/2025	\$64.91 9/16-10/19/2025 113 2nd Ave SE
104755009*2025 Nov	10/24/2025	\$48.65 9/16-10/19/2025 207 Wash St Park Conces
104755010*2025 Nov	10/31/2025	\$37.43 9/23-10/26/2025 191 Hamilton RD
104755011*2025 Nov	10/24/2025	\$42.93 9/16-10/19/2025 Stadium Heights St Lights
104755012*2025 Nov	10/24/2025	\$54.08 9/16-10/19/2025 Washington Birch Ave SW
104755014*2025 Nov	10/24/2025	\$38.12 9/16-10/19/2025 WA Street Lighting
104755015*2025 Nov	10/24/2025	\$49.35 9/16-10/19/2025 Camden Way St Lights

November - November 1st Council Meeting

Reference	Date	Amount	Notes
104755016*2025 Nov	10/24/2025	\$44.55	9/16-10/19/2025 Parkside Loop St Lights
104755017*2025 Nov	10/24/2025	\$73.96	9/16-10/19/2025 3rd Ave NW/Pump Station
104755018*2025 Nov	10/24/2025	\$1,025.36	9/23-10/24/2025 Various Street Lights
104755019*2025 Nov	10/24/2025	\$66.16	9/16-10/19/2025 Chieri CT Sewer Station
104755020*2025 Nov	10/24/2025	\$1,150.77	9/16-10/19/2025 Birch - Well #5/Birch Ave
104755021*2025 Nov	10/24/2025	\$147.47	9/16-10/19/2025 Jefferson ST E Pump Station
104755022*2025 Nov	10/24/2025	\$223.64	9/16-10/19/2025 Rush RD Pump - 1168 Rush
104755023*2025 Nov	10/24/2025	\$36.58	9/16-10/19/2025 Rowell ST E Pump Well #
104755024*2025 Nov	10/24/2025	\$159.00	9/16-10/19/2025 Front ST - Well #2
104755025*2025 Nov	10/24/2025	\$208.55	9/16-10/19/2025 207 W Washington - Pump
104755026*2025 Nov	10/31/2025	\$43.23	9/23-10/26/2025 611 Koontz RD Light
115588001*2025 Nov	10/24/2025	\$61.89	9/16-10/19/2025 Rathburn ST
115588002*2025 Nov	10/24/2025	\$48.89	9/16-10/19/2025 4th & Stella ST *250 W ST
124227002*2025 Nov	10/31/2025	\$511.11	9/23-10/26/2025 1206 Rush RD - Well #6/7
124227003*2025 Nov	10/24/2025	\$283.79	9/16-10/19/2025 City Hall - 407 Brich Ave S
128323001*2025 Nov	10/24/2025	\$36.04	9/16-10/19/2025 207 W Washington - Amp
128578001*2025 Nov	10/31/2025	\$48.42	9/23-10/26/2025 Rush Rd Lights
128578002*2025 Nov	10/31/2025	\$39.44	9/23-10/26/2025 173 Hamilton RD Lighting
128578003*2025 Nov	10/24/2025	\$41.02	9/16-10/19/2025 307 Sommerville RD Light
128578004*2025 Nov	10/24/2025	\$47.96	9/16-10/19/2025 518 7th Ave NW Security
128578005*2025 Nov	10/24/2025	\$56.87	9/16-10/19/2025 555 2nd Ave NE Park Bulb
Reference Number: 40111	Lewis County Treasurer	\$82.67	
2025*Oct Crime Victims	11/6/2025	\$82.67	2025 - Oct Court Remittance
Reference Number: 40112	Mrs. Klean Janitorial	\$634.00	
INV-2597	11/1/2025	\$634.00	2025 -Nov Clean City Hall
Reference Number: 40113	Napavine Ace Hardware	\$548.28	
975954	10/1/2025	\$7.12	Bulb 12 8V 2PK
976021	10/2/2025	\$16.39	Sign Keep Out 5X12, sign No Tes-Viol 15X
976075	10/2/2025	\$10.80	Gorilla Mounting Tape CLR

November - November 1st Council Meeting

Reference	Date	Amount	Notes
976444	10/6/2025	\$23.75	Concrete Mix 60#Quikrete/Sprypnt Ace FL7
976488	10/7/2025	\$11.88	Bait Station w/6 Refill
976607	10/8/2025	\$7.12	DUR BATT LIHM 2450 1PK
976700	10/9/2025	\$47.27	Bolt Eye W/Nut 3/8"x4" / Anchoring Epoxy
976703	10/9/2025	(\$11.61)	Bolt Eye w/nut 3/8"x4" QTY -6.00 \$1.79 eac
976756	10/10/2025	\$21.18	Bolt Eye W/nut 3/8"x4" / MIS Fasteners
977068	10/14/2025	\$151.33	CM W/D Vacuum 16G
977281	10/16/2025	\$121.13	Chain STRT 2/0 ZNC 400/ Link Chain LAP:
977311	10/17/2025	\$54.67	Ceramic HTR/Clorox CLNR CLCH, Scraper
977574	10/20/2025	\$7.56	LED A19 E26 SW 60W 4PK
977653	10/21/2025	\$20.71	Roller Cover, PTR TPE BL. Roller Frame3"
977803	10/23/2025	\$26.56	Treatment Oil STP 15oz, Seafoam Motor TI
978201	10/28/2025	\$32.42	Reacher Grabber Tool 44"
Reference Number: 40114	Nelson Truck Equipment Co Inc	\$2,873.33	
764632	10/13/2025	\$2,873.33	Vehicle harness/clevis
Reference Number: 40115	Quill Corporation	\$174.69	
46155166	10/13/2025	\$35.09	tape/ push pins
46307931	10/22/2025	\$139.60	TP/Plates etc
Reference Number: 40116	Sarah Berry c/o Duane Elwood	\$260.00	
2025*Nov LEOFF 1 Ins	11/6/2025	\$260.00	2025*Nov LEOFF 1 Ins
Reference Number: 40117	State Treasurer's Office	\$2,786.20	
2025*Oct Court Remit	11/6/2025	\$2,786.20	2025*Oct Court Remit
Reference Number: 40118	Traffic Safety Supply Co.	\$937.00	
SQN0077116	11/6/2025	\$937.00	50-18" cones
Reference Number: 40119	US Cellular	\$1,377.77	
0762249278	10/12/2025	\$250.22	10/12-11/11 PW Cell

November - November 1st Council Meeting

Reference	Date	Amount	Notes
0762259316	10/12/2025	\$1,079.21	10/12-11/11 PD/PW Cell
0764301907	10/20/2025	\$48.34	10/20-11/19 Treasurer Cell
Reference Number: 40120	Vander Stoep, Blinks, Jones & Unze	\$2,200.00	
2025*Oct Judge	11/6/2025	\$1,100.00	2025-Oct Judge
2025-Nov Judge	11/6/2025	\$1,100.00	2025-Nov Judge
Reference Number: 40121	WA Dept of Transportation	\$2,041.28	
RE *FB91458004261	10/31/2025	\$2,041.28	2025*Oct Fuel
Reference Number: 40122	Washington State Patrol	\$12.00	
I2601983	11/3/2025	\$12.00	CPL Background Checks Butterfield
Reference Number: EFT*20251101a	Dept of Retirement Systems	\$167.71	
DOR-Morris Correction 07/2007	10/7/2025	\$167.71	
Reference Number: EFT*20251102	Dept of Retirement Systems	\$6,199.01	
Correct Morris 07/2007	11/4/2025	(\$99.94)	
Correct Morris 7/2007	11/3/2025	(\$67.77)	
Emp Rtmt - 15770	10/16/2025	\$171.12	
Emp Rtmt - 15771	10/16/2025	\$272.54	
Emp Rtmt - 15772	10/16/2025	\$251.53	
Emp Rtmt - 15773	10/16/2025	\$208.33	
Emp Rtmt - 15774	10/16/2025	\$177.04	
Emp Rtmt - 15775	10/16/2025	\$211.79	
Emp Rtmt - 15776	10/16/2025	\$156.67	
Emp Rtmt - 15777	10/16/2025	\$215.45	
Emp Rtmt - 15778	10/16/2025	\$135.55	
Emp Rtmt - 15779	10/16/2025	\$185.40	
Emp Rtmt - 15780	10/16/2025	\$169.53	
Emp Rtmt - 15781	10/16/2025	\$182.02	
Emp Rtmt - 15783	10/16/2025	\$205.01	

November - November 1st Council Meeting

Reference	Date	Amount	Notes
Emp Rtmt - 15784	10/16/2025	\$267.64	
Emp Rtmt - 15785	10/16/2025	\$151.57	
Taxable Retirement - 15770	10/16/2025	\$274.36	
Taxable Retirement - 15771	10/16/2025	\$234.19	
Taxable Retirement - 15772	10/16/2025	\$403.30	
Taxable Retirement - 15773	10/16/2025	\$334.04	
Taxable Retirement - 15774	10/16/2025	\$283.86	
Taxable Retirement - 15775	10/16/2025	\$204.20	
Taxable Retirement - 15776	10/16/2025	\$151.05	
Taxable Retirement - 15777	10/16/2025	\$270.28	
Taxable Retirement - 15778	10/16/2025	\$130.69	
Taxable Retirement - 15779	10/16/2025	\$178.75	
Taxable Retirement - 15780	10/16/2025	\$163.46	
Taxable Retirement - 15781	10/16/2025	\$175.50	
Taxable Retirement - 15783	10/16/2025	\$197.67	
Taxable Retirement - 15784	10/16/2025	\$258.04	
Taxable Retirement - 15785	10/16/2025	\$146.14	
Reference Number: EFT*20251103	AFLAC Remittance Processing	\$919.57	
Aflac - 15772	10/16/2025	\$32.36	
Aflac - 15775	10/16/2025	\$60.71	
Aflac - 15779	10/16/2025	\$28.47	
Aflac - 15788	11/4/2025	\$32.37	
Aflac - 15792	11/4/2025	\$60.71	
Aflac - 15803	11/4/2025	\$28.47	
Aflac Disability - 15775	10/16/2025	\$47.84	
Aflac Disability - 15776	10/16/2025	\$63.44	
Aflac Disability - 15777	10/16/2025	\$68.54	
Aflac Disability - 15779	10/16/2025	\$62.73	
Aflac Disability - 15784	10/16/2025	\$95.68	
Aflac Disability - 15792	11/4/2025	\$47.84	
Aflac Disability - 15793	11/4/2025	\$63.44	

November - November 1st Council Meeting

Reference	Date	Amount	Notes
Aflac Disability - 15794	11/4/2025	\$68.55	
Aflac Disability - 15801	11/4/2025	\$95.68	
Aflac Disability - 15803	11/4/2025	\$62.74	
Reference Number: EFT*20251104	Dept of Retirement Systems	\$6,570.74	
Emp Rtmt - 15786	11/4/2025	\$193.33	
Emp Rtmt - 15787	11/4/2025	\$180.97	
Emp Rtmt - 15788	11/4/2025	\$264.57	
Emp Rtmt - 15789	11/4/2025	\$238.14	
Emp Rtmt - 15791	11/4/2025	\$230.36	
Emp Rtmt - 15792	11/4/2025	\$211.79	
Emp Rtmt - 15793	11/4/2025	\$168.80	
Emp Rtmt - 15794	11/4/2025	\$215.45	
Emp Rtmt - 15795	11/4/2025	\$135.55	
Emp Rtmt - 15797	11/4/2025	\$169.53	
Emp Rtmt - 15798	11/4/2025	\$182.02	
Emp Rtmt - 15800	11/4/2025	\$205.01	
Emp Rtmt - 15801	11/4/2025	\$281.59	
Emp Rtmt - 15802	11/4/2025	\$151.57	
Emp Rtmt - 15803	11/4/2025	\$183.30	
Taxable Retirement - 15786	11/4/2025	\$309.98	
Taxable Retirement - 15787	11/4/2025	\$174.49	
Taxable Retirement - 15788	11/4/2025	\$424.20	
Taxable Retirement - 15789	11/4/2025	\$381.83	
Taxable Retirement - 15791	11/4/2025	\$369.35	
Taxable Retirement - 15792	11/4/2025	\$204.20	
Taxable Retirement - 15793	11/4/2025	\$162.75	
Taxable Retirement - 15794	11/4/2025	\$270.28	
Taxable Retirement - 15795	11/4/2025	\$130.69	
Taxable Retirement - 15797	11/4/2025	\$163.46	
Taxable Retirement - 15798	11/4/2025	\$175.50	
Taxable Retirement - 15800	11/4/2025	\$197.67	

November - November 1st Council Meeting

Reference	Date	Amount Notes
Taxable Retirement - 15801	11/4/2025	\$271.49
Taxable Retirement - 15802	11/4/2025	\$146.14
Taxable Retirement - 15803	11/4/2025	\$176.73
Reference Number: EFT*20251105	Dept of Treasury Internal Revenue S	\$7,959.75
Federal Income Tax - 15786	11/4/2025	\$522.86
Federal Income Tax - 15787	11/4/2025	\$214.29
Federal Income Tax - 15788	11/4/2025	\$727.49
Federal Income Tax - 15789	11/4/2025	\$705.14
Federal Income Tax - 15790	11/4/2025	\$0.00
Federal Income Tax - 15791	11/4/2025	\$641.88
Federal Income Tax - 15792	11/4/2025	\$361.93
Federal Income Tax - 15793	11/4/2025	\$378.45
Federal Income Tax - 15794	11/4/2025	\$512.88
Federal Income Tax - 15795	11/4/2025	\$109.64
Federal Income Tax - 15797	11/4/2025	\$168.21
Federal Income Tax - 15798	11/4/2025	\$269.32
Federal Income Tax - 15799	11/4/2025	\$0.00
Federal Income Tax - 15800	11/4/2025	\$323.47
Federal Income Tax - 15801	11/4/2025	\$789.08
Federal Income Tax - 15802	11/4/2025	\$190.53
Federal Income Tax - 15803	11/4/2025	\$390.86
Medicare - 15786	11/4/2025	\$53.74
Medicare - 15786 (2)	11/4/2025	\$53.74
Medicare - 15787	11/4/2025	\$47.03
Medicare - 15787 (2)	11/4/2025	\$47.03
Medicare - 15788	11/4/2025	\$72.47
Medicare - 15788 (2)	11/4/2025	\$72.47
Medicare - 15789	11/4/2025	\$65.76
Medicare - 15789 (2)	11/4/2025	\$65.76
Medicare - 15790	11/4/2025	\$14.50
Medicare - 15790 (2)	11/4/2025	\$14.50

November - November 1st Council Meeting

Reference	Date	Amount	Notes
Medicare - 15791	11/4/2025	\$63.04	
Medicare - 15791 (2)	11/4/2025	\$63.04	
Medicare - 15792	11/4/2025	\$55.03	
Medicare - 15792 (2)	11/4/2025	\$55.03	
Medicare - 15793	11/4/2025	\$43.86	
Medicare - 15793 (2)	11/4/2025	\$43.86	
Medicare - 15794	11/4/2025	\$55.99	
Medicare - 15794 (2)	11/4/2025	\$55.99	
Medicare - 15795	11/4/2025	\$35.22	
Medicare - 15795 (2)	11/4/2025	\$35.22	
Medicare - 15797	11/4/2025	\$44.05	
Medicare - 15797 (2)	11/4/2025	\$44.05	
Medicare - 15798	11/4/2025	\$47.30	
Medicare - 15798 (2)	11/4/2025	\$47.30	
Medicare - 15799	11/4/2025	\$15.41	
Medicare - 15799 (2)	11/4/2025	\$15.41	
Medicare - 15800	11/4/2025	\$53.27	
Medicare - 15800 (2)	11/4/2025	\$53.27	
Medicare - 15801	11/4/2025	\$73.17	
Medicare - 15801 (2)	11/4/2025	\$73.17	
Medicare - 15802	11/4/2025	\$39.39	
Medicare - 15802 (2)	11/4/2025	\$39.39	
Medicare - 15803	11/4/2025	\$47.63	
Medicare - 15803 (2)	11/4/2025	\$47.63	
Reference Number: EFT*20251106	Nationwide Retirement Solutions	\$8,639.42	
Deferred Comp - 15771	10/16/2025	\$300.00	
Deferred Comp - 15772	10/16/2025	\$150.00	
Deferred Comp - 15774	10/16/2025	\$100.00	
Deferred Comp - 15775	10/16/2025	\$673.50	
Deferred Comp - 15776	10/16/2025	\$75.00	
Deferred Comp - 15777	10/16/2025	\$300.00	

November - November 1st Council Meeting

Reference	Date	Amount	Notes
Deferred Comp - 15778	10/16/2025	\$100.00	
Deferred Comp - 15779	10/16/2025	\$150.00	
Deferred Comp - 15780	10/16/2025	\$300.00	
Deferred Comp - 15781	10/16/2025	\$307.74	
Deferred Comp - 15784	10/16/2025	\$150.00	
Deferred Comp - 15785	10/16/2025	\$150.00	
Deferred Comp - 15787	11/4/2025	\$300.00	
Deferred Comp - 15788	11/4/2025	\$150.00	
Deferred Comp - 15791	11/4/2025	\$100.00	
Deferred Comp - 15792	11/4/2025	\$673.50	
Deferred Comp - 15793	11/4/2025	\$75.00	
Deferred Comp - 15794	11/4/2025	\$300.00	
Deferred Comp - 15795	11/4/2025	\$100.00	
Deferred Comp - 15797	11/4/2025	\$300.00	
Deferred Comp - 15798	11/4/2025	\$307.74	
Deferred Comp - 15801	11/4/2025	\$150.00	
Deferred Comp - 15802	11/4/2025	\$150.00	
Deferred Comp - 15803	11/4/2025	\$150.00	
Deferred Comp Match - 15787	11/4/2025	\$300.00	
Deferred Comp Match - 15788	11/4/2025	\$150.00	
Deferred Comp Match - 15791	11/4/2025	\$100.00	
Deferred Comp Match - 15792	11/4/2025	\$701.72	
Deferred Comp Match - 15793	11/4/2025	\$75.00	
Deferred Comp Match - 15794	11/4/2025	\$650.22	
Deferred Comp Match - 15795	11/4/2025	\$100.00	
Deferred Comp Match - 15797	11/4/2025	\$300.00	
Deferred Comp Match - 15798	11/4/2025	\$300.00	
Deferred Comp Match - 15801	11/4/2025	\$150.00	
Deferred Comp Match - 15802	11/4/2025	\$150.00	
Deferred Comp Match - 15803	11/4/2025	\$150.00	
Reference Number: EFT*20251107	Vimly Benefit Solutions, Inc	\$2,124.26	

November - November 1st Council Meeting

Reference	Date	Amount Notes
Medical/Dental - 15792	11/4/2025	\$1,036.38
Medical/Dental - 15794	11/4/2025	\$1,087.88
Reference Number: EFT*20251108	Washington Teamsters Welfare Trus	\$21,151.80
Medical /Dental/Vision - 15786	11/4/2025	\$1,455.20
Medical /Dental/Vision - 15787	11/4/2025	\$1,455.20
Medical /Dental/Vision - 15788	11/4/2025	\$1,455.20
Medical /Dental/Vision - 15789	11/4/2025	\$1,455.20
Medical /Dental/Vision - 15791	11/4/2025	\$1,455.20
Medical /Dental/Vision - 15792	11/4/2025	\$17.10
Medical /Dental/Vision - 15793	11/4/2025	\$1,455.20
Medical /Dental/Vision - 15794	11/4/2025	\$17.10
Medical /Dental/Vision - 15795	11/4/2025	\$1,455.20
Medical /Dental/Vision - 15797	11/4/2025	\$1,455.20
Medical /Dental/Vision - 15798	11/4/2025	\$1,455.20
Medical /Dental/Vision - 15800	11/4/2025	\$1,455.20
Medical /Dental/Vision - 15801	11/4/2025	\$1,455.20
Medical /Dental/Vision - 15802	11/4/2025	\$1,455.20
Medical /Dental/Vision - 15803	11/4/2025	\$1,455.20
Medical Dental Vision - 15770	10/16/2025	\$100.00
Medical Dental Vision - 15771	10/16/2025	\$100.00
Medical Dental Vision - 15772	10/16/2025	\$100.00
Medical Dental Vision - 15773	10/16/2025	\$100.00
Medical Dental Vision - 15774	10/16/2025	\$100.00
Medical Dental Vision - 15779	10/16/2025	\$100.00
Medical Dental Vision - 15780	10/16/2025	\$100.00
Medical Dental Vision - 15781	10/16/2025	\$100.00
Medical Dental Vision - 15783	10/16/2025	\$100.00
Medical Dental Vision - 15784	10/16/2025	\$100.00
Medical Dental Vision - 15785	10/16/2025	\$100.00
Medical Dental Vision - 15786	11/4/2025	\$100.00
Medical Dental Vision - 15787	11/4/2025	\$100.00

November - November 1st Council Meeting

Reference	Date	Amount	Notes
Medical Dental Vision - 15788	11/4/2025	\$100.00	
Medical Dental Vision - 15789	11/4/2025	\$100.00	
Medical Dental Vision - 15791	11/4/2025	\$100.00	
Medical Dental Vision - 15797	11/4/2025	\$100.00	
Medical Dental Vision - 15798	11/4/2025	\$100.00	
Medical Dental Vision - 15800	11/4/2025	\$100.00	
Medical Dental Vision - 15801	11/4/2025	\$100.00	
Medical Dental Vision - 15802	11/4/2025	\$100.00	
Medical Dental Vision - 15803	11/4/2025	\$100.00	
Reference Number: EFT*20251109	Dept of Revenue	\$800.66	
2025*Sept Ex Tax	10/23/2025	\$800.66	2025*Sept Ex Tax
Reference Number: EFT*20251111	US Cellular	\$56.24	
0760015577	10/2/2025	\$56.24	10/2-11/1 Mayor Cell
Reference Number: Oct 16-31, 2025	Payroll Vendor	\$40,527.40	
ACH Pay - 15786	11/4/2025	\$2,599.89	
ACH Pay - 15787	11/4/2025	\$2,306.22	
ACH Pay - 15788	11/4/2025	\$3,370.17	
ACH Pay - 15789	11/4/2025	\$3,145.31	
ACH Pay - 15790	11/4/2025	\$972.48	
ACH Pay - 15791	11/4/2025	\$2,941.31	
ACH Pay - 15792	11/4/2025	\$2,334.95	
ACH Pay - 15793	11/4/2025	\$2,202.68	
ACH Pay - 15794	11/4/2025	\$2,618.75	
ACH Pay - 15795	11/4/2025	\$1,983.24	
ACH Pay - 15797	11/4/2025	\$2,177.14	
ACH Pay - 15798	11/4/2025	\$2,269.87	
ACH Pay - 15799	11/4/2025	\$1,029.41	
ACH Pay - 15800	11/4/2025	\$2,903.98	
ACH Pay - 15801	11/4/2025	\$3,427.81	

November - November 1st Council Meeting

Reference	Date	Amount	Notes
ACH Pay - 15802	11/4/2025	\$2,010.42	
ACH Pay - 15803	11/4/2025	\$2,233.77	
TOTAL		\$176,969.16	

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

Accounts Payable	29	116	80,719.10	40093/40095-40122
Payroll Vendors	1	1	1,133.50	40094
Electronic Payments	2	2	856.90	EFT*20251109/11
Electronic Payroll	8	8	53,732.26	EFT*20251101-08
ACH Direct Deposit	17	17	40,527.40	Payroll 10/16-10/31 2025
Total Vouchers	57	144	\$176,969.16	

Void Check EFT*20251101

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- Lacie Dewitt _____

City Clerk - Rachelle Denham: _____

DATED THIS _DAY OF_____,2025



NAPAVINE PLANNING COMMISSION MINUTES
November 3, 2025 6:00 P.M.
Napavine City Hall, 407 Birch Ave SW, Napavine, WA

PLEDGE OF ALLEGIANCE:

INVOCATION: Invocation was led by **Director Morris**.

CALL TO ORDER:

Commissioner Graham opened the Planning Commission meeting to order at 6:00 PM

ROLL CALL:

Planning Commission present: Commissioner Morris, Commissioner Hollinger, Commissioner Torgerson, Commissioner Graham.

Commissioner Torgerson motioned to excuse Commissioner Haberstroh, seconded by Commissioner Hollinger.

APPROVAL OF AGENDA – As presented:

Commissioner Morris motioned to approve the agenda as presented, seconded by Commissioner Torgerson.

Vote on motion 3 ayes, 0 nay.

APPROVAL OF MINUTES:

Commissioner Morris motioned to approve regular meeting minutes from October 6, 2025, seconded by

Commissioner Hollinger. Vote on motion 3 ayes and 0 nay.

OLD BUSINESS:

1) Comprehensive Plan Update

Paul Dennis with Jackson Civil presented the sections of the Climate element and the complete draft Comprehensive Plan to the Planning Commission.

He noted that on page 16 of the Comprehensive Plan Update under Early Land Use, in the first paragraph they removed “after a Newaukum Indigenous princess” from the sentence.

Commissioner Hollinger motioned to forward the Climate Element and Draft Comprehensive Plan on to city council, seconded by Commissioner Morris. Vote on motion 3 ayes and 0 nay.

CONSIDERATION:

Director Morris requests that Paul Dennis with Jackson Civil send an email to staff outlining the steps that the city needs to take with the timeline of the Comprehensive Plan update.

GOOD OF THE ORDER:

Paul Dennis stated that they should be receiving the Critical Area Ordinance soon for review.

Commissioner Graham stated the next Planning Commission meeting is scheduled for November 17, 2025

ADJOURNMENT 6:43 pm

Commissioner Morris motioned to adjourn, seconded by **Commissioner Hollinger** **Vote 3 ayes, 0 nay.**

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

<https://fccdl.in/pxHqr58iwg>.

Respectfully submitted,

Bryan Morris, Community Development/Public Works Director

Planning Commission Chairperson

RESOLUTION NO. 25-11-165

**A RESOLUTION OF THE CITY OF NAPAVALINE, WA ADOPTING THE LEWIS COUNTY
SOLID AND WASTE MANAGEMENT PLAN UPDATE DATED OCTOBER 2025**

WHEREAS, the City of Napavine has previously entered into an agreement with Lewis County for inclusion into the Lewis County Disposal District No. 1 in 1992 and renewed in 2017 for an additional 25 years; and

WHEREAS, this agreement gives Lewis County the authority for Solid Waste Planning; and

WHEREAS, pursuant to that agreement, representatives from the City of Napavine have worked with the Lewis County Solid Waste Advisory Committee (SWAC) in the preparation and final review of a draft solid and hazardous waste management plan update; and

WHEREAS, pursuant to that agreement, a draft Lewis County Solid and Hazardous Waste Management Plan Update was completed by Aug. 6, 2025; and

WHEREAS, SWAC approved the update of the draft update of the Lewis County Solid and Hazardous Waste Management Plan Update on Aug. 13, 2025; and

WHEREAS, all cities and towns in Lewis County have had a chance to review and provide written input to the draft solid and hazardous waste management plan; and

WHEREAS, final adoption of the 2025 Lewis County Solid and Hazardous Waste Management Plan Update by the Board of Lewis County Commissioners and the Lewis County Disposal District No. 1 is contingent upon adoption by the participating cities and towns on Lewis County; and

WHEREAS, it appears to be in the best interest to adopt the 2025 Lewis County Solid and Hazardous Waste Management Plan Update, now, therefore,

The City of Napavine hereby adopts the 2025 Lewis County Solid and Hazardous Waste Management Plan dated October 2025.

ADOPTED by the Council of the City of Napavine, Washington, and **APPROVED** by the Mayor of the City of Napavine at a regularly scheduled open public meeting thereof, this 12th day of November, 2025.

Shawn O'Neill, Mayor

Attest:

Approved as to form:

Rachelle Denham, City Clerk

James M.B. Buzzard, WSBA # 33555
City Attorney

Approved Reading:

Effective Date:

/2025

/2025



Approved ☐	Denied ☐
Date Action Taken	
Attest:	

Action Memorandum No. 25-15
H.D. Fowler Grand Station Pump Replacement

Originator: Bryan Morris, CD PW Director

Agenda Date: 11/12/2025

Route to:	Department Head	Signature	Date
X No Objections	CD PW Director		
X No Objections	City Clerk		
X No Objections	Treasurer		

Review/Accepted by Mayor Shawn O'Neill:

Attachment(s):



H.D. FOWLER
COMPANY

Customer: BIDDING CONTRACTORS
Estimator: Casey Gardner
Job Name: GRAND PUMP STATION REPLACEMENT
Location: NAPA VINE

Estimate: E610432
Bid Date: 10/23/2025

Line	Qty	UoM	Description	Unit Price	Extended Price
1	1	EA	BARNES SUBMERSIBLE SEWAGE PUMP MODEL 4SE5024L, 5HP, 240VAC, SINGLE PHASE, 28FLA, 1750RPM, 4" FLANGED DISCHARGE, 7.25" IMPELLER, CARBON CERAMIC BUNA DUAL SEALS, INTERNAL PERMANENT SPLIT CAPACITOR, 30' CORD	6,435.00	6,435.00
2	1		ESTIMATED SHIPPING FROM CP&S TO HDF	750.00	750.00
3			**LEAD TIME** 4-5 WEEKS FROM TIME OF ORDER		
Approximate Total					7,185.00

Fiscal Impact: yes ☒ no ☐

Staff Recommendation:

- Asking the council to approve Bid/Estimate No. E610432 in the amount of \$7,185.00 for the submersible sewer pump replacement for Grand Station. This is a non-budgeted item and per the city Purchasing & Procurement Policy exceeds the \$5k limit threshold.



City of Napavine 2025 Comprehensive Plan

Prepared by: Jackson Civil Engineering and BHC Consultants, LLC

CITY OF NAPAVINE

2025 Comprehensive Plan

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

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EXECUTIVE SUMMARY

Planning Context

In 1990, the state legislature enacted the Growth Management Act, or GMA (36.70A RCW). The GMA requires cities and counties to create a comprehensive plan for managing and sustaining growth. Under the GMA, comprehensive plans must include five required elements (land use, housing, transportation, capital facilities, and utilities); demonstrate that the plan is consistent with local, county and state policies; and document continuous public participation. The resulting Comprehensive Plan is intended to further the goals contained in the GMA. The City's Comprehensive Plan is the starting point for any planning process and the centerpiece of local planning. The plan is a roadmap that describes how, and at what pace, the community desires to develop physically, economically, and socially.

Update Process

Under the GMA, comprehensive plans and implementing development regulations are required to be reviewed and updated, if necessary, once every ten years. Napavine's Comprehensive Plan was initially adopted in 1997 and updated in 2006 and 2017. This document is the City's 2025 comprehensive plan update required by RCW 36.70A.130. The Comprehensive Plan Update addresses changes in local and regional conditions, policies and regulations since the original plan was adopted.

This update was informed by public engagement and input, as described below. The City's Planning Commission held public meetings to discuss the draft goals and policies of the 2025 updated Comprehensive Plan, including holding a public hearing prior to recommending approval to the City Council.

The City's 2025 Plan update guides the growth and establishes a long-range vision for Napavine, identifying important characteristics that the community desires to retain, promote or foster. The 2025 Plan Update includes the GMA required elements for Land Use, Housing, Capital Facilities, Utilities, and Transportation, plus optional elements including Parks & Recreation and Economic Development. It also includes the newly required Climate Resilience Element, per recent updates to [RCW 36.70A.070](#) with the passing of HB 1181 in 2023.

Implementation

This 2025 Plan Update is implemented through a series of goal and policy statements that direct the City's land development. The goal statements describe the community's vision and values, while the policies define the level of regulation needed to implement those priorities. Development regulations include the City of Napavine Zoning Ordinance, Subdivision Ordinance, City Code, Lewis County Critical Areas Ordinance, and other relevant city and county resolutions and regulations.

ACKNOWLEDGEMENTS

City Staff

Bryan Morris – Public Works/Community Development Director

Katie Williams – Community Development Executive Assistant

City Council Members

Shawn O’Neill – Mayor

Brian Watson – Council Position #1

Ivan Wiediger – Council Position #2

Don Webster – Council Position #3

Heather Stewart – Council Position #4

Duane Crouse – Council Position #5

Planning Commission Members

Deborah Graham – Chairperson and Position #1

Amy Hollinger – Position #2

Arnold Haberstroh – Position #3

Amy Morris – Position #4

Kacey Torgerson – Position #5

Consultant Team

Jackson Civil Engineering

BHC Consultants, LLC.

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1. INTRODUCTION

What is a Comprehensive Plan?

The Comprehensive Plan is an official public document that guides policy decisions related to the physical, social, and economic growth of Napavine. The Plan mandates balanced, well-managed growth that sustains the community's character, values and environmental health. A Comprehensive Plan is not a regulatory document; rather, it describes goals and objectives for current and future development within the city limits and Urban Growth Area; provides the steps necessary to achieve the goals; and defines the resulting policies that are implemented through development regulations such as the City's zoning and subdivision ordinances. The Plan is the starting point for any planning process and the centerpiece of local planning. It is used by a variety of public entities and serves as the primary advisory document for the Napavine City Council.

In 1997, the City developed its first Comprehensive Plan in compliance with the Growth Management Act (GMA). The plan included the elements required at that time by the GMA: Land Use, Resource and Critical Areas, Housing, Capital Facilities Plan, Utilities, Transportation, Economic Development and Parks, Recreation and Open Space. In 2006 and 2017 the City completed mandated updates to the Plan. This 2025 Comprehensive Plan represents the latest required update and reflects the most recent goals and policies of the City of Napavine.

The GMA requires that comprehensive plans and development regulations be subject to continuing review and evaluation, pursuant to RCW 36.70A.130. For a community's plan to remain effective, it must continue to evolve. A current and relevant comprehensive plan allows the community to benefit from new information and identify emerging issues. The City of Napavine Comprehensive Plan will continue to be reviewed and updated at least once every seven years but no more frequently than once a year. Proposed amendments to the Comprehensive Plan or development regulations are submitted to the Washington State Department of Commerce in the same manner as the initial plan and development regulations. Adopted amendments will be transmitted in the same manner as the initial plan and development regulations.

The current update process began in 2024 with a thorough review of the 2017 Comprehensive Plan. The City identified areas of each element of the Plan that needed to be updated to reflect current conditions within the City of Napavine. Throughout 2025, the City of Napavine Planning Commission reviewed the 2025 Draft update chapters at several meetings and review sessions. A public hearing followed, giving citizens the opportunity to comment on the Comprehensive Plan Update elements. The 2025 Plan Update incorporates many of the relevant policies and overall vision of the original plan and represents the community's policy plan for growth over the next 20 years.

The major changes or new content in each of the 2025 Plan's elements include:

- **Executive Summary.** A new summary provides a synopsis of the Plan Update and the individual elements. Establishes process for updates and implementation.
- **Land Use Element.** The Land Use Element was substantially revised to accommodate all future growth within the City of Napavine’s existing Urban Growth Area Boundary (UGA). This is a change of direction from the previous Plan’s focus on expanding the UGA. Population data were all revised to reflect the most recent calculations and projections for the future. A detailed land capacity analysis was completed to demonstrate that the City currently has the capacity to accommodate future residential, commercial and industrial growth.
- **Critical Areas & Shoreline.** Current critical area information has been included within the Land Use Element.
- **Housing Element.** Based on updated population figures, existing and projected housing needs were updated and new goals and policies added to encourage a variety of housing types.
- **Capital Facilities Plan Element.** This element was combined with the Utilities and Parks & Recreation elements in the last update, and updates have been made to each section to reflect current conditions.
- **Transportation Element.** Updates have been made to encourage multimodal transportation.
- **Economic Development Element.** The most recent economic data and employment statistics have been incorporated.
- **Climate Resilience Element.** A new element has been included as part of this update to comply with HB 1811 and new comprehensive plan requirements outlined in [RCW 36.70A.070\(9\)](#).
- **Future Land Use Map.** Updates have been made to correct errors or outdated information.
- **Appendices & Exhibits.** Exhibits have been updated and appendix documents added.

The 2025 Comprehensive Plan Update replaces the 2017 comprehensive plan.

Consistency with State, County, and City Goals

GMA STATE PLANNING GOALS

Washington cities and counties have prepared comprehensive plans for many years; however, the process was not formalized until the passage of the GMA by the Washington Legislature in 1990. The GMA was enacted in response to rapid population growth and concerns with suburban sprawl, environmental protection, quality of life, and other related issues. It has been amended

several times and is codified in Chapter 36.70A RCW. The GMA requires the fastest growing counties and cities to plan extensively in accordance with these state goals (based on RCW 36.70A.020):

- Focus urban growth in urban areas
- Reduce sprawl
- Provide efficient multimodal transportation systems that will reduce greenhouse gas emissions and per capita vehicle miles traveled
- Plan for and accommodate housing affordable to all economic segments of the population
- Encourage sustainable economic development
- Protect property rights
- Process permits in a timely and fair manner
- Maintain and enhance natural resource-based industries
- Retain open space and habitat areas and develop recreational opportunities
- Protect and enhance the natural environment
- Encourage citizen participation and regional coordination
- Ensure public facilities and services necessary for development are provided concurrent with development without decreasing levels of service
- Identify and preserve lands, sites, and structures with historical or archaeological significance
- Adapt to and mitigate the effects of a changing climate
- Manage shorelines of the state

COMPREHENSIVE PLAN MANDATORY ELEMENTS

The Growth Management Act goals are implemented through specific chapters, or elements, in the is a local comprehensive plan. This Plan provides all mandatory elements, as well as some optional elements. Additional background information for each element can be found in the Appendices.

The following is a description of each of Napavine’s Plan Elements and the specific state requirements for this plan update, according to RCW 36.70A.070.

Land Use Element

The role of the Land Use Element is to organize growth and development over the 20-year planning horizon through designation of land uses and establishing goals and policies for how growth should occur. A Land Use Element is required to include:

- Designate the proposed general distribution, location and extent of land uses, including lands useful for public purposes.
- Ensure sufficient capacity and space for future population and employment, by including analysis of population densities, building intensities, and estimates of future population growth.
- Provide for protection of critical areas and the quality and quantity of ground water used for public water supplies.
- Utilize urban planning approaches that promote physical activity.
- Review drainage, flooding, and storm water run-off in the area and provide guidance for preventing degradation of waters of the state.
- Consider environmental justice in its policies, including efforts to avoid creating or worsening environmental health disparities.
- Identify open space corridors and green spaces within and between UGAs, including lands useful for wildlife habitat, recreation, urban and community forests, and connection of critical areas.
- Reduce and mitigate the risk to lives and property posed by wildfires.
- Reduce per capita vehicle miles traveled.

Housing Element

The Housing Element is intended to ensure the vitality of established residential neighborhoods while meeting the city’s housing targets. The Housing Element is required to include:

- Include an inventory and analysis of existing and projected housing needs that identifies the number and type of housing units necessary to provide for projected growth over the planning period, including units for moderate, low, very low, and extremely low-income

households, and emergency housing, emergency shelters, and permanent supportive housing.

- Outline goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single family residence and moderate density housing options including duplexes, triplexes, and townhomes.
- Identify sufficient land for housing, including, but not limited to, government- assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing, and consideration of moderate density housing.
- Include adequate provisions for existing and projected needs of all economic segments of the community, including documenting barriers and actions needed to achieve housing availability, the consideration of housing locations in relationship to employment location, and consideration of the role of accessory dwelling units in meeting housing needs.
- Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, and establish new policies to address and begin to undo these racially disparate impacts.

Identify areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments and establish equitable anti-displacement policies.

Capital Facilities, Utilities, and Parks and Recreation Element

In this Comprehensive Plan, the Capital Facilities, Utilities, and Parks and Recreation Elements have been combined under one chapter. The Capital Facilities Element identifies funding priorities and opportunities for the city. It is required to include:

- An inventory of existing capital facilities owned by public entities, including green infrastructure, showing the locations and capacities of the capital facilities.
- A forecast of the future needs for such capital facilities.
- The proposed locations and capacities of expanded or new capital facilities.
- At least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes.

- A requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan, and financing plan within the capital facilities plan are coordinated and consistent.
- The identification of public facilities on which money collected through impact fees is to be spent.
- The identification of public entities that own capital facilities.
- Park and recreation facilities shall be included in the capital facilities plan element.

The Utilities element is intended to address services provided, planned, paid, and delivered by providers other than the jurisdiction, such as electricity, telecommunications, and natural gas. It is required to:

- Show the general location, proposed location, and capacity of all existing and proposed utilities, including, but not limited to, electrical, telecommunications, and natural gas systems.
- Identify all public entities that own utility systems.

The Parks and Recreation Element should implement the capital facilities plan as it relates to park and recreation facilities, and should include the following:

- Estimates of park and recreation demand for at least a ten-year period.
- Evaluation of facilities and service needs.
- Evaluation of tree canopy coverage within the urban growth area.

Evaluation of intergovernmental coordination opportunities to provide regional approaches for meeting park and recreation demand.

Transportation Element

The Transportation Element is required to include several requirements:

- Estimated multimodal level of service impacts to state-owned transportation facilities, including the land use assumptions used to assist in monitoring the performance of state facilities, to plan improvements for the facilities, and to assess the impact of land-use decisions on state-owned transportation facilities.
- An inventory of air, water, and ground transportation facilities and services, including state-owned transportation facilities within the city's boundaries.

- Multimodal level of service standards for all locally owned arterials, transit routes, state owned transportation facilities, and active transportation facilities.
- Actions and requirements for bringing locally owned transportation facilities that are below established LOS standards into compliance.
- Forecasts of multimodal service transportation demand and needs within and outside of the city and urban growth area for at least ten years, prioritizing transportation facilities and services that provide the greatest multimodal safety benefit to each category of roadway users, including the land use assumptions used in estimating travel.
- Identification of state and local system needs to equitably meet current and future demands and implement the multimodal network.
- An ADA transition plan that evaluates the accessibility of current facilities and outlines a timely transition to improve the accessibility of the transportation system and facilities to improve transportation access for individuals with disabilities.
- A multilayer financing plan based on the needs identified in the element, an analysis of funding capability to judge needs against probable funding resources.
- A description of any existing and planned transportation demand management (TDM) strategies.
- A discussion of how additional funds will be raised, or how land use assumptions will be reassessed to ensure LOS standards are met, if probably funding falls short of meeting the identified needs of the transportation system.
- A description of intergovernmental coordination efforts and how the element impacts and is consistent with the regional transportation plan.

Economic Development Element

The Economic Development Element is an optional element. When provided, it establishes local goals and policies, to support economic growth, vitality, and a high quality of life, which are integrated with the land use, housing, utilities, and transportation elements. The element also includes a summary of current economic conditions.

Climate Resilience Element

With the passing of HB 1181 in 2023, the GMA now requires that all cities fully-planning under the GMA include a climate change element in their Comprehensive Plan. The City of Napavine is only required to include a resilience sub-element as part of the climate change element.

Climate elements are required, at a minimum, to:

- Identify, protect, and enhance natural areas to foster resiliency to climate impacts, as well as areas of vital habitat for safe species migration.
- Identify, protect, and enhance community resiliency to climate change impacts, including social, economic, and built environment factors that support equitable adaptation to climate impacts, consistent with environmental justice.
- Address natural hazards created or exacerbated by climate change, including sea level rise, landslides, flooding, drought, heat, smoke, wildfire, and other effects of changes to temperature and precipitation patterns.
- Prioritize actions that benefit overburdened and vulnerable communities that will be disproportionately impacted by compounding environmental impacts and natural hazards.

COUNTY & CITY PLANNING GOALS

This Napavine Comprehensive Plan Update is consistent with Countywide Planning Policies for Lewis County and was developed in compliance with GMA requirements. The goals and policies described in the 2025 Plan Update are built upon Napavine’s Community Vision Statement, as follows.

Napavine Community Vision Statement

- We aspire to be the city of choice for ourselves and future generations – beautiful, clean, and safe.
- We will achieve our vision through healthy economy, strong businesses, exceptional neighborhoods, excellent schools and recreational parks.
- We will preserve our City’s friendly, hometown atmosphere and celebrate the diversity of our citizens.
- We require governance that is accessible, accountable, innovative and efficient with a system of funding that is equitable, affordable, and stable.

Community Profile

Napavine is located in Lewis County six miles south of Chehalis upon the northern edge of the Napavine, Jackson and Grand Prairies. The city sits half-way between the cities of Tacoma, Washington and Portland, Oregon alongside the Burlington-Northern rail line. Rush Road and Forest Napavine Road provide direct access to I-5 just one mile to the east.

The Napavine Prairie is generally flat with slopes of 0-3%. Steeper slopes ranging from 15-30% occur north of the city limits bordering the prairie. The Newaukum River Valley lies within the northern city limits. Allen Creek and its two tributaries flow south of the Newaukum River.

Soils in the City and surrounding area are predominantly Class III Lacamas silt loam (0-3%) and Class II Prather silty loam (0-5%) according to the Soils Survey of Lewis County. There are small areas of Galvin silt loam (8-15%), Prather silty day loam (5-15% and 15-30%) and Scamman silty clay loam (5-15%). In areas where slopes are less than a 5% grade, the soils are considered prime agricultural soils.

EARLY LAND USE

Napavine is one of many Lewis County communities settled by homesteaders. The first European- American settlers arrived in early 1850 and named the area Napawyna. The name was changed to Napavine in 1883.

Napavine began as a logging and sawmill town. The first sawmill was financed by the Northern Pacific Railroad for railroad tie production. The rails were laid in 1873. The mill was located near the present- day Catholic Church on the south side of town. Napavine grew to include six sawmills, a shingle mill, two column factories, a general repair shop, two shoe shops and a blacksmith. In addition to manufacturing, the City included four general stores, two meat markets, two saloons, a drugstore, a doctor, two hotels, one livery and feed barn, a real estate office and a carpenter. The City of Napavine was incorporated in 1913 and an old, remodeled church became its first town hall. After World War II, plans for the town's first water system were initiated. A 100-foot well was drilled in 1955 to serve local businesses, the elementary and high schools and the 80 homes in town. In 1967 the 150-foot water tower was built.

From 1900 to 1925 population reached a peak of 1,500 with nearly the same number of people living closer to the mills located just outside of town. When the first Napavine Comprehensive Plan was prepared in 1997, there were two restaurants, two markets, and a tavern, feed store, post office, fire station, and city hall in the center of town. The schools and several smaller businesses were located throughout the community.

RECENT GROWTH PATTERNS

Growth between 1990 and 1995 indicated that more people chose to make Napavine their home. Convenient freeway access allowed residents to commute to and from the county's urban centers of Chehalis and Centralia within 15 minutes, or to Olympia within 30 minutes. The 1995 census revealed that population increased 20% (to 960 residents) between 1990 and 1995. According to the Office of Financial Management, the increase was due in large part to emigration from the State's metropolitan areas.

As of 2016, the City was home to 1,835 people and comprised of 1,320 acres. This represents a population increase of approximately 460 people – or 26 percent – since the 2006 Comprehensive Plan Update. Between 2010 and 2023, Napavine added 18 people per year on average. The City’s population allocation results in an anticipated population of 2,978 by 2045. Based on the Land Capacity Analysis (**Error! Reference source not found.**), the City has sufficient zoned and buildable capacity to meet the allocated population targets.

2. LAND USE ELEMENT

Purpose of Land Use Element

Land use is the central element of the Comprehensive Plan. It describes how the goals in the other plan elements will be integrated and implemented through land use policies and regulations, and it reveals the fundamental opportunities and challenges inherent in urban planning. Through the land use element, the City seeks to enhance its community's quality of life while fostering an economically vibrant downtown.

Existing Conditions

The background information used to develop the goals and policies of this Element can be found in [Appendix A: Community Profile and Land Use](#) and in [Appendix C: Land Capacity Analysis](#).

ZONING

Napavine zoning includes the following designations: Commercial (C-1); Highway Commercial (H-C); Light Industrial (I-1); Single family residential (R-1); Multiple residential, low density (R-2); and Multiple residential, high density (R-3). The City's zoning map can be found in

Maps

Figure 1. The City's Land Capacity analysis projects sufficient zoned capacity to meet both allocated and employment targets ([Appendix C: Land Capacity Analysis](#)). Zoned and buildable capacity estimates surplus capacity for 2,502 people and 4,695 jobs.

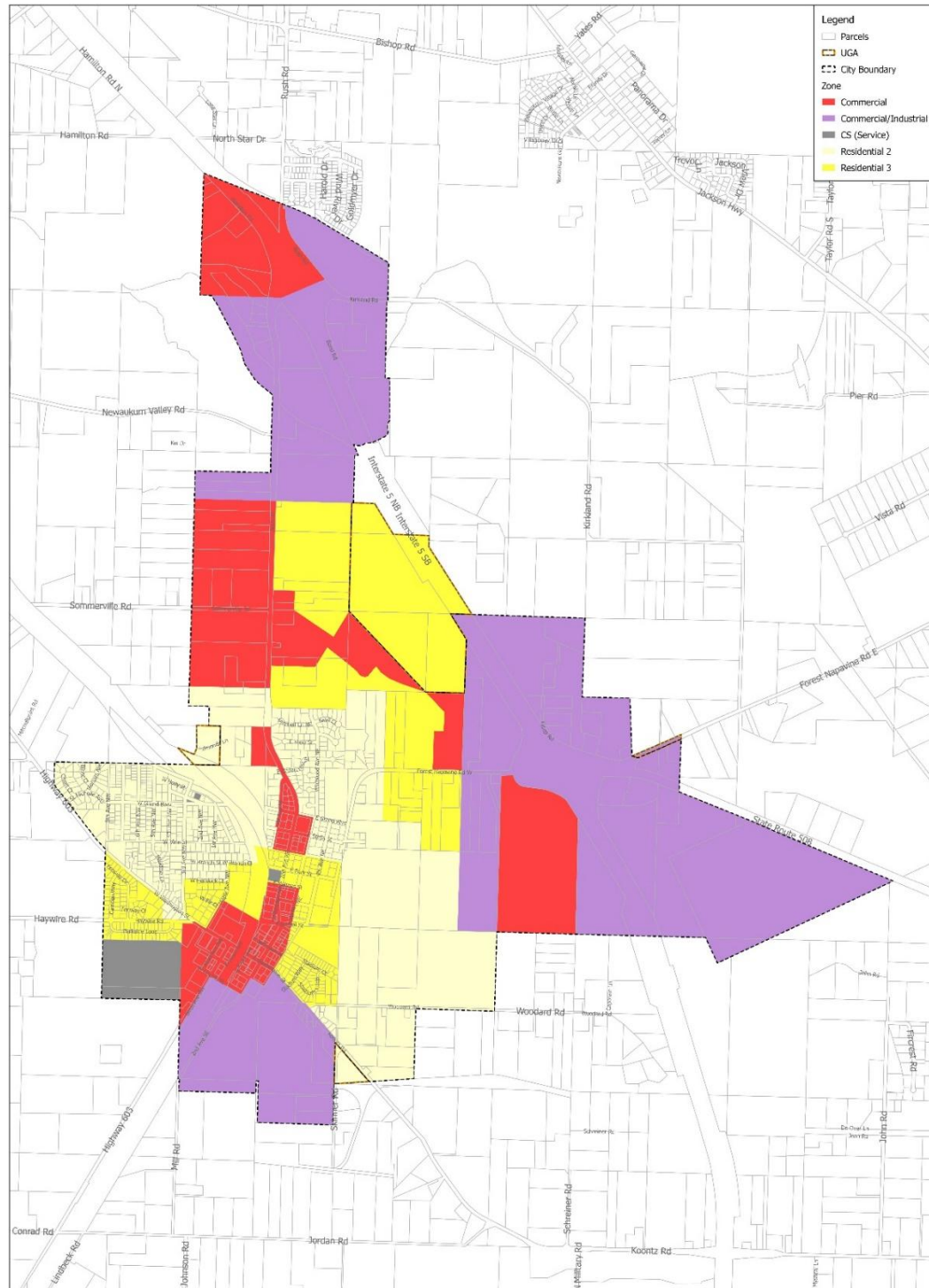
PEDESTRIAN AND CYCLIST OPPORTUNITIES

The City of Napavine is by its very nature amenable to walking and cycling. Wide open city streets and roads built to County standards in the UGAs are well-suited to cyclists. All the City's schools are located in the heart of Napavine, making walking to and from school a viable alternative for a large number of students. As you can see from the City of Napavine Sidewalk Inventory Map (Figure 1), the City's core has a good inventory of sidewalks, especially in the vicinity of schools.

CRITICAL AREAS

Environmentally sensitive areas, or critical areas, identified in the City of Napavine's Critical Area Ordinance (CAO) include wetland areas and fish and wildlife habitats along Stearns Creek, the Newaukum River, and an unnamed creek. All growth and development in the City is regulated according to the standards contained in the City's Critical Areas Ordinance, which fully complies

with the requirements of the Washington Growth Management Act.



Comprehensive Plan Update
City of Napavine, Washington
April 2025

See

CITY OF NAPAINE

10/30/25 DRAFT COMPREHENSIVE PLAN

Figure 2 for a map of the City's critical areas.

Land Use Goals and Policies

DEVELOPMENT PATTERNS

Goal LU-1. Establish orderly growth that respects the City’s scale and prevents sprawl while also accommodating allocated population, housing, and employment growth targets and the requirements of the Growth Management Act (GMA).

- | | |
|---------------|--|
| Policy LU-1.1 | Encourage development in urban areas where adequate public facilities and services are available or convenient. |
| Policy LU-1.2 | Prevent commercial and industrial developments from encroaching beyond designated UGAs. |
| Policy LU-1.3 | Support land use patterns that may reduce the need to drive and result in fewer “vehicle miles traveled”. |
| Policy LU-1.4 | Establish landscaping and buffering standards to mitigate impacts from high intensity uses, such as commercial, industrial, multi-family development, and I-5. |

Goal LU-2. Engage with local and regional stakeholders to reduce conflicts and improve the livability of the city.

- | | |
|---------------|---|
| Policy LU-2.1 | In collaboration with the County, explore a UGA land swap to better protect critical areas in the existing UGA area and to provide more feasible opportunities for future growth. |
| Policy LU-2.2 | Ensure adequate public noticing and County filing for proposals adjacent or within natural resource areas. |
| Policy LU-2.3 | Promote opportunities for meaningful, inclusive engagement with community members in planning projects and procedures. |
| Policy LU-2.4 | Provide meaningful collaboration with interested Tribal governments on land use planning processes. |

Goal LU-3. Establish a streamlined and predictable permit review processes.

- | | |
|---------------|---|
| Policy LU-3.1 | Coordinate efficiently and consistently across jurisdictions and agencies in permit reviews. |
| Policy LU-3.2 | Establish an efficient and straightforward permit process through updates to permit review and development regulations. |

Policy LU-3.3 Protect property rights from discriminatory action and provide compensatory measures when required.

LAND USE TYPES

Goal LU-4. Allow residential uses that reflect Napavine’s small-town atmosphere and traditional architectural styles, while safeguarding property owners’ rights to develop their property with a variety of housing types that meet community needs and preferences.

Policy LU-4.1 Ensure City zoning contains enough residential land to accommodate the densities and housing targets for households of all income levels and backgrounds.

Policy LU-4.2 Continue to allow Accessory Dwelling Units (ADUs) wherever single family homes are allowed, and update ADU regulations to be consistent with State requirements.

Policy LU-4.3 Allow manufactured housing as an affordable housing opportunity.

Policy LU-4.4 Growth in the Residential 1 designation should follow low-density development patterns, consistent with Napavine’s traditional neighborhood scale.

Policy LU-4.5 Growth in the Residential 2 designation is intended to allow for multiple unit housing types and development characterized by higher density housing.

Goal LU-5. Encourage commercial and industrial land uses to foster economic growth and development and provide job opportunities for community members.

Policy LU-5.1 Ensure City zoning contains sufficient land within the Urban Growth Area (UGA) to meet future industrial and commercial needs.

Policy LU-5.2 Explore the impacts and economic benefits of allowing residential uses to contain small-scale commercial activities on the same site.

Goal LU-6. Identify and preserve land for public recreation and community facilities, ensuring these spaces are accessible, well-maintained, and meet the needs of current and future residents.

Policy LU-6.1 Prioritize the conservation of natural landscapes and the development of parks, trails, and public amenities.

Policy LU-6.2 Identify and preserve land suitable for public recreation and facilities.

- | | |
|---------------|---|
| Policy LU-6.3 | Where feasible, provide cohesive open space corridors and green spaces throughout the City. |
| Policy LU-6.4 | Identify and designate through zoning changes open spaces to preserve wildlife habitat areas. |

PROTECTING NATURAL AND CULTURAL RESOURCES

Goal LU-7. Ensure the City’s development regulations, processes, and procedures protect environmentally critical areas, for both the benefit of the environment as well as public health and wellbeing.

- | | |
|---------------|---|
| Policy LU-7.1 | Use Best Available Science (BAS) when updating development regulations for critical areas and geologically hazardous areas. |
| Policy LU-7.2 | Establish a Transfer of Development Rights (TDR) program to preserve rural lands under development pressure in exchange for added city density. |
| Policy LU-7.3 | Ensure fishery resources and their extended habitat areas, including tributaries and wetlands, are protected from activities that threaten their continuity and production. |
| Policy LU-7.4 | Update development regulations to require Best Management Practices to reduce or eliminate impacts on natural resources and the environment. |
| Policy LU-7.5 | Protect the quality and production of groundwater resources for public water supply in accordance with Best Available Science. |

Goal LU-8. Identify and protect critical areas, including wetlands, frequently flooded areas, aquifer recharge areas, fish and wildlife habitat conservation areas, and geologically hazardous areas.

- | | |
|---------------|---|
| Policy LU-8.1 | Establish and maintain standards to protect and sustain critical areas in the City. |
| Policy LU-8.2 | Through interagency agreements, coordinate with other jurisdictions and agencies to manage and protect surface and groundwater. |
| Policy LU-8.3 | Consider and enhance critical area functions in subarea planning and development regulation updates. |

Policy LU-8.4 Encourage incentives like conservation easements, land exchanges, land banking, assessment relief, and similar programs aimed to protect environmentally critical areas.

Policy LU-8.5 Use development clustering procedures, such as Planned Unit Development (PUD) to minimize impacts on environmentally critical areas.

Policy LU-8.5 Manage stormwater runoff and mitigate potential impacts from flooding, drainage, and runoff pollution.

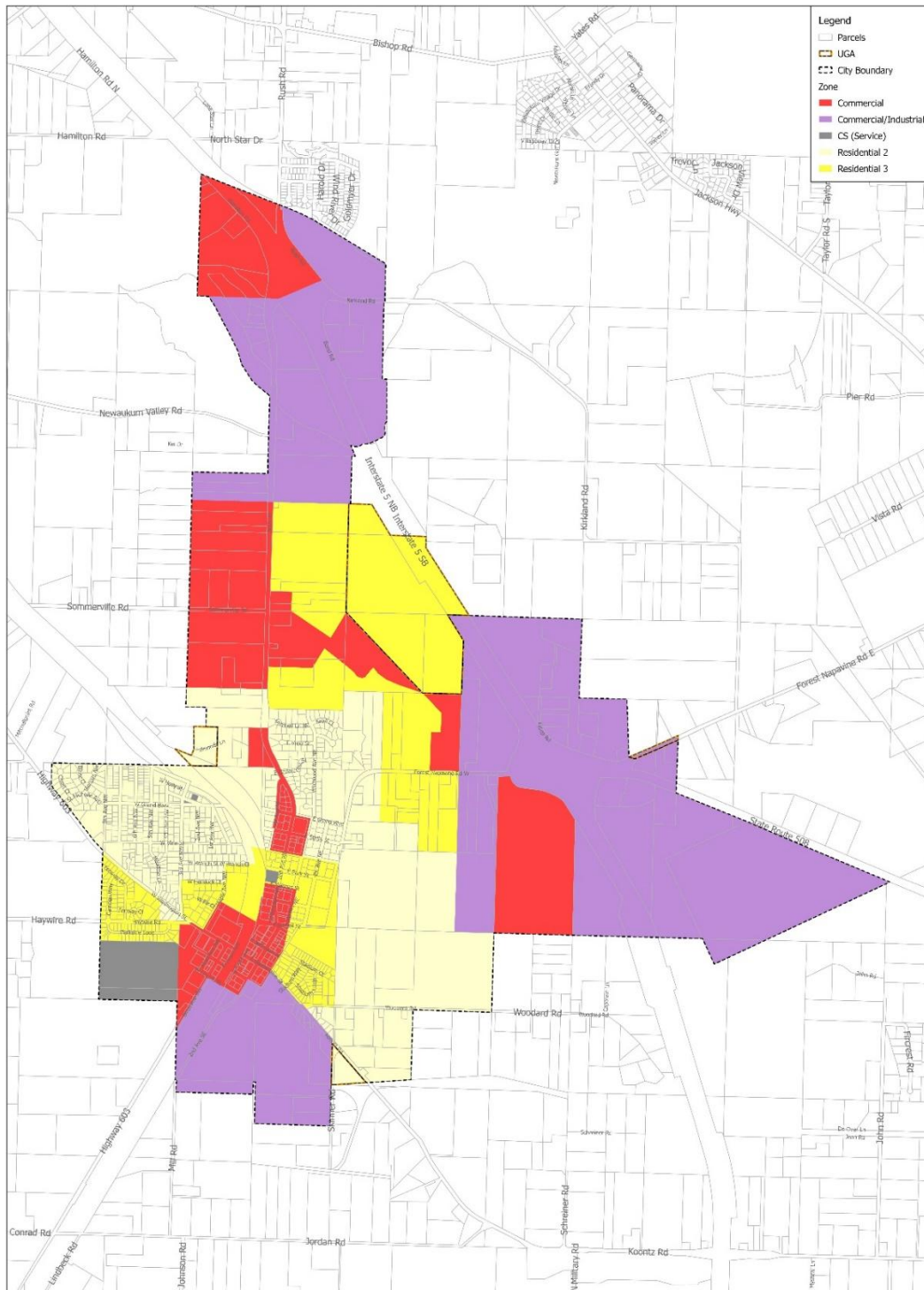
Goal LU-9. Identify and encourage the preservation of historic, cultural, and archaeological resources.

Policy LU-9.1 Encourage the adaptive reuse of historic properties, both to preserve city history and to extend the useful lives of buildings.

Policy LU-9.2 Collaborate with local and regional historic preservation organizations, including the Washington State Department of Archaeology and Historic Preservation (DAHP), to include cultural resource protection and preservation in planning efforts.

Maps

Figure 1. Future Land Use Map

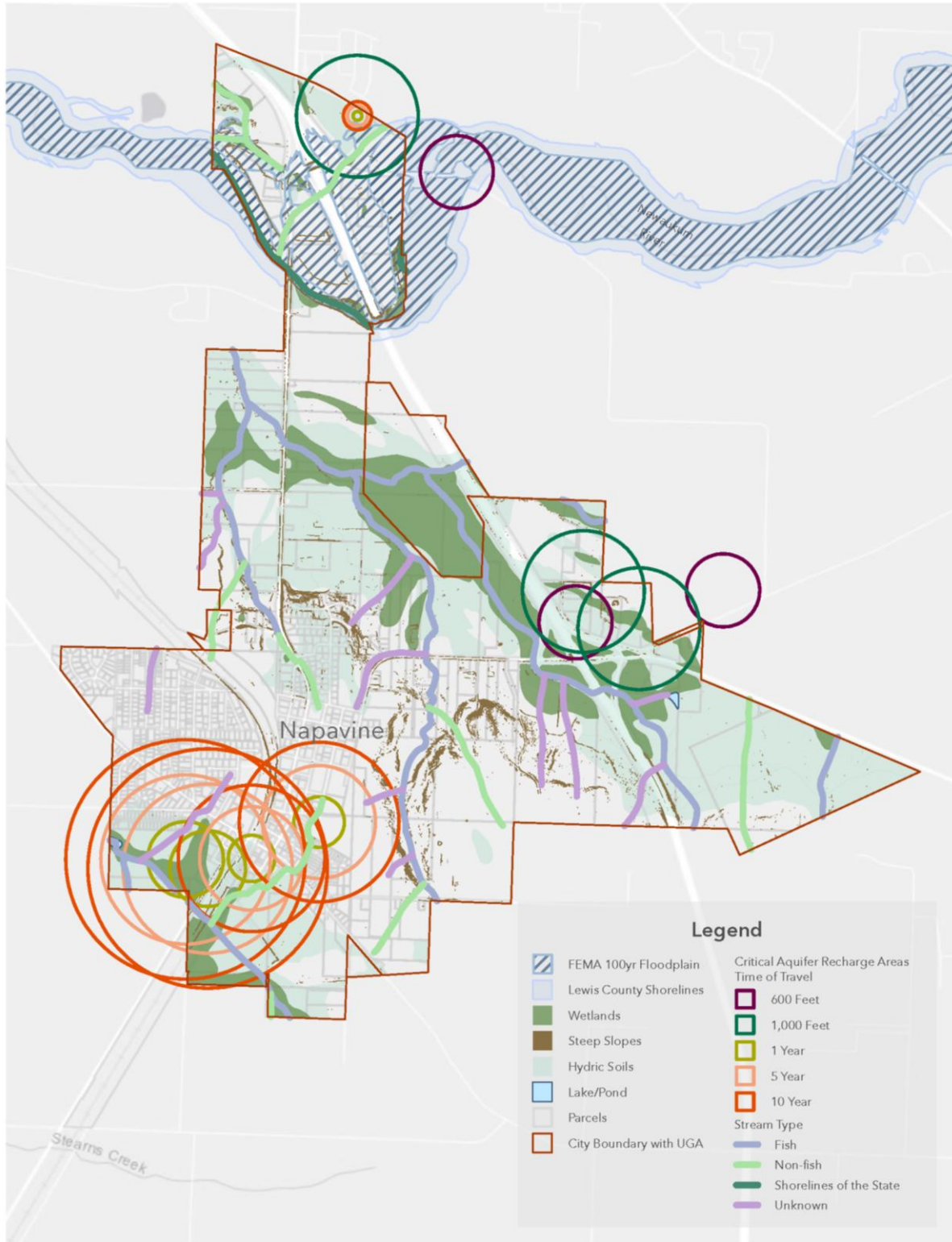


This map is a geographic representation based on information available. No warranty is made concerning the accuracy, currency, or completeness of data depicted on this map.



Comprehensive Plan Update
City of Napavine, Washington
April 2025

Figure 2. General Location of Critical Areas



CRITICAL AREAS

City of Napavine Climate Vulnerability Assessment | March 2025



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3. HOUSING ELEMENT

Purpose of Housing Element

The Housing Element considers the condition of existing housing stock and future housing needs, and it addresses the provision of housing types to accommodate the lifestyles and economic needs of the community. The City's housing policies and development regulations (zoning, building codes, etc.) mandate how the development and construction of housing will take place. However, unlike the other elements of the comprehensive plan, the City does not directly provide this service. The Housing Element will set the conditions under which housing developers will operate, and it establishes goals and policies to meet the community's housing needs. [Appendix B](#) includes the background information used to develop the goals and policies of this Element. [Appendix C](#) shows the City's Land Capacity Analysis. The Land Capacity Analysis found that the City and UGA have sufficient buildable and zoned capacity to meet the County's adopted housing targets across income levels, with overall project surplus capacity for 932 housing units.

Housing Goals and Policies

HOUSING CAPACITY AND TARGETS

Goal H-1. Ensure City zoning contains sufficient residential land area to accommodate a range of housing types meeting all income levels, including those earning 0 to 30% of the Area Median Income (AMI), and update development regulations to allow these housing types.

Goal H-2. Allow property owners to build a variety of housing types that meet the diverse needs of community members, including both rental and homeownership opportunities for households of all income levels.

Policy H-2.1 Allow Accessory Dwelling Unit (ADU) construction in all residential neighborhoods of the City.

Policy H-2.2 Allow duplexes, triplexes, and fourplexes where the existing residential scale and infrastructure allows.

Policy H-2.3 Allow manufactured homes in residential neighborhoods that meet similar design standards as traditional single family homes.

Goal H-3. Promote innovative construction processes and types, land management strategies, and financing options to increase the availability of affordable housing.

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| Policy H-3.1 | Streamline development permitting procedures to expedite and reduce “red tape” for residential development. |
| Policy H-3.2 | Explore partnerships with local and regional organizations working to establish residential community land trusts to increase housing affordable to community members. |
| Policy H-3.3 | Enable residential development that uses regional and national tax incentives to create affordable housing, such as the Low Income Housing Tax Credit (LIHTC) program. |

DISPLACEMENT AND AFFORDABILITY

Goal H-4. Create and preserve existing affordable housing opportunities, aiming to meet the City’s community housing targets for households from all economic backgrounds.

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| Policy H-4.1 | Encourage opportunities for preserving and rehabilitating existing affordable housing stock. |
| Policy H-4.2 | Acknowledge the role of existing housing stock in providing house-sharing options. |
| Policy H-4.3 | Coordinate with the County and regional agencies to build more affordable housing options. |

Goal H-5. Identify and remove barriers to housing opportunities, ensuring that all households, regardless of income level, education, race, or background, have fair access to housing.

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| Policy H-5.1 | Facilitate pathways to homeownership by exploring programs and partnerships that mitigate the influence of rising land values on property acquisition. |
| Policy H-5.2 | Seek to ensure safe and affordable housing stock, especially for low-income households. |

Goal H-6. Identify and explore measures that mitigate housing displacement pressures.

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| Policy H-6.1 | Identify mitigation measures for areas at risk of displacement due to market forces, regulatory changes, or infrastructure investments, and develop programs or partnerships to provide mitigation. |
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Goal H-7. Promote opportunities and strategies for community members to age in place.

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| Policy H-7.1 | Explore housing types and lot configuration that would meet the needs of those downsizing from individual homes on large lots. |
| Policy H-7.2 | Identify areas of the City best suited for aging in place due to access to services, transportation, and medical facilities. |

4. CAPITAL FACILITIES, UTILITIES, AND PARKS & RECREATION ELEMENT

Purpose of the Capital Facilities Plan, Utilities, and Parks & Recreation Element

This Element represents the community's policy plan for the financing of public facilities over the next six years. It outlines the City's needs and sets policy direction for determining capital improvements and for evaluating proposed capital facility projects. It establishes funding priorities and a strategy for utilizing various funding alternatives.

The Utilities Element inventories the general location of existing and proposed utilities, and analyzes the capacity to serve planned land uses. The GMA defines utilities as integrated facility systems that serve the public by means of a network of wires or pipes and ancillary structures. Included are systems for the delivery of natural gas, electricity, telecommunications services, water systems, and sewage disposal. Utilities are distinguished from other capital facilities as being essential services necessary to supporting basic life needs. Residents pay a fee for utility services while other capital facility services such as police and fire protection are funded by the whole community through taxes.

The Parks & Recreation Element reviews the current condition of the City's parks and open space system and identifies a plan to address the existing and future parks and recreation needs and demands for the next 10 years. The current parks inventory and facilities needs and upgrades are identified in the City of Napavine's 2025-2031 Capital Facilities Plan, and are listed later in this chapter.

Capital Facilities and Utilities Goals and Policies

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Goal CF-1. Ensure that all capital budget decisions and planning activities are consistent with the Comprehensive Plan.

Policy CF-1.1	Make capital budget decisions in conformance with the Comprehensive Plan.
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FINANCING

Goal CF-2. Ensure adequate funding is available to meet level of service standards.

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| Policy CF-2.1 | Reassess the Land Use Element of this Comprehensive Plan, or re-evaluate LOS, project priorities, or sources of revenue if probable funding is insufficient to meet existing needs. |
| Policy CF-2.2 | Utilize impact fees or SEPA mitigation for development driven improvements. |
| Policy CF-2.3 | Balance the use of impact related fees with other public funding sources for financing system improvements to public facilities serving new development. |
| Policy CF-2.4 | Ensure that new development pays for its share of new infrastructure through fees or mitigation measures. |

INTER-JURISDICTIONAL COORDINATION

Goal CF-3. Coordinate the siting and maintenance of existing and new essential public facilities, such as solid waste, sewage, and water facilities, with Lewis County and other jurisdictions and service providers, to ensure adequate facilities and services are available to residents and ensure LOS standards are maintained.

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| Policy CF-3.1 | Inform and request that utility providers and other applicable jurisdictions review and comment on proposed development so that adequate utility services are provided in a timely manner. |
| Policy CF-3.2 | Work with utility providers and nearby jurisdictions to provide areas for services within public rights-of-way. |

LEVEL OF SERVICE (LOS) AND CONCURRENCY

Goal CF-4. Provide and maintain adequate public facilities within City boundaries that meet level of service standards and meet the needs of existing and new development.

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| Policy CF-4.1 | Provide high-quality public facilities and services that meet the City's LOS standards. |
| Policy CF-4.2 | Require that public facilities, services, and roads necessary for development are sufficient to support the development upon occupancy, without reducing established levels of service (LOS) standards. |
| Policy CF-4.3 | Require the development review process to include an analysis of the impacts to the LOS of capital facilities, and do not issue any development |

permits that would result in a reduction of LOS below the established LOS standards.

ESSENTIAL PUBLIC FACILITIES (EPF'S)

Goal CF-5. Ensure the Comprehensive Plan does not preclude the siting of EPFs.

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| Policy CF-5.1 | Ensure public facilities and services are placed and sized to meet the long-term growth outlined in this Comprehensive Plan. |
| Policy CF-5.2 | Site, develop, and upgrade public facilities that maximize accessibility and are environmentally and fiscally responsible. |

ADEQUATE AND EQUITABLE PROVISION

Goal CF-6. Provide adequate utility services to support the city's public health, safety, welfare, and economic base.

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| Policy CF-6.1 | Establish levels of service (LOS) standards and identify capital improvements needed to achieve and maintain LOS. |
| Policy CF-6.2 | Encourage the proactive phasing of utility projects to minimize construction disruption and reduce costs for City street improvements. |
| Policy CF-6.3 | Explore new water sources within the Urban Growth Area and consider opportunities to obtain additional water resources, including the acquisition of existing private water sources. |
| Policy CF-6.4 | Provide water services to the Urban Growth Area consistent with state law, this Comprehensive Plan, and as approved by Lewis County. |

Goal CF-7. Ensure the provision of public facilities and services are equitably distributed throughout the City and do not result in disproportionate impacts.

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| Policy CF-7.1 | Prevent disproportionate impacts, such as displacement, on vulnerable communities when making decisions regarding infrastructure investment or improvements. |
| Policy CF-7.2 | Actively seek community input on public facility and service proposals, ensuring representation from historically marginalized or underserved communities. |

ENVIRONMENTAL IMPACTS AND ENERGY CONSERVATION

Goal CF-8. Avoid potential environmental impacts resulting from the provision of utilities.

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| Policy CF-8.1 | Ensure grading, filling, and clearing activities, the disposal of dredge spoils and land excavation, and the maintenance of septic and other utility systems do not adversely impact critical areas or public health. |
| Policy CF-8.2 | Require that all jurisdictions avoid impacts to threatened, endangered, or sensitive fish and wildlife species and habitats when evaluating and establishing commercial, industrial, or residential development. |

Goal CF-9. Promote energy and resource conservation.

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| Policy CF-9.1 | Establish a recycling and composting program to reduce the proportion of solid waste that is sent to landfills. |
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Goal CF-10. Protect and enhance the environment including air and water quality, and the availability of water.

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| Policy CF-10.1 | Continue to support the City's wellhead protection program to protect the city's groundwater resources. |
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PARKS AND RECREATION

Goal CF-11. Promote the retention of open and green space and the enhancement of associated recreational opportunities.

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| Policy CF-11.1 | Promote the conservation and enhancement of fish and wildlife habitats, natural resources, and water resources. |
| Policy CF-11.2 | Protect, enhance, and utilize the Newaukum River for both active and passive recreation opportunities. |

Goal CF-12. Actively seek grants and other funding opportunities for the acquisition, development, and improvement of park and recreational facilities.

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| Policy CF-12.1 | Explore the use of Open Space and Forestry Taxation Laws as effective tools for natural resource preservation. |
| Policy CF-12.2 | Coordinate with other jurisdictions to meet regional demands for park and recreation facilities. |

Goal CF-13. Improve access to parks and expand park and recreational opportunities.

- Policy CF-13.1 Increase park and recreation activities available in the City to meet the demand for recreational activities that are conveniently accessible to all age groups and abilities.
- Policy CF-13.2 Maintain existing park and open spaces and improve accessibility, for instance by providing adequate lighting of facilities or prioritizing parking for those with disabilities.

Capital Facility and Utility Projects

The community will continue to grow over the next 20 years as a desirable place to live and ability to find gainful employment within the region. Growth will create the needs for additional utilities as well as demand for recreational facilities. Current facilities will age over time and need replacement or modernization to meet the community's needs.

Napavine is severed the city of Chehalis sanitary sewer plant. Napavine is responsible for conveyance to the plant. City of Chehalis sewer plant expansion and modernization proportional to demand from Napavine is repaid by local rate payers and system development charges (SDCs) applied to new developments. The conveyance system is paid for through a combination of developer, SDCs, and state loans and grants. Extension of sewer mains and laterals for a new development is the responsibility of the developer. New users connecting into the sewer lines are paid for through SDC. Replacement and upgrades/modernization is typically funded through state loans that are repaid by rate payers.

Napavine has its own water utility system. Capital expansion and replacement occurs similar to sanitary sewer. New reservoirs and wells are paid for through state loans and SDCs, with the loans being repaid by rate payers. Water mains and laterals serving new users are paid directly by developers. Connection into the system is paid through SDCs. Replacement & upgrades to the system are funded through state loans that are repaid by rate payers.

The community will also desire to have local recreation opportunities. New parks and trails can be developed within larger planned developments. Larger community recreational facilities can seek funding from state grants from such agencies as the Recreation and Conservation Office (RCO). Sensitive environmental areas are set aside through state and local regulations protecting them for wildlife and the community's benefit.

As part of this Comprehensive Plan Update, the City has identified a number of capital facilities that will be required to serve the community. The City has plans for three new wells, three sewer pump stations and two recreational improvements. The capital items listed are those that are typical funded or completed by the community. Proposed funding source is identified for each item. Note that in some cases, state loans can be partially or fully forgiven if the community meets certain guidelines. As the City updates its 20 year plan and projects are completed, the Capital Facilities list will be revised to reflect changes over time.

CAPITAL FACILITIES, UTILITIES, AND PARKS & RECREATION ELEMENT

CFP Item	Description	Funding Source	Cost Estimate
Water:			
Well #7	New well in vicinity of Well #4	State Loan & SDCs	\$1,000,000
Well #8	New well in vicinity of Well #4	State Loan & SDCs	\$1,000,000
Well #9	Well in vicinity of Rush RD	State Loan & SDCs	\$3,500,000
Subtotal			\$5,500,000
Sanitary Sewer:			
Jeferson Pump Station	Sewer collection station	State Loan & SDCs	\$2,500,000
Woodard RD Pump Station	Sewer collection station	Developer	\$500,000
Kirkland RD Pump Station	Sewer collection station	Developer	\$500,000
Subtotal			\$3,500,000
Recreation:			
Skate Park	New skate park	State Grant	\$500,000
Washington St Park	Asphalt parking lot	State Grant	\$250,000
Subtotal			\$750,000

5. ECONOMIC DEVELOPMENT ELEMENT

Purpose of Economic Development Element

The purpose of the Economic Development Element is to identify desired levels of job growth and commercial and industrial expansion. [Appendix E](#) provides an overview of economic development conditions and recent trends in the city since the last Comprehensive Plan update. Key issues from the analysis are listed below, providing some context for the goals and policies included in this element. Please reference [Appendix E](#) for the full discussion.

Existing Conditions

Lewis County remains a “distressed area” as designated by the Washington State Employment Security Department (ESD), but the county is seeing an increase in employment throughout the county. Health care and social assistance industries were the most common employers for Napavine residents in 2021. The largest employers in the city include the transportation and warehousing sector, which has seen a greater than 18 percent increase from 2010 to 2021.

Employment growth is expected in information, education and health services and transportation, warehousing, and utilities, according to regional projections from the ESD. Given Napavine’s recent growth in the transportation and warehousing sector, this could suggest the potential for this industry to continue to fuel the city’s economic development.

Only 1% of Napavine residents both live and work in the city. Over half of Napavine residents work in other cities. Chehalis remains the most common place of employment, but nearly two in five residents travel more than 50 miles for work. The number of people who live elsewhere but work in Napavine has increased 14 percent from 2010-2021.

Economic Development Goals and Policies

SUPPORT THE LOCAL ECONOMY

Goal ED-1. Endeavor to be a self-sustaining community by encouraging and supporting the development of a diversified well-balanced economy with stable, sustained growth.

Policy ED-1.1 Promote tourism and recreation in Napavine to support the local economy and provide supplemental income to natural resources industries.

Goal ED-2. Support small businesses that provide local jobs and meet community needs.

Policy ED-2.1 Support the location, retention, and expansion of businesses that offer living wage jobs.

Policy ED-2.2 Encourage small business development along Washington Street to create a small downtown environment.

Goal ED-3. Encourage the development and siting of alternative energy production facilities.

Policy ED-3.1 Encourage efforts to expand workforce training and development to provide skilled labor for alternative energy industries and “green collar” jobs.

6. CLIMATE RESILIENCE ELEMENT

Purpose of the Climate Resilience Element

Napavine will continue to be impacted by climate-related hazards, including extreme weather events and natural disasters that are exacerbated by climate change. This newly developed element of the Comprehensive Plan identifies goals and policies that were developed to bolster Napavine's resilience to these various hazards. It is intended to help Napavine become a city that is resilient to climate hazards while meeting the goals of the Growth Management Act (GMA), Lewis County Planning Policies, and the Lewis County Multi-Jurisdictional Hazard Mitigation Plan. The goals and policies of this Element intend to strengthen Napavine's climate resilience, while prioritizing the most vulnerable populations in the city. This Element was created utilizing guidance from the Washington State Department of Commerce, who developed climate planning guidance to help communities develop climate-related policies that best suit their communities.

Many of the goals and policies in this element reflect activities already underway in the city, such as the provision of air conditioning in City Hall or sprinklers at City parks during heat waves, while other goals and policies outline “common sense” actions that provide resilience benefits through simple, minimal, low-cost changes in city practice. Other goals or policies may require longer term study, planning, and financing in order to serve the greatest number of community members. The goals and policies are broken into these categories:

- Buildings and Energy
- Emergency Management and Preparedness
- Natural Hazards
- Community and Environment
- Zoning and Development

The goals and policies may also result in additional co-benefits to community members and the city, such as improved air quality, additional green space and trees, improved public health, pedestrian and bike-friendly streets, and improved stormwater management. [Appendix F](#) provides additional technical analysis supporting the goals and policies in this element.

Goals and Policies

BUILDINGS AND ENERGY

Goal CR-1. Ensure that energy infrastructure – including generation and transmission – is able to accommodate renewable energy opportunities and to withstand and recover

quickly from the impacts of extreme weather and other natural hazards worsened by climate change.

- Policy CR-1.1 Install distributed renewable energy generation and battery infrastructure at public facilities to store renewable energy generated on site and provide emergency power that ensures continuity of operations.
- Policy CR-1.2 Plan and build facilities, utilities, and infrastructure projects to avoid or withstand flooding from rising sea levels and associated climate impacts.
- Policy CR-1.3 Develop or modify design standards to integrate exterior building features that reduce the impacts of climate change and increase resilience.
- Policy CR-1.4 Work with energy utilities to improve the safety and reliability of infrastructure vulnerable to climate change.
- Policy CR-1.5 Encourage solar panels on buildings with large rooftops, as well as within or over parking areas.
- Policy CR-1.6 Monitor large trees and energy control equipment to ensure storms or high winds do not disrupt service.

Goal CR-2. Prioritize the adaptive reuse of buildings, recognizing the emission-reduction benefits of retaining existing buildings.

- Policy CR-2.1 Preserve and reuse existing buildings where feasible.
- Policy CR-2.2 Prioritize the preservation and weatherization of housing in overburdened communities, particularly at higher densities, to reduce emissions and increase resilience.
- Policy CR-2.3 Retrofit buildings for energy efficiency, which may include updates to insulation or replacing backup generators that rely on fossil fuels with onsite solar and storage systems, where feasible.

Goal CR-3. Encourage buildings to be designed and built sustainably, using renewable energy where possible, to reduce environmental impacts, decrease greenhouse gas emissions, and remain resilient to climate-related hazards.

- Policy CR-3.1 Develop or modify design standards to integrate exterior building features that reduce the impacts of climate change and increase resilience (i.e., requiring connected and consistent awnings to shade sidewalks, cool or green roofs, or the use of low impact development techniques).
- Policy CR-3.2 Require all publicly owned buildings to be powered completely by efficient energy.

- Policy CR-3.3 Incentivize green building certification to improve energy and environmental performance.
- Policy CR-3.4 Support the development of renewable energy sources to supply electricity and heat for new and existing buildings.

EMERGENCY MANAGEMENT AND PREPAREDNESS

Goal CR-4. Develop and maintain local government staff members’ technical expertise and skills related to climate change and environmental justice so as to improve communitywide policy implementation, equity, and resilience.

- Policy CR-4.1 Create evacuation plans and outreach materials to help community members plan and practice actions that make evacuation quicker and safer.
- Policy CR-4.2 Develop a comprehensive, communitywide wildfire resilience strategy to improve emergency response capabilities, create fire-resilient landscapes, promote fire-adapted communities, protect the economy, and foster short- and long-term recovery.

Goal CR-5. Enhance emergency preparedness, response, and recovery efforts to mitigate risks and impacts associated with extreme weather and other hazards worsened by climate change.

- Policy CR-5.1 Map infrastructure that is vulnerable to climate-related hazards like extreme precipitation and associated flooding or landslides, extreme heat, wildfires, and other natural hazards.
- Policy CR-5.2 Develop “resilience hubs”, or community-serving facilities that are designed to support community members, coordinate communication, distribute resources, and provide a heating or cooling facility or a place for people to escape wildfire smoke during extreme weather events. Potential sites may include City Hall, which currently provides air conditioning and a central place for disaster management, or churches in the City which are accessible to most community members.
- Policy CR-5.3 Factor climate impacts into the planning of operations and coordination of preparedness, response, and recovery activities among first responders and partners, including public health, law enforcement, fire, school, and emergency medical services personnel.

- Policy CR-5.4 Develop a city-wide evacuation plan that includes tips to help community members prepare for potential evacuations or assemble emergency kits, and information on what city resources are available to assist community members during natural disasters or other hazards.
- Policy CR-5.5 Consider incorporating the consideration of people evacuating to Napavine to avoid natural hazards into the City’s emergency management preparedness efforts to ensure evacuation facilities or public facilities in the City can accommodate a potential influx in people.

Goal CR-6. Protect the health and well-being of community members from the impacts of climate-exacerbated hazards – prioritizing overburdened communities – and ensure that that most vulnerable populations do not bear disproportionate health impacts.

- Policy CR-6.1 Prioritize the development of anti-displacement programs in overburdened communities when increasing densities and planning for disaster recovery to prevent potential displacement from natural disasters.
- Policy CR-6.2 Prioritize vulnerable community members for actions that mitigate public health impacts of climate-related disasters, including the provision of personal protective equipment and filter fans or incentivizing updates to HVAC systems that serve high-risk populations.
- Policy CR-6.3 Identify and plan for potential climate-related impacts to valued community assets like parks, recreation facilities, churches, and schools, while actively working to prevent disproportionate impacts to vulnerable populations.
- Policy CR-6.4 Ensure community members are aware that City Hall is air conditioned and open for people to escape the heat, and that the sprinklers set up at City parks during heat waves continue to be widely advertised to the community.

NATURAL HAZARDS

Goal CR-7. Develop urban heat mitigation efforts to reduce the effects of extreme heat on community members, prioritizing efforts to protect populations most vulnerable to extreme heat, such as outdoor workers, the elderly, and those with pre-existing health conditions.

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| Policy CR-7.1 | Develop and implement an urban heat resilience strategy that includes land use, urban design, urban greening, and waste heat reduction actions. |
| Policy CR-7.2 | Ensure that all community members have equitable access to green space within a half mile. |
| Policy CR-7.3 | Develop and maintain a program to distribute cooling units and install heat pumps, prioritizing households with residents most vulnerable to extreme temperature events. |

Goal CR-8. Establish a city-wide wildfire preparedness strategy that includes efforts to mitigate impacts from wildfire smoke.

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| Policy CR-8.1 | Develop and implement a wildfire smoke resilience strategy in partnership with local community members, emergency management officials, regional clean air agency officials, and other stakeholders. |
| Policy CR-8.2 | Develop and implement notification alerts within the community to reduce the risk of exposure to wildfire smoke and particulate matter. |
| Policy CR-8.3 | Provide private forestland owners and residents living in Wildland-Urban Interface (WUI) areas with information about fire prevention (i.e., Firewise) practices, and support the implementation of such practices through code provisions. |
| Policy CR-8.4 | Adopt fire-resilient standards for new and redeveloped sites in high-risk wildfire areas. |
| Policy CR-8.5 | Protect lives and property from wildfire risks through land use planning, community preparedness, and adaptation measures. |

Goal CR-9. Reduce the city's susceptibility to flooding and stormwater runoff from extreme precipitation events.

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| Policy CR-9.1 | Increase the city's stormwater management capacity through watershed planning and encouraging the use of low impact development and green stormwater infrastructure to address increased storm intensities and stormwater runoff. |
| Policy CR-9.2 | Monitor City wells to prevent flooding when the wells overflow and explore ways to minimize groundwater contamination. |
| Policy CR-9.3 | Develop and maintain a fund to build green infrastructure projects that help capture, filter, store, and reuse stormwater runoff. |

- Policy CR-9.4 Map transportation facilities or other infrastructure that is vulnerable to repeated floods, landslides, or other potential hazards, and designate alternate routes for travel where possible. Pursue potential grant opportunities, where feasible, to help the City mitigate or prevent impacts from flooding, landslides, or other hazards.
- Policy CR-9.5 Monitor floodways and increase stormwater management capacity at Exit 72, or where Rush road and I-5 meet, and in commercial areas where flooding is a larger concern for community members.

COMMUNITY AND ENVIRONMENT

Goal CR-10. Partner with Native American tribes to preserve archaeological sites and traditional cultural properties that are vulnerable to climate impacts.

- Policy CR-10.1 Protect historic and culturally significant sites that are prone to climate-related hazards.
- Policy CR-10.2 Establish and maintain government-to-government relationships with Native American tribes for the preservation of archaeological sites and traditional cultural practices that are vulnerable to climate impacts.

Goal CR-11. Prioritize environmental justice by providing all community members with equitable opportunities to learn about climate impacts, influence policy decisions, and feel empowered to take actions to enhance their own resilience to climate-related disasters.

- Policy CR-11.1 Develop culturally contextualized outreach and education initiatives and materials that will inform the community about near and long-term climate-related hazards and encourage community members to build knowledge and take action to bolster their individual resilience to these hazards.
- Policy CR-11.2 Build and support partnerships with community-based organizations to engage diverse coalitions of community members in community-driven decision making that empowers them to contribute to building community-wide resilience and implementing climate action.
- Policy CR-11.3 Engage overburdened communities in participatory budgeting efforts to support the equitable distribution of funding that helps reduce local emissions and build community-wide resilience.

Goal CR-12. Ensure no net loss of ecosystem composition, structure, and functions, especially in critical areas, shorelines, and priority habitats, and strive for the protection and enhancement of these areas to foster climate resilience.

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| Policy CR-12.1 | Identify opportunities to expand habitat protection and habitat quality and connectivity to foster climate resilience using conservation area designations, buffers, and/or open space corridors. |
| Policy CR-12.2 | Protect and enhance wetlands and corridors between wetlands to provide biological and hydrological connectivity that fosters resilience to climate impacts. |
| Policy CR-12.3 | Protect and restore riparian vegetation to reduce erosion, provide shade, and support other functions that improve the climate resilience of streams and the Newaukum River. |
| Policy CR-12.4 | Design and site any new transportation or public facilities or infrastructure to avoid impacts on critical areas, shorelines, and priority habitats, account for potential climate-related hazards, and avoid impacts to public access or habitat restoration and enhancement projects. |

Goal CR-13. Increase tree cover throughout the city.

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| Policy CR-13.1 | Evaluate the city's existing tree canopy and equitably increase tree coverage to enhance and protect the existing tree canopy, provide additional shade, and increase the city's stormwater management capacity. |
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ZONING AND DEVELOPMENT

Goal CR-14. Establish land use patterns that increase the resilience of the built environment to climate change.

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| Policy CR-14.1 | Identify and implement strategies to increase the resilience of the shoreline environment to sea-level rise and other climate hazards, while also protecting shoreline ecological functions, allowing water-dependent uses, and providing public access. |
| Policy CR-14.2 | Establish and maintain a purchase and transfer of development rights program to allow transferring development rights from areas that provide conservation and climate resilience benefits and promote denser development in suitable areas. |

Policy CR-14.3 Identify and implement strategies for reducing residential development pressure in the wildland-urban interface.

Goal CR-15. Ensure that development and redevelopment projects are resilient to the impacts of climate change.

Policy CR-15.1 Review required buffers and setbacks for steep slopes and shorelines vulnerable to erosion exacerbated by climate change, and establish increased setbacks, where necessary, to protect structures.

Policy CR-15.2 Establish development regulations that incorporate best practices for reducing the risk of wildfire, extreme heat, flooding, and other climate-exacerbated hazards.

Policy CR-15.3 Consider future climate conditions during siting and design of capital facilities, including changes to temperature, rainfall, and sea level, to help ensure they function as intended over their planned life cycle.

Policy CR-15.4 Assess critical infrastructure and buildings like City Hall, the Booster Pump Station, sewer pump stations, water wells, and Rush Road Bridge for structural integrity and to identify any damage and necessary repairs.

Goal CR-16. Ensure the local economy is resilient to climate disruptions and fosters business opportunities associated with climate mitigation and adaptation.

Policy CR-16.1 Support local businesses' efforts to bolster climate preparedness and continuity of operations.

Policy CR-16.2 Invest in broadband infrastructure and partner with service providers and the Washington State Broadband Office (WSBO) to increase broadband capacity in the city.

Policy CR-16.3 Promote purchasing from local businesses and encourage businesses that meet the city's needs to operate in the city to support economic development and reduce emissions associated with the transportation, production, and distribution of goods.

Goal CR-17. Reduce vehicle miles traveled and greenhouse gas emissions from transportation.

Policy CR-17.1 Support the development of infrastructure for electric vehicles (i.e., incentivize the provision of electric vehicle charging infrastructure) and the conversion of public fleets to zero-emission vehicles.

Policy CR-17.2 Implement multi-modal transportation planning to reduce single-occupancy vehicle dependence and greenhouse gas emissions.

- Policy CR-17.3 Increase multimodal capacity in coordination with the location of higher-density housing and commercial centers.
- Policy CR-17.4 Reduce parking requirements, by establishing parking maximums instead of parking minimums.
- Policy CR-17.5 Create a safe, well-connected, and attractive bicycle and pedestrian transportation network with amenities to encourage active transportation.

Goal CR-18. Ensure that the local transportation system – including infrastructure, routes, and travel modes – is able to withstand and recover quickly from the impacts of extreme weather events and other hazards exacerbated by climate change.

- Policy CR-18.1 Identify transportation infrastructure vulnerable to climate impacts and extreme weather events, such as flooding or landslides, and prioritize these for future improvements.

Goal CR-19. Create a safe, well-connected, and attractive pedestrian and bicycle transportation network to encourage active transportation and increase the number of potential evacuation routes.

- Policy CR-19.1 Improve street connectivity and walkability, including sidewalks and street crossings, to serve as potential evacuation routes.

7. TRANSPORTATION ELEMENT

Purpose of the Transportation Element

The purpose of the Transportation Element is to establish goals and policies that will guide the development of surface transportation in the City of Napavine, in a manner consistent with the overall goals of the Comprehensive Plan. Based upon existing and projected land use and travel patterns, the Transportation Element addresses roadway classifications, bicycle and pedestrian access, levels of service, future travel forecasts, and transportation system improvements. It establishes policy for transportation system development, and for existing and future improvement of transportation programs and facilities.

Inventory of Transportation Facilities

ROADWAY NETWORK

- Interstate 5 (I-5) is the major four-lane route (two-lanes each direction) for north and south travel to destinations within Lewis County and Napavine. Most of the County's population is clustered along this Interstate Highway, which serves as the link from Lewis County north to Interstate 90 in Seattle and south to Interstate 84 in Portland.
- US 12 is the primary route for east and west travel from I-5 to the Cascade Mountain Range. From west to east this facility serves Centralia, Chehalis, Napavine, Mossyrock, Morton, Randle and Packwood.
- State Route 508 runs east/west through Lewis County serving Napavine (via Forest Napavine Road) and Morton, and connecting to Interstate 5 and SR-7
- Highway 603 parallels the west side of Interstate 5, connects into Napavine from the southwest and reconnects with Napavine on the west.
- Koontz Road is a main arterial serving the south side of Napavine. It continues eastward from the city limits.
- Forest Napavine Road serves the east side of Napavine and provides access to Interstate 5.
- Rush Road is the main north south route through Napavine providing access to Interstate 5.

Public Transportation

Currently there is no public transit service in Napavine. The Lewis Public Transportation Benefit Area (LPTBA) has operated as Twin Transit since 1977, serving sections of Lewis County. Bus service is free for Centralia College students. Public transportation connecting Lewis County to

surrounding areas is also limited. Lewis County residents traveling north toward Olympia must transfer in Centralia where they connect with Thurston County Intercity Transit.

Burlington Northern & Santa Fe Railway (BNSF) owns and operates the only main freight and passenger line in Lewis County. Amtrak serves the Centralia / Chehalis area with a depot in downtown Centralia. Currently, there are five passenger trains scheduled each day carrying Lewis County residents north to Seattle, WA and south to Portland, Oregon.

The local Greyhound bus station is located in Centralia, approximately 14 miles from Napavine.

Air Transportation Facilities

There are four public airports located in Lewis County, including Chehalis-Centralia, Toledo, Morton and Packwood. There are 19 private airstrips in the county. The Chehalis-Centralia Airport is the largest general aviation airport in the County. The Olympia Regional Airport lies about 27 miles north of Napavine, the Seattle-Tacoma International Airport lies 85 miles north, and the Portland International Airport lies 79 miles south. Gray Army Airfield is located at Fort Lewis about 42 miles north of Napavine. McChord Air Force Base lies about 49 miles north in Tacoma.

Level of Service (LOS) is a qualitative measure describing operational conditions within a traffic stream, generally described in terms of speed and travel time, freedom to maneuver, traffic interruptions, comfort and convenience, and safety. It is measured on a scale of LOS-A. (free-flowing traffic) to LOS-F (long delays). Agencies are required to adopt regulations prohibiting any development which would cause a facility to drop below identified standards. The current established LOS for all roads within Napavine is LOS 'E'.

LEVEL OF SERVICE STANDARDS

The Lewis County roadway system has sufficient capacity for current and future (2025) transportation needs. In many cases, roadways have daily traffic flows less than half the level that could be accommodated. The county-wide level of service generally ranges between LOS-A and LOS-B.

TRANSPORTATION DEMAND MANAGEMENT STRATEGIES

It is the policy of Lewis County to encourage alternate means of transportation and transportation coordination to encourage efficient use of transportation facilities and multi-modal transportation facilities.

Pedestrian and Bicycle Connectivity

Bicycle and pedestrian facilities in Napavine are provided via sidewalks, walkways, roadway shoulders, trails, and city parks. The nearest Rails-to-Trails bicycle route is located in Chehalis. Since 1997, the City has added over 1,000 feet of new and improved sidewalk throughout town. Several other projects demonstrate the City's on-going efforts to improve non-motorized facilities and increase pedestrian safety in Napavine. Currently over \$2.7 million of pedestrian-related improvements are planned, with approximately \$530,500 in funding secured. Pedestrian improvements include sidewalks, lighting, and crossing improvements.

PAST IMPROVEMENTS

- The City of Napavine was awarded \$2.2 million in state and federal funds for Engineering design and construction of multi-modal improvements.
- In 2005, TIB Small City Arterial Program awarded the City \$36,767 to complete the Washington Street & 2nd street project, which included installation of a traffic signal at Washington Street and 2nd and coordination with the railway crossing signal. Center and dedicated left turn lanes were added to Washington Street. Other project elements included channelization, sidewalks, a pedestrian railway crossing, street lighting, and minor storm drainage problems.
- In 2005, TIB Small City Arterial Program awarded the City \$30,148 to complete the Washington Street Signal, from East Front Street to Birch Street. The project included installation of a traffic signal at Birch Street and coordination with the railway crossing signal. Other project elements included pavement overlay, curbs, sidewalks, street lighting, and minor drainage improvements.
- In 2004 the Napavine School District was awarded a WSDOT Safe Routes to School program grant to fund a school sidewalk project. The \$106,000 grant leveraged federal Transportation Enhancement funding and was used in part to complete the pedestrian overpass. It also included a railway safety education program and a general pedestrian safety program conducted by local law enforcement. WSDOT's Safe Routes to School grant program aims to protect children from traffic deaths and injuries, and promotes a healthy lifestyle through biking and walking. It also provides sensible transportation by reducing the number of car trips to and from schools.

- In 2004, the City completed the E Stella Street/Forest Napavine Road project, from NE 2nd Avenue to the eastern city limits. The project was funded in part by the TIB Small City Arterial Program. Improvements included two 11-foot travel lanes with a parking lane on one side and a shoulder on the other; a five-foot sidewalk with curb and gutter on both sides; illumination; sight distance improvement at the intersections; storm water drainage system; and limited utility replacement.
- In 2001, the City completed the East Rowell Road/3rd Avenue NE /East Rathburn Street project. It was funded in part by the TIB Small City Arterial Program. The roadway now has two 12-foot travel lanes with a curb, gutter, a six-foot sidewalk on both sides of the roadway, illumination, and a new storm drainage system.
- In 1999, the City completed the Winlock-Napavine Highway (Hwy SR 603) project from SW Birch Avenue to the southern city limits. It was funded in part by the TIB Road Transfer Program. The roadway is now 32 feet wide with two 12-foot travel lanes and two four-foot shoulders. Other improvements included construction of new sidewalks, existing sidewalk repair, and a closed storm drainage system.

FORECAST OF PROJECTED NEEDS AND FINANCING

Pursuant to RCW 35.77.010, cities and counties are required to prepare and adopt a Transportation Improvement Program (TIP) for the ensuing six calendar years. These six-year TIPs are to be consistent with the city or county comprehensive plans and include proposed road and bridge construction work and other transportation facilities and programs deemed appropriate. Since 2005, TIPs must include any new or enhanced bicycle or pedestrian facilities identified pursuant to RCW 36.70A.070 (6) or other changes that promote non-motorized transit. Lewis County develops an annual TIP to address roadway deficiencies related to capacity, safety, or pavement restoration.

The City is presently working with Lewis County on creating a bypass (Sommerville) from Rush Road to Avery. This bypass would provide a west I-5 extension thereby offering motorists a viable alternative to accessing I-5 for short thoroughfare trips.

The City recently adopted its updated Six Year Transportation Improvement Plan (STIP). Six projects are identified as a priority for the community totaling almost \$2.4 million. Primary funding would be grants from the state Transportation Improvement Board (TIB). Napavine has no Traffic Impact Fee (TIF) but does have the ability to charge mitigation fees through SEPA process. Below are the six STIP projects.

Project Name	Funding Source	Cost Estimate
Branch ST	State Grant	\$367,467.50
Birch AVE	State Grant	\$166,020.00
Washington ST	State Grant	\$482,000.00
NW Alder AVE Reconstruction	State Grant	\$262,840.00
W Grand BLVD Reconstruction	State Grant	\$237,995.00
Kirkland Rd Reconstruction	State Grant	\$878,725.00
Subtotal		\$2,395,047.50

RELATION TO LAND USE ELEMENT

New roadways and streets will be necessary to accommodate future residential, commercial and industrial development. However, the projected population increase to roughly 3 people within the City in the Year 2025, does not represent a significant increase in overall traffic volumes when considering the existing roadway networks. The City reviewed updated traffic data to determine whether the County's adopted levels of service are adequate to accommodate the projected growth- related demands on City transportation systems. Forecasts show that county roadways located within the Napavine area have kept pace with population growth, and will meet their estimated future capacity through efforts such as Washington Department of Transportation's Six Year Transportation Improvement Program. The City maintains a rigorous paving and operations and maintenance program for its roadways.

Transportation Goals and Policies

Goal TR-1: Endeavor to be a self-supporting community with a transportation system that is adequate to support its local economic base.

Policy TR-1.1 Coordinate plans, programs and projects with regional, state and federal agencies to ensure consistency between land use development and transportation facilities.

Policy TR-1.2 The City and state agencies should investigate a full range of actions when improving regional transportation facilities. Actions should include

transportation system and demand management programs, improve efficiency, and lessen environmental impacts.

Policy TR-1.3 The City and state government should ensure adequate road access to scenic and recreational areas in order to accommodate local and tourist traffic.

Goal TR-2: Strive for a transportation system that is safe for children and adults.

Policy TR-2.1 Strive to provide adequate access to the transportation system for persons with disabilities.

Policy TR-2.2 The City and state government should work to reduce conflicts between rail and vehicular traffic wherever possible, and support enhancement of passenger rail and high speed rail planning efforts in the region.

Policy TR-2.3 Continue to develop planning approaches that increase physical activity, such as walking and cycling.

Policy TR-2.4 The City shall work with state agencies to designate arterial access points to ensure safety while maintaining acceptable Level of Service “E.”

Policy TR-2.5 The City should identify and utilize all available sources of funding for city road improvements including grants, loans, local improvement districts, licenses and impact related fees.

2025 Comprehensive Plan Appendices

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APPENDIX A: COMMUNITY PROFILE AND LAND USE

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A.1 Community Profile

POPULATION: HISTORIC AND ALLOCATED GROWTH

Between 2010 and 2023, Napavine added 18 people per year on average (Exhibit 1). Napavine's 2045 population allocation is an additional 1,009 people from the 2022 estimate, or a total of 2,978 people in 2045. The analysis for Land Capacity and population is discussed in the memo in [Appendix C](#).

Exhibit 1 Historic population growth and population allocation

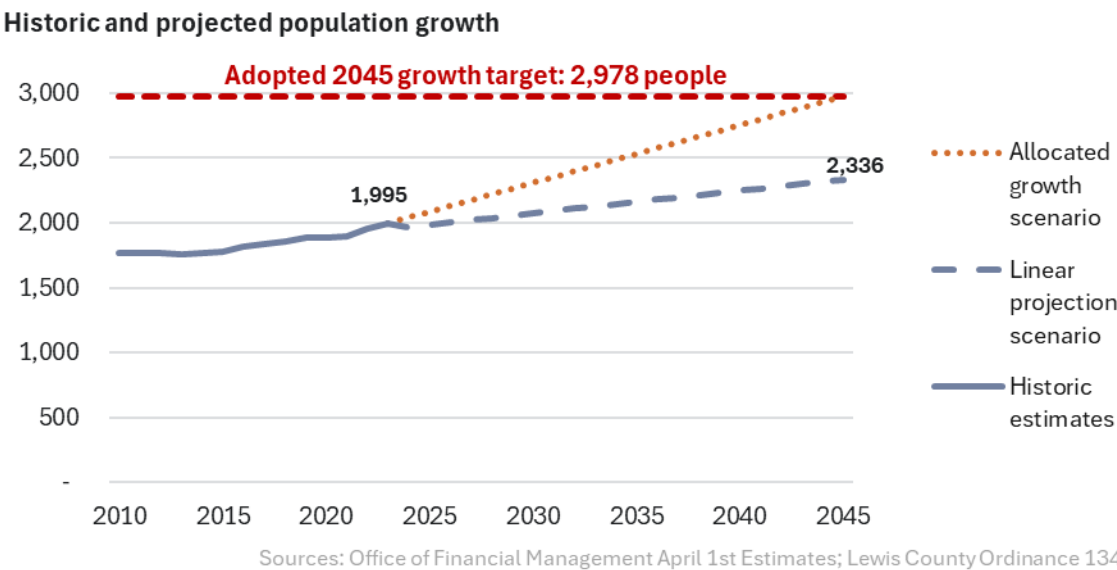
Year	Population Estimate	Annual Change
2010	1,766	-
2011	1,768	+0.1%
2012	1,765	-0.2%
2013	1,759	-0.3%
2014	1,770	+0.6%
2015	1,778	+0.5%
2016	1,815	+2.1%
2017	1,835	+1.1%
2018	1,857	+1.2%
2019	1,886	+1.6%
2020	1,888	+0.1%
2021	1,895	+0.4%
2022	1,955	+3.2%
2023	1,995	+2.0%
Washington State Office of Financial Management April 1 st Estimates		

Napavine Growth Allocations	
Lewis County Ordinance 1346	
2022 Population	1,969
2045 Allocation	2,978
Change	+1,009
Growth Rate	+51.24%

The population allocation reflects a higher growth rate than the historic average, seen in

Exhibit 2. If Napavine were to achieve its full, 2045, population allocation, the average annual growth rate would increase from 18 people per year to 45, or a one percentage point increase. Assuming growth consistent with the previous 10 years and using a linear projection model, Napavine’s population could grow to 2,336 people by 2045. The linear growth scenario reflects a difference of 642 fewer people in the City in 2045 compared to the allocated growth scenario.

Exhibit 2 Forecasted population growth and 2045 allocation



	Average Annual Growth People	Average Annual Growth Percentage

Historic growth (2010-2023)	18	0.9%
Allocated growth scenario (2023-2045)	45	1.8%
Difference (Allocated – Historic)	+27	+0.9 percentage point

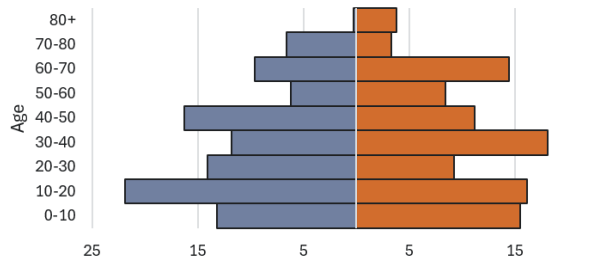
AGE AND ABILITY

Over a third of Napavine’s population is between the ages 20 and 40. The share of children and young people shrank from 2010 to 2022, from 33% of the population to 23%. Such a decrease is consistent with lower birthrates in the state. Looking at the county’s population, generations remained relatively evenly distributed, as seen in

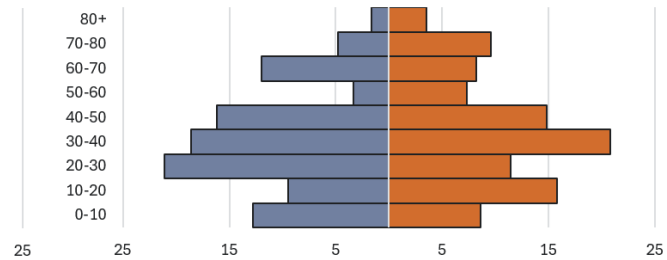
Exhibit 3. The largest difference for the county population is that of the Baby Boomer generation, which is slightly more represented compared to the rest of Lewis County’s population. This is reflected in the difference in median age for both the county and Napavine in 2022. The median age for the county’s population was 42 and 35 for Napavine.

Exhibit 3 Population pyramid for Napavine and Lewis County

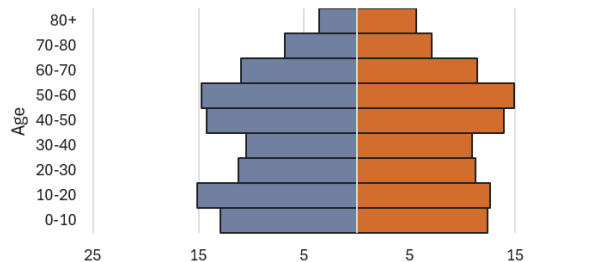
Napavine 2010



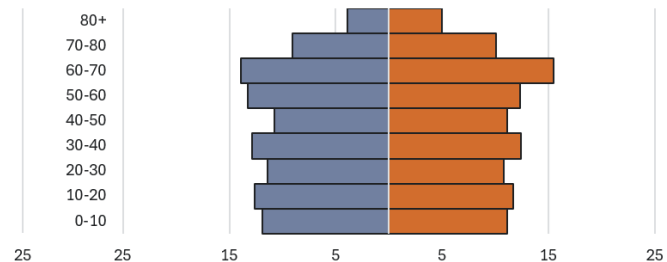
Napavine 2022



Lewis County 2010



Lewis County 2022



Male Female

Male Female

Source: 2022 ACS 5-Year Estimates, Table S0101

Just over half of Napavine's population is of working age. Napavine's age dependency is lower than the county's, reflecting fewer young and elderly people compared to the working age population (Exhibit 4). In 2022, 12% of households were occupied by someone over 65 years old living alone. This is slightly lower than the county's estimate, with 16% of householders being 65 or older living alone.¹

Exhibit 4 Age Dependency

	Lewis County	Napavine
Age dependency ratio	73.9	54.4
Old-age dependency ratio	36.5	22.3
Child dependency ratio	37.4	32.2

Per 100 people

Source: 2022 ACS 5-Year Estimates, Table S0101

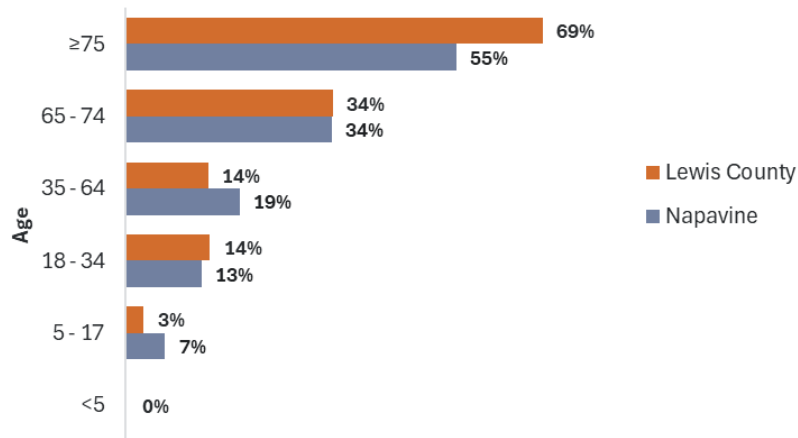
The proportion of the population with disabilities is similar between Napavine and the county. Elderly individuals are the most likely to identify as having a disability. In 2022, children in

¹ U.S. Census Bureau, American Community Survey, 5-Year Estimates, 2022, Table S2501.

Napavine had a higher incidence of disability compared to the county. However, due to smaller sample and population sizes, this difference could be attributed to the margin of error rather than indicating a trend of more disabled children in the city compared to the county.

Exhibit 5 Elderly Napavine community members are most likely to have a disability

Percent with a disability by age, 2022



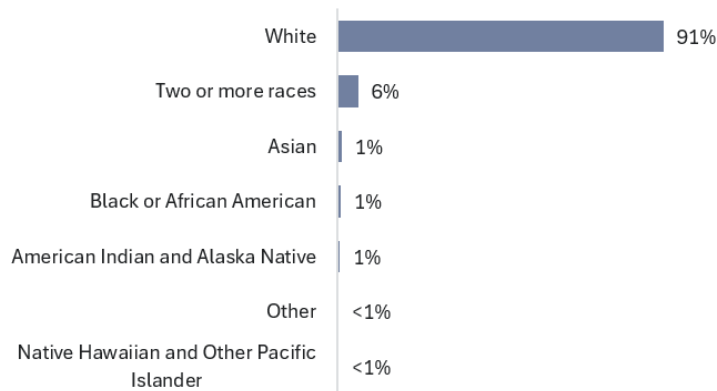
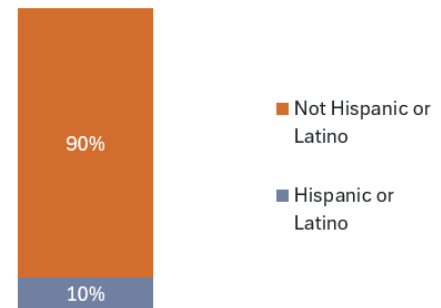
Source: 2022 ACS 5-Year Estimates, Table S1810

RACE, ETHNICITY, AND LANGUAGES SPOKEN

Most of Napavine's population identifies as white and not Hispanic or Latino (Exhibit 6). These demographics have remained relatively consistent over the last 10 years, varying only by a few percentage points. Over 98% of Napavine's population speaks English at home. Of those who didn't speak English at home, Spanish was the second most popular language at just over 1% of the population (

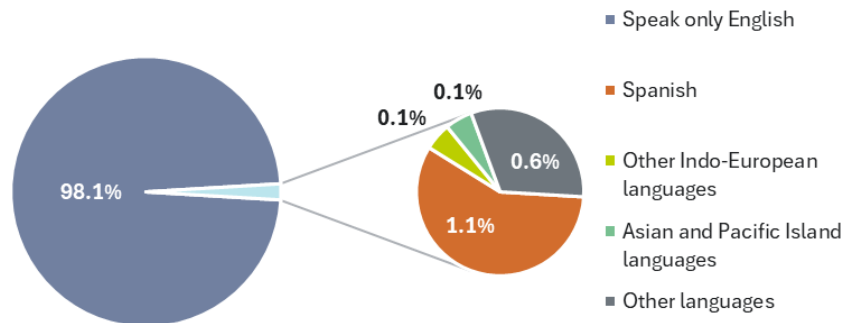
Exhibit 7).

Exhibit 6 Race and ethnicity

Race, 2020**Ethnicity (any race), 2020**

2020 Decennial Census, Table P9

Exhibit 7 Most Napavine residents only speak English at home

Languages spoken at home

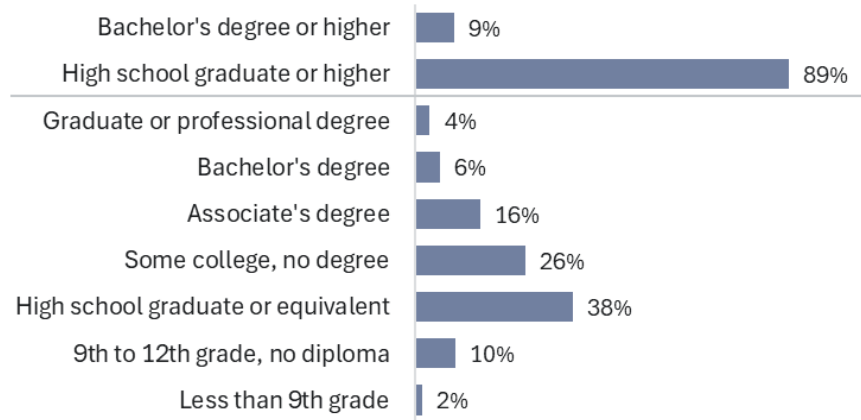
Source: 2022 ACS 5-Year Estimates, Table S1601

EDUCATIONAL ATTAINMENT

Most of Napavine's population over the age of 25 have at least a high school diploma or equivalent (Exhibit 8). This rate is the same as the county's overall high school attainment rate, both at around 89%. Napavine is home to a lower percentage of those with college degrees, with 9% of Napavine's population attaining at least a bachelor's degree compared to nearly 20% of the county's population.

Exhibit 8 Most Napavine community members have at least a high school diploma or equivalent

Highest level of education attained, ages 25+ in 2022



Source: 2022 ACS 5-Year Estimates, Table S1501

INCOME AND POVERTY

Napavine's median household income has been slightly higher than the county's, compared across 2010 and 2022 estimates, as shown in Exhibit 9 and Exhibit 10. In 2022, 7.8% of Napavine's population fell under the poverty threshold. This percentage is lower than the county, which had an estimated 12.3% of the population falling under the poverty threshold. Women comprised a larger share, with nearly 11% falling under the poverty threshold compared to around 5% of men.²

Exhibit 9 Napavine's median household income is slightly higher than the county's as a whole

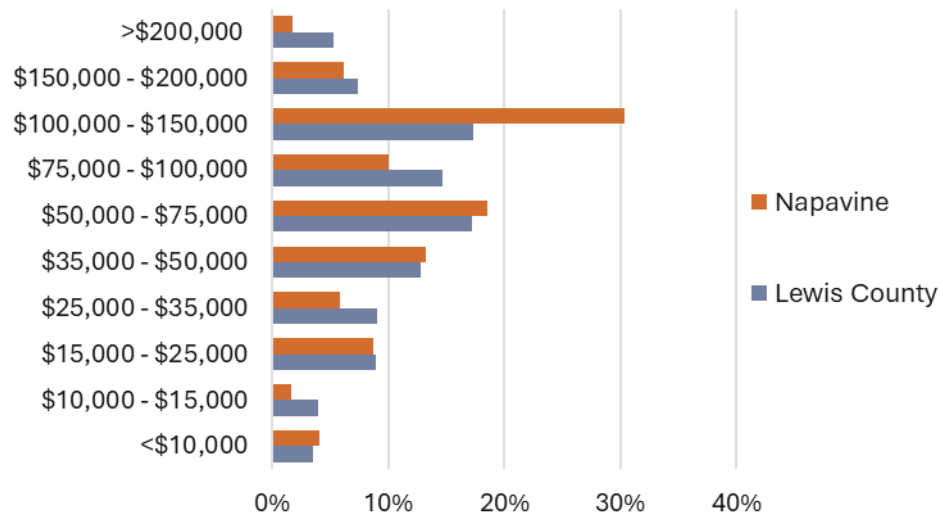
	2010 Median Household Income	2022 Median Household Income	Change
Napavine	\$50,303	\$70,833	+41%
Lewis County	\$43,874	\$67,247	+53%

Source: ACS 5-Year Estimates, Table S1901

² U.S. Census Bureau, American Community Survey, 5-Year Estimates, 2022, Table S1701.

Exhibit 10 Distribution of household incomes

Percentage of households with annual incomes for each bracket



Source: ACS 5-Year Estimates, Table S1901

A.2 Land Use

Commercial/Industrial (C/I) services comprise most of the land in Napavine, at around 39% of designated land, seen in Exhibit 11. The second largest Land Use/Zoning designation in the city and UGA area is Residential Medium Density (R2). For critical and environmental areas in the city, hydric soils make up nearly half of the city's area. Streams and wetlands are the second most prevalent, comprising 16% and 14% of the city's total acreage respectively (Exhibit 12).

Exhibit 11 Inventory of existing Land Use and Zoning Designations

ZONE	City		UGA		Total Acres	Overall % of City+UGA
	Acres	% Share	Acres	% Share		
Commercial Services - C	363.4	19%	-	0%	363.4	19%
Commercial/Industrial - C/I	760.1	39%	1.3	0%	761.4	39%
Community Services - CS	31.3	2%	-	0%	31.3	2%
Residential Medium Density - R2	448.5	23%	11.4	1%	459.9	23%
Residential High Density - R3	248.1	13%	94.7	5%	342.8	18%
Total	1,851.3	95%	107.5	5%	1,958.8	100%
<i>Numbers may not add to 100% exactly due to rounding.</i>						

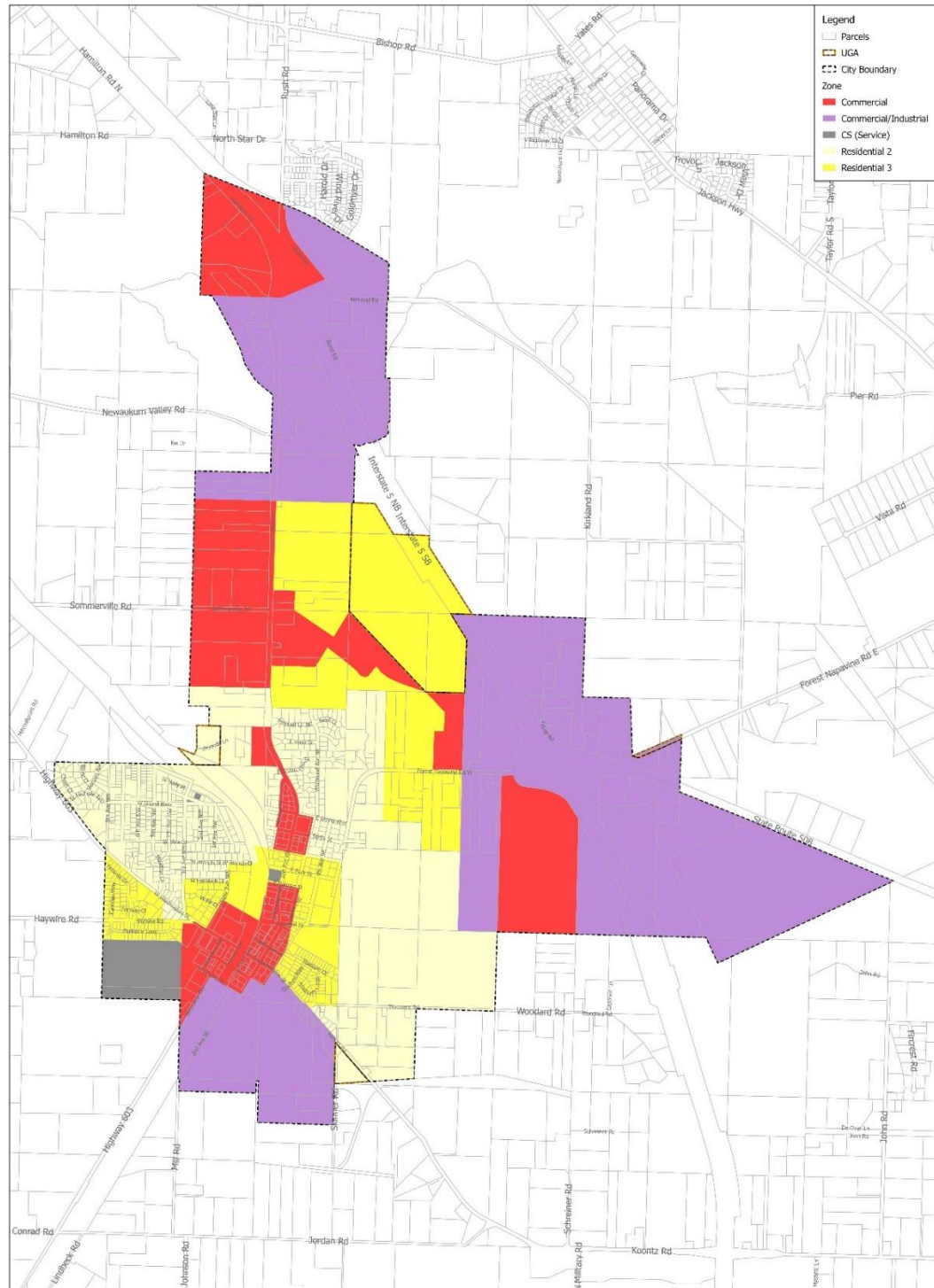
Exhibit 12 Inventory of critical areas, estimated acreage

Type ¹	Acres ²	% of City+UGA
Hydric Soil	861.7	44%
Stream (including buffers)	317.7	16%
Wetland	265.8	14%
FEMA 100-Yr Floodplain	133.9	7%
Steep Slope	34.3	2%
1. This list is based on available GIS data and is not exhaustive.		
2. Based on available GIS data from Lewis County. These estimates do not reflect or replace calculations from critical area site studies.		

A.3 Description of Critical Areas

Environmentally sensitive areas, or critical areas, identified in the City of Napavine's Critical Area Ordinance (CAO) include wetland areas and fish and wildlife habitats along Stearns Creek, the Newaukum River, and an unnamed creek. All growth and development in the City is regulated according to the standards contained in the City's Critical Areas Ordinance, which fully complies

with the requirements of the Washington Growth Management Act.



See

Figure 2 for a map of the City’s critical areas. Below is a description of Napavine’s critical areas.

SHORELINE

Protection for critical areas within shoreline areas will be equal to, and consistent with, the Napavine CAO, pursuant to RCW 36.70A.060(2) and ESHB 1933 Sec. 3(4).

WETLANDS

Based on the U.S. Fish and Wildlife National Wetlands Inventory, and information obtained from the Lewis County GIS webpage, wetland areas were identified within city limits. The first area is located along the Newaukum River, and the second along Allen Creek and its two tributaries. The wetlands are defined according to RCW 36.70A.030(20), and are wetlands delineated using the Washington State Department of Ecology’s Wetland Delineation Manual.

AQUIFER RECHARGE AREAS

Every location within a drainage basin can be designated as either a groundwater recharge or discharge area, and this designation depends upon the direction of groundwater flow within the aquifer. In recharge areas, the flow of groundwater in the saturated zone is directed away from the water table surface while in discharge areas the flow of groundwater is directed toward the water table surface. Near the ground surface of a recharge area flow is directed downward, while a discharge area will have an upward flow near the surface (Freeze and Cherry, 1979). Recharge areas serve to replenish the groundwater supplies, but also allow for introduction of contaminants into the upper most unconfined aquifer.

The Napavine Prairie contains two water resources: a perched water table and a lower water table below the Logan Hill formation. Most of the surface water recharges the perched water table, which is used for City purposes. Based on 2015 Lewis County GIS data and their analysis of soil types, Napavine has three Aquifer Recharge designations. The area extending from the southern city limits north to Haywire Road is designated Class III, or “Slight.” The areas north and south of Allen Creek and the area along the southern side of the Newaukum River are all designated Class III as well. An area north of the Newaukum River is designated Class I, or “Severe.” All other areas within city limits are designated Class II, or “Moderate.”

STREAM TYPES

The Newaukum River, located in the northern city limits, is designated as a Rural Conservancy Shoreline under the Shoreline Master Program. Allen Creek lies to the south of the Newaukum River and is designated, along with its two tributaries, as Class I.

DRAINAGE BASINS

Napavine lies within the Chehalis River Drainage Basin.

GROUNDWATER

Groundwater is withdrawn from the City's three wells consistent with City Water Rights. In planning for its future growth, the City has been in continual negotiations with the Department of Ecology for additional water rights. The City has therefore negotiated with the Department of Ecology to transfer water rights and increase annual water rights by 540 acre-feet per year.

STORMWATER

City stormwater policies and regulations will incorporate the Department of Ecology's Stormwater Manual for Western Washington, make use of Best Management Practices, and comply with U.S. Environmental Protection Agency's (EPA) National Pollution Discharge Elimination System (NPDES) permit requirements.

FREQUENTLY FLOODED AREAS

Within the City of Napavine, Federal Emergency Management flood plain mapping indicates the presence of the 100-year floodplain near the Newaukum River, which is identified as fish and wildlife habitat with development provisions.

GEOLOGICALLY HAZARDOUS AREA

Landslide topography has been identified along steeper slopes north of the City and adjacent to the Newaukum prairie.

FISH AND WILDLIFE HABITAT CONSERVATION AREA

The riparian area along the tributaries to Stearns Creek and the Newaukum River provides wildlife habitat conservation areas. Both tributaries contain fish and provide habitat and rearing areas.

APPENDIX B: HOUSING

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B.1 Key Issues

Issues Identified in this Update Process

- Current housing permit trends are insufficient to meet the projected target. Napavine will need to permit, on average, 24 units per year to meet its target of an additional 477 units by 2045. The average since 2010 has been 12 units permitted per year.
- Housing values have gone up 156% and sale prices 121% from 2010 to 2022. This is much faster than the Area Median Income (AMI) for Lewis County, which only increased 53%.
- Napavine is home to demographic and market changes, indicative of displacement and gentrification pressures.
- While the existing Comprehensive Plan has policy provisions for affordability, others are out of date or challenge anti-displacement and anti-exclusion requirements.

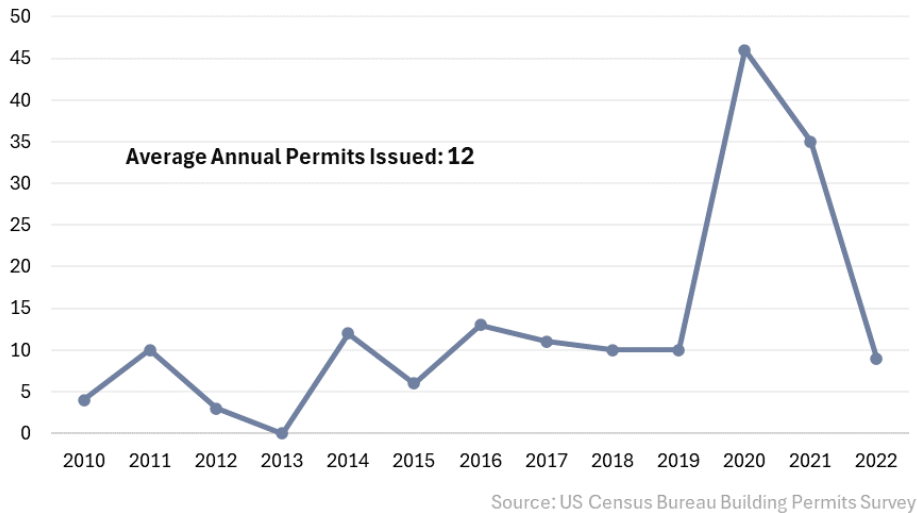
Issues Identified in the 2023 Housing Action Plan (HAP)

- The housing supply is not keeping up with demand.
- Desire for ADUs, senior housing, and opportunities for children to afford to live in the City as they age.
- Affordability of housing options.
- Lack of smaller housing types for smaller households.
- Existing Comprehensive Plan Policies do not target Napavine's current and future housing needs.
- Napavine's development and zoning regulations are out-of-date and could be revised to increase predictability and flexibility, and to streamline housing growth.
- Napavine does not have any programs that address housing. Due to its setting and history of being a small city, Napavine does not have existing programs that other cities may have to address housing issues.

B.2 Housing Supply and Targets

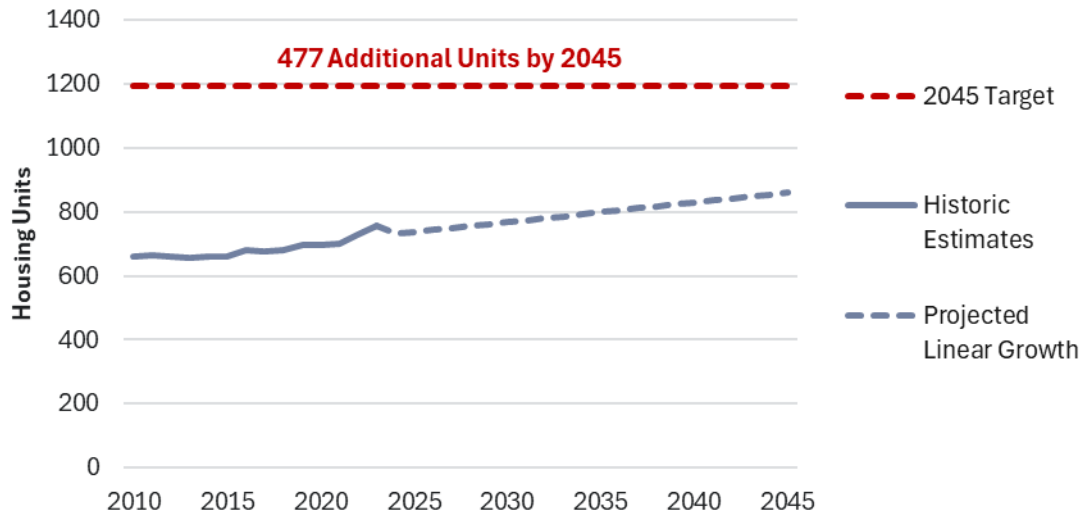
Napavine’s current allocation target from the county is to add 477 additional housing units by 2045 (Lewis County Ordinance 1346). This is an average of about 24 housing units per year. The US Census Bureau’s Building Permits Survey estimates that Napavine has, on average, permitted 12 units per year since 2010 (Exhibit 13).

Exhibit 13 Napavine has permitted an average of 12 units per year since 2010



To meet the housing target, Napavine would need to permit an additional 12 units per year, on top of the existing average. Assuming housing unit growth consistent with historic estimates and using a linear projection model, **Napavine would miss its production target by 335 units**, shown in Exhibit 14.

Exhibit 14 Napavine’s historic housing growth is insufficient to meet the 2045 target



Source: Washington Office of Financial Management, April 1st Estimates of Housing Units

Napavine's Land Capacity Analysis results, including capacity and targets by income bracket, are discussed in the memo in [Appendix C](#).

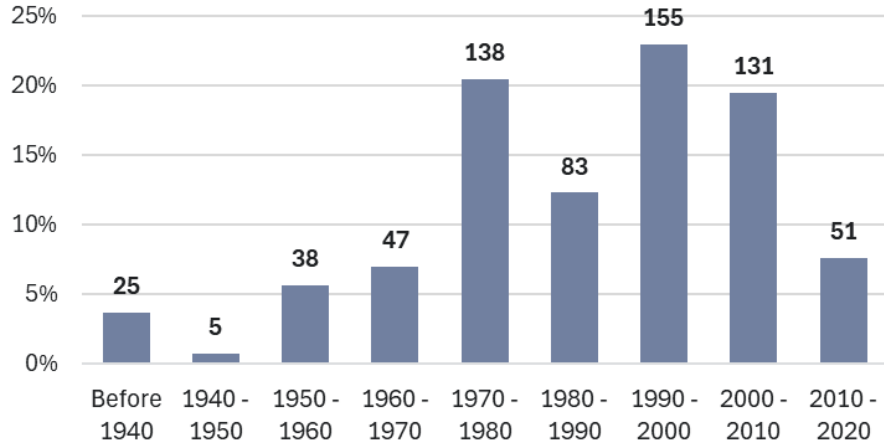
HOUSING TYPES AND OCCUPANCY

Most of Napavine's housing units were built between 1970 and 2010 (Exhibit 15). Fewer units have been constructed since, likely due to market downturns after the 2008 financial crisis. With increasing populations and constrained supply, Napavine will need to encourage housing production to ensure adequate supply for both current and future generations of community members. Additionally, as the existing housing stock ages, the City should consider incentives to ensure existing, older housing units are maintained and not lost due to redevelopment into new, less affordable, market rate housing.

Napavine's overall vacancy rate was an estimated 4.6% in 2022. This estimate is lower than the county's as a whole, which had an estimated 11.5% vacancy rate.³

Exhibit 15 Most of Napavine's housing units were built between 1970 and 2010

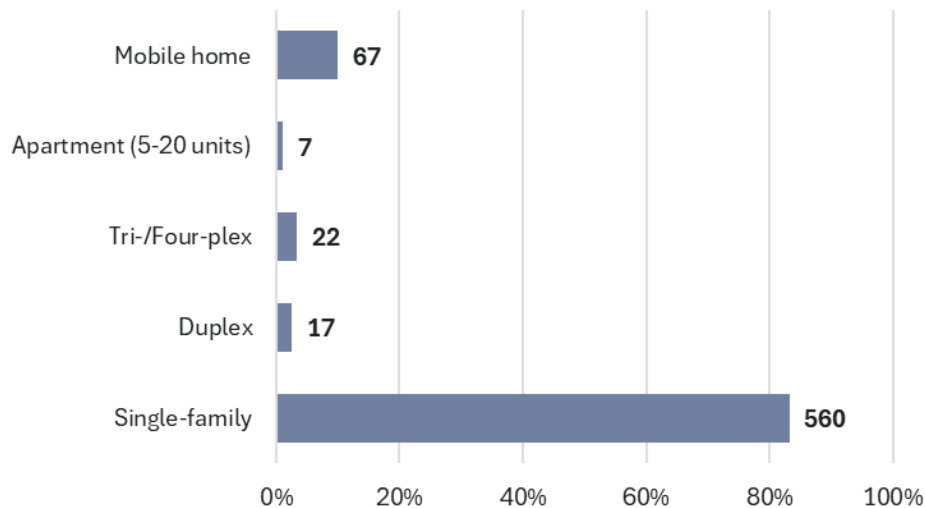
³ U.S. Census Bureau, American Community Survey, 5-Year Estimates, 2022, Table DP04.



Source: 2022 ACS 5-Year Estimates, Table DP04

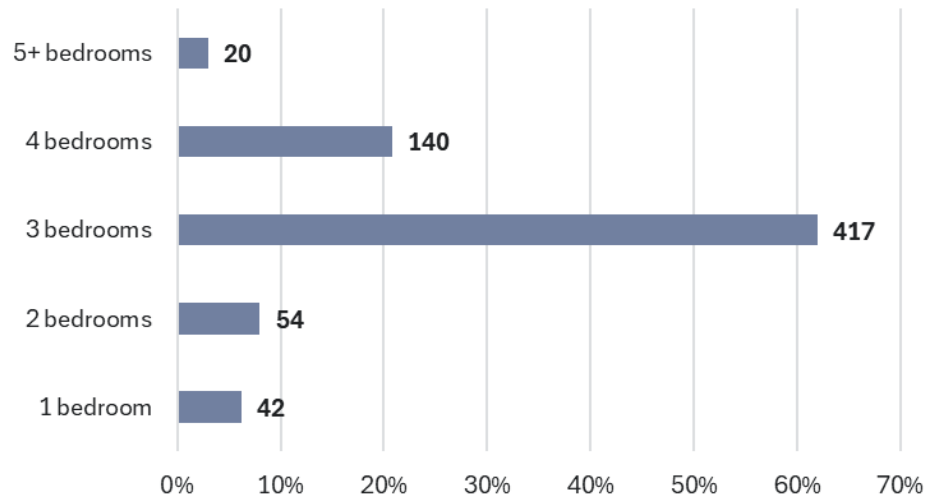
Most of Napavine’s housing stock is three bedroom, single-family structures, as seen in Exhibit 16 and Exhibit 17. Likely because of the larger home sizes, none of the households in Napavine were considered "severely crowded" in 2022. A household is considered “severely crowded” when they have more than 1.5 occupants per room on average.⁴ As housing costs increase, the City should consider goals and policies to allow smaller structures with fewer bedrooms to increase housing affordability of newer units.

Exhibit 16 Over 86% of housing units in Napavine have three or more bedrooms



Source: 2022 ACS 5-Year Estimates, Table DP04

⁴ U.S. Census Bureau, American Community Survey, 5-Year Estimates, 2022, Table B25014.

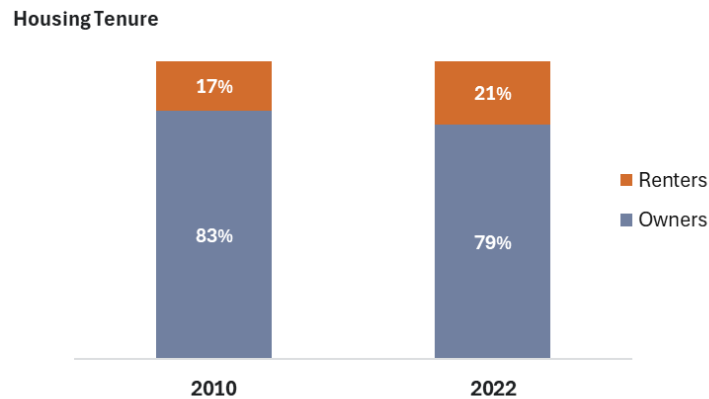
Exhibit 17 Over 86% of Napavine housing units have three or more bedrooms

Source: 2022 ACS 5-Year Estimates, Table DP04

HOUSEHOLD CHARACTERISTICS, COST, AND VALUES

Napavine households remained mostly homeowners, hovering approximately around 80% homeownership from 2010 to 2022, as seen in Exhibit 18.

Exhibit 18 The percentage of owners versus renters remained relatively similar between 2010 and 2022



Source: 2022 ACS 5-Year Estimates, Table DP04

Home values and sale prices increased dramatically between 2010 and 2022. Based on Lewis County assessor data, Napavine median sale prices increased 121% from 2010 to 2022 residential sales (Exhibit 19). Napavine's 2022 Housing Needs Assessment estimated that only about half of the City's population would be able to afford a home at current prices.

Exhibit 19 Both rents and home prices increased substantially since 2010

	Lewis County			Napavine		
	2010	2022	Change	2010	2022	Change
Rent ¹ (median)	\$704	\$1,016	+44%	\$747	\$1,184	+59%
Home values ² (typical home)	\$173,617	\$427,018	+146%	\$155,486	\$395,562	+157%
Sale prices ³ (median)	\$170,000	\$402,000	+136%	\$189,950	\$420,000	+121%
1. 2022 ACS 5-Year Estimates, Table DP04						

2. Zillow Home Value Index (ZHVI). Annual average taken from monthly data. Typical values for homes in the 35th to 65th percentiles, smoothed and seasonally adjusted.

3. Lewis County Assessor. Residential home sales data for Napavine market area and Lewis County as a whole.

Fair market rents in 2022 were estimated to be as low as \$680 for a studio and \$1,623 for four-bedroom units. These rates were, for the most part, attainable for those making the Area Median Income (AMI), shown in Exhibit 20. However, given that this is county data, and that Napavine fair market rent data was unavailable, these numbers may be different locally.

Exhibit 20 2022 Fair Market Rents in Lewis County

Bedrooms	Fair Market Rent ¹	Percent of AMI ²
Studio	\$680	12%
One-bedroom	\$792	14%
Two-bedroom	\$1,023	18%
Three-bedroom	\$1,392	25%
Four-bedroom	\$1,623	29%

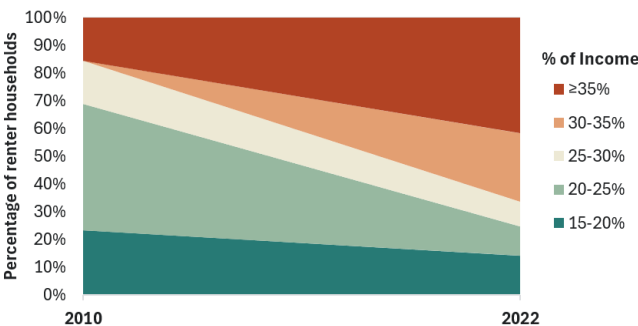
1. National Low Income Housing Coalition, Out of Reach (2022)

2. Based on 2022 5-Year ACS estimate for Lewis County. Median income of \$67,247.

Both renters and owners with mortgages spent more on their housing costs in 2022 compared to 2010, as seen in Exhibit 21. In 2010, an estimated 16% of renters spent more than 35% of their income on housing, compared to 42% in 2022.

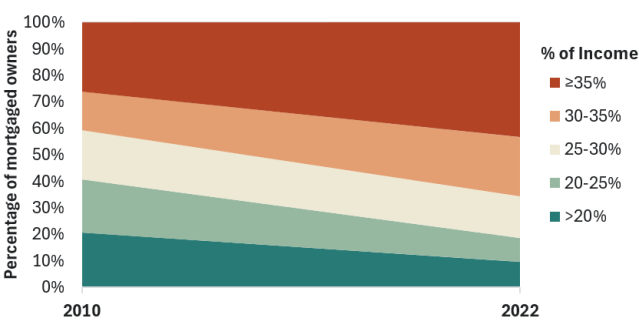
Exhibit 21 Households spent more of their incomes on housing in 2022 compared to 2010

Rent as a percentage of income



Source: 2022 ACS 5-Year Estimates, Table DP04

Mortgaged owner housing costs as a percentage of income



Source: 2022 ACS 5-Year Estimates, Table DP04

Higher costs of housing impacts renters more. Nearly half of renter households were considered cost burdened, compared to only 19% of owners (Exhibit 22). A household is considered cost burdened when they spend more than 30% of their income on housing costs. When a household is cost burdened, they are more at risk of losing their housing due to economic upsets or life events. Napavine should consider goals and policies in the Comprehensive Plan update that address affordability for renters in particular.

Exhibit 22 Renters are the most burdened by housing costs

	Owners	Renters	Total
Cost Burdened (30-50%)	8%	25%	12%
Severely Cost Burdened (>50%)	11%	23%	14%
Total Cost Burdened	19%	48%	11%

Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9)

B.3 Adequate Provisions Checklist

Exhibit 23 Moderate Density housing barrier review checklist

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
DEVELOPMENT REGULATIONS			
Unclear development regulations	Yes	NMC 17.20.050.A	Dimension standards are unclear due to phrasing
Prohibiting some moderate density housing types, such as: • Duplexes • Triplexes • Four/five/six-plexes • Townhomes • Cottage housing	No	Moderate density units, including duplexes and triplex style homes, are currently being developed in the City.	

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
• Live-work units • Manufactured home parks			
High minimum lot sizes	Yes	Minimum lot sizes under NMC 17.20.050.A are both unclear and scale up per added unit.	Clarify the regulations to be more predictable.
Low maximum densities or low maximum FAR	No	No du/acre or FAR limit	
Low maximum building heights	No	Max building height is 50 feet (NMC 17.20.050)	
Large setback requirements	No	Minimum front yard depth of 15' (NMC 17.20.050)	
High off-street parking requirements	Yes	Two spaces per unit except for senior housing (NMC 17.64.010)	Consider exceptions or reductions to off-street parking in return for incentives.

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
High impervious coverage limits	No	NMC 17.20 establishes a coverage limit of 50%	
Lack of alignment between building codes and development codes	No	Not an observed barrier	
Other (for example: complex design standards, tree retention regulations, historic preservation requirements)	No	Not an observed barrier	
PROCESS OBSTACLES			
Conditional use permit process	Yes	NMC 17.20.040 establishes vague standard for what is deemed conditional: includes “other uses deemed by the board of adjustment to be conditional”.	List or specify conditional uses according to latest best practices.
Design review	No	No design review process	

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
Lack of clear and accessible information about process and fees ⁵	No	Permit forms are clearly posted on the website.	
Permit fees, impact fees and utility connection fees	No	Fee schedule kept up-to-date	
Processing times and staffing challenges	No	While having limited staff, the City has consultant contract agreements to support as needed	
SEPA process	No	SEPA processes consistent with similar, peer jurisdictions.	
LIMITED LAND AVAILABILITY AND ENVIRONMENTAL CONSTRAINTS			
Lack of large parcels for infill development	No	Not identified as part of the Land Capacity Analysis	

⁵ For example: guidance resources are unclear or difficult to find, no digital permit tracking system, staff do not provide fee estimates or permitting time estimates are unavailable or inaccurate.

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
Environmental constraints	Yes	Certain parcels within UGA heavily constrained by critical areas.	

Exhibit 24 Low-Rise or Mid-Rise housing barrier review checklist

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
DEVELOPMENT REGULATIONS			
Unclear development regulations	Yes	NMC 17.24.050.A	Dimension standards are unclear due to phrasing
High minimum lot sizes	Yes	Minimum lot sizes under NMC 17.24.050.A are both unclear and scale up per added unit.	Clarify the regulations to be more predictable.
Low maximum densities or low maximum FAR	No	No du/acre or FAR limit	
Low maximum building heights	No	Max building height is 50 feet (NMC 17.25.050)	
Large setback requirements	No	Minimum front yard depth of 15' (NMC 17.25.050)	
High off-street parking requirements	Yes	Two spaces per unit except for senior housing (NMC 17.64.010)	Consider exemptions as an incentive for affordable units

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
High impervious coverage limits	No	NMC 17.20 establishes a lot coverage limit of 50%	
Lack of alignment between building and development codes	No	Not an observed barrier	
Other (for example: ground floor retail requirements, open space requirements, complex design standards, tree retention regulations, historic preservation requirements)	No	Not an observed barrier	
PROCESS OBSTACLES			
Conditional use permit process	Yes	NMC 17.24.040 establishes vague standard for what is deemed conditional: includes “other uses deemed by the board of adjustment to be conditional”.	List or specify conditional uses according to latest best practices.
Design review	No	No design review process	

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
Lack of clear and accessible information about process and fees	No	Permit forms are clearly posted on the website.	
Permit fees, impact fees and utility connection fees	No	Fee schedule kept up-to-date	
Process times and staffing challenges	No	While having limited staff, the City has consultant contract agreements to support as needed	
SEPA process	No	SEPA processes consistent with similar, peer jurisdictions.	
LIMITED LAND AVAILABILITY AND ENVIRONMENTAL CONSTRAINTS			
Lack of large parcels for infill development	No	Not identified as part of the Land Capacity Analysis	

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
Environmental constraints	Yes	Certain parcels within UGA heavily constrained by critical areas.	

Exhibit 25 Supplementary barrier review checklist for PSH and emergency housing

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barriers.
DEVELOPMENT REGULATIONS			
Spacing requirements (for example, minimum distance from parks, schools or other emergency/PSH housing facilities) ⁶	No	Code is silent on PSH/Emergency Housing	Update code definitions and permitted uses to meet compliance of state laws, permitting them in zones that allow motels/hotels.
Parking requirements	NA	Code is silent on PSH/Emergency Housing	Update code definitions and permitted uses to meet compliance of state laws, permitting them in zones that allow motels/hotels.

⁶ Note that RCW 35A.21.430 expressly states requirements on occupancy, spacing, and intensity of use may not prevent the siting of a sufficient number of permanent supportive housing, transitional housing, indoor emergency housing or indoor emergency shelters necessary to accommodate each code city's projected need for such housing and shelter under RCW 36.70A.070(2)(a)(ii). The restrictions on these uses must be to protect public health and safety.

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barriers.
On-site recreation and open space requirements	NA	Code is silent on PSH/Emergency Housing	Update code definitions and permitted uses to meet compliance of state laws, permitting them in zones that allow motels/hotels.
Restrictions on support spaces, such as office space, within a transitional or PSH building in a residential zone	NA	Code is silent on PSH/Emergency Housing	Update code definitions and permitted uses to meet compliance of state laws, permitting them in zones that allow motels/hotels.
Arbitrary limits on number of occupants (in conflict with RCW 35A.21.314)	Yes	Definition of Family, under NMC 17.08.135, in non-compliance with RCW. Limits a family to no more than five unrelated persons.	Update to be in compliance with state law.
Requirements for PSH or emergency housing that are different than the requirements imposed on housing developments generally (in conflict with RCW 36.130.020)	NA	Code is silent on PSH/Emergency Housing	Update code definitions and permitted uses to meet compliance of state laws, permitting them in

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barriers.
			zones that allow motels/hotels.
Other restrictions specific to emergency shelters, emergency housing, transitional housing and permanent supportive housing	NA	Code is silent on PSH/Emergency Housing	Update code definitions and permitted uses to meet compliance of state laws, permitting them in zones that allow motels/hotels.

Exhibit 26 Accessory dwelling unit barrier review checklist

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barriers.
DEVELOPMENT REGULATIONS			
Consistent with HB 1337 (2023) • Must allow two ADUs on each lot in urban growth areas; • May not require the owner to occupy the property, and may not prohibit sale as independent units, but may restrict the use of ADUs as short term rentals; • Must allow an ADU of at least 1,000 square feet; • Must set parking requirements based on distance from transit and lot size; • May not charge more than 50% of the impact fees charged for the principal unit; • Must permit ADUs in structures detached from the principal unit;	Yes	Code not up to date with latest requirements of HB 1337. Current limit for ADUS—referred to as grannie flats—is 50% of the principal unit.	Update for compliance with HB 1337

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barriers.
• May not restrict roof heights of ADUs to less than 24 feet, unless that limitation applies to the principal unit; • May not impose setback requirements, yard coverage limits, tree retention mandates, restrictions on entry door locations, aesthetic requirements, or requirements for design review for ADUs that are more restrictive than those for principal units; • Must allow an ADUs on any lot that meets the minimum lot size required for the principal unit; • Must allow detached ADUs to be sited at a lot line if the lot line abuts a public alley, unless the city or county routinely plows snow on the public alley; • Must allow conversions from existing structures, even if they violate current code requirements for setbacks or lot coverage; and • May not require public street improvements as a condition of permitting ADUs.			

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barriers.
Unclear development regulations	Yes	While referred to as “grannie flats”, code is largely silent on ADUs	Update for compliance with HB 1337
Large setback requirements	No	Code is silent on setbacks for ADUs.	
Off-street parking requirements	Yes	Two off street parking spaces required per one-unit structure	Consider reducing off-street parking requirements for ADUs to one space per ADU
Other (for example: burdensome design standards, tree retention regulations, historic preservation requirements, open space requirements, etc.)	No	Code is silent on any other regulations	
PROCESS OBSTACLES			
Lack of clear and accessible information about process and fees	Yes	No clear process established for ADU permitting separate from a single-unit dwelling	Update code to establish a review process with a proportionate review process to the impact.

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barriers.
Permit fees, impact fees and utility connection fees that are not proportionate to impact	Yes	No clear fee for ADUs separate from a single-family dwelling	Clarify fee schedule to address ADU fees
Processing times and staffing challenges	No	While having limited staff, the City has consultant contract agreements to support as needed	

Exhibit 27 Checklist for local option tools for addressing affordable housing funding gaps

Local option tools for addressing affordable housing funding gaps ⁷	Implementation status	Plans for implementation
Housing and related services sales tax (RCW 82.14.530)	Not implemented	None
Affordable housing property tax levy (RCW 84.52.105)	Not implemented	None
REET 2 (RCW 82.46.035) – GMA jurisdictions only and only available through 2025	Not implemented	None
Affordable Housing Sales Tax Credit (RCW 82.14.540) – was only available to jurisdictions through July 2020	Not identified	None
Lodging Tax (RCW 67.28.150 and RCW 67.28.160) to repay general obligation bonds or revenue bonds	Not implemented	None
Mental Illness and Drug Dependency Tax (RCW 82.14.460) – jurisdictions with a population over 30,000	NA	NA
Donating surplus public lands for affordable housing projects (RCW 39.33.015)	Not identified	None

⁷ Some tools may be unavailable for certain jurisdictions. For example, only GMA jurisdictions can use REET 2, or the surrounding county may have already implemented the housing and related services sales tax. See MRSC's summary of [Affordable Housing Funding Sources](#) for more details and the Association of Washington Cities (AWC)/MRSC booklet on [Homelessness & housing toolkit for cities](#) (2022).

Local option tools for addressing affordable housing funding gaps ⁷	Implementation status	Plans for implementation
Impact fee waivers for affordable housing projects (RCW 82.02.060)	Not implemented	Identified action as part of the Housing Action Plan
Application fee waivers or other benefits for affordable housing projects (RCW 36.70A.540)	Not implemented	Identified action as part of the Housing Action Plan
Multifamily Tax Exemption (MFTE) with affordable housing requirement (RCW 84.14)	Not implemented	None
General funds (including levy lid lifts to increase funds available)	Not implemented	None

B.4 Race and Disparate Impacts (RDI) Assessment

This section provides analysis and data to meet the requirements of [RCW 36.70A.070\(2\)\(e-h\)](#).

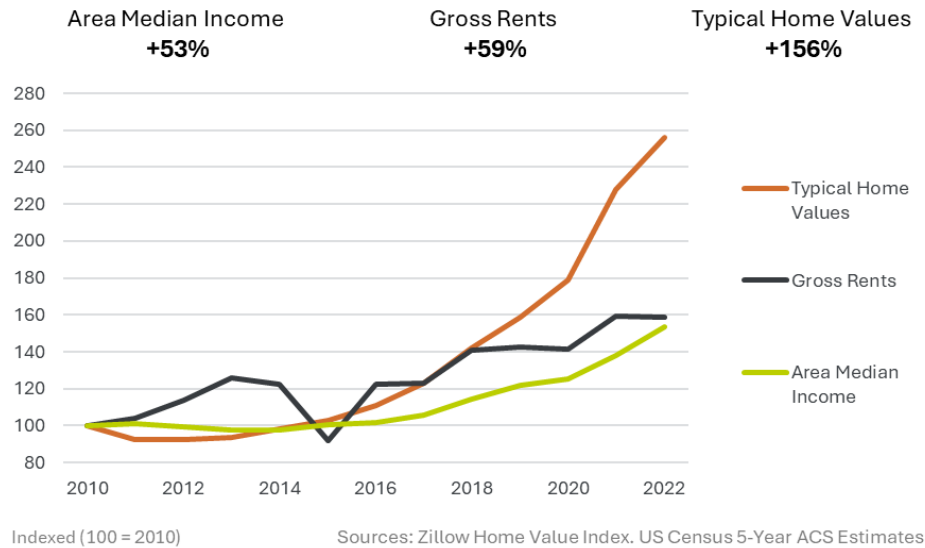
KEY FINDINGS

- Displacement and gentrification are the largest concern with housing costs increasing faster than incomes.
- Renters face the greatest housing cost burden, nearly half spend more than 30% of their respective incomes on housing.
- Napavine is mostly white racially, and non-Hispanic or Latino ethnically. This results in insufficient population data to determine income, cost burden, and tenure disparities by race. However, given the City's demographics, the Comprehensive Plan goals and policies should be updated to ensure the City's policies do not establish a pattern of institutionalized exclusion.
- Many of the Comprehensive Plan goals and policies should be improved, revised, and modernized to better support anti-displacement objectives and requirements.

AFFORDABILITY

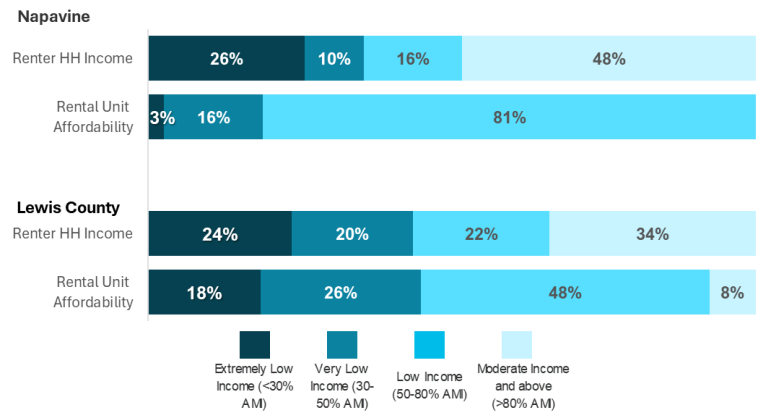
Like the rest of the state, housing costs have continued to increase in Napavine, outpacing incomes. Typical home values have increased 156% from 2010 to 2022. Median incomes for the county have only increased 53% in this same timeframe (see Exhibit 28). Gross rents have also increased, but only slightly faster than incomes at 56% from 2010 to 2022.

Exhibit 28 Napavine home values have far outpaced incomes



Napavine’s rental units largely remain affordable to community members, especially for those making at least 30% Area Median Income (AMI) as seen in Exhibit 29 and Exhibit 30. The largest concern, however, is the supply of units affordable to extremely low incomes (<30% Area Median Income). Despite 16% of renters making less than 30% of the AMI, only 3% of units are affordable to these households.⁸

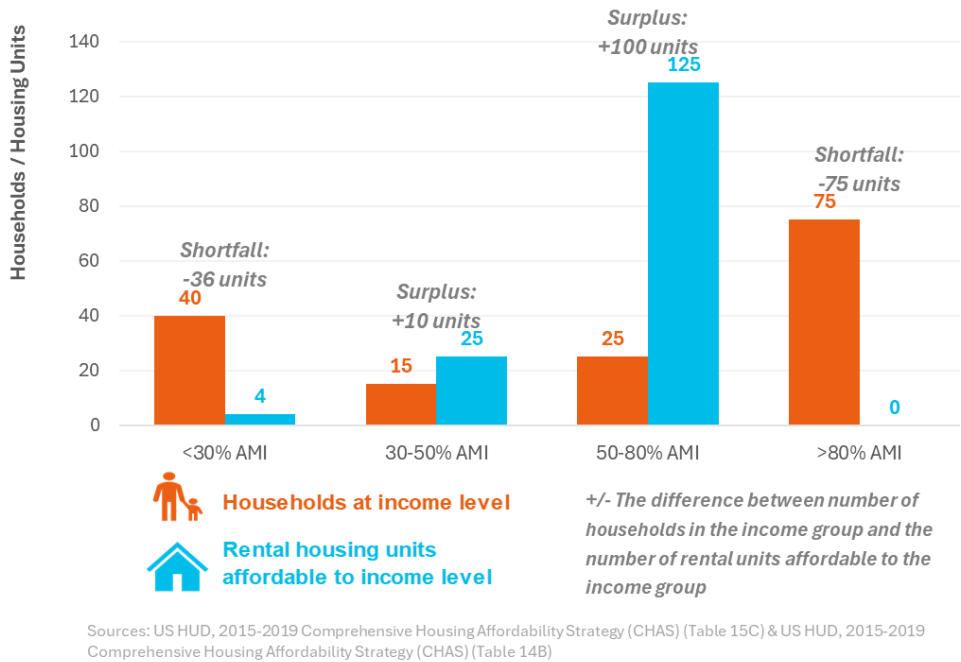
Exhibit 29 Units remain affordable for moderate and low incomes, except for households making less than 30% Area Median Income



Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 8)

⁸ Units are considered affordable if the cost does not exceed 30% of a household’s total income.

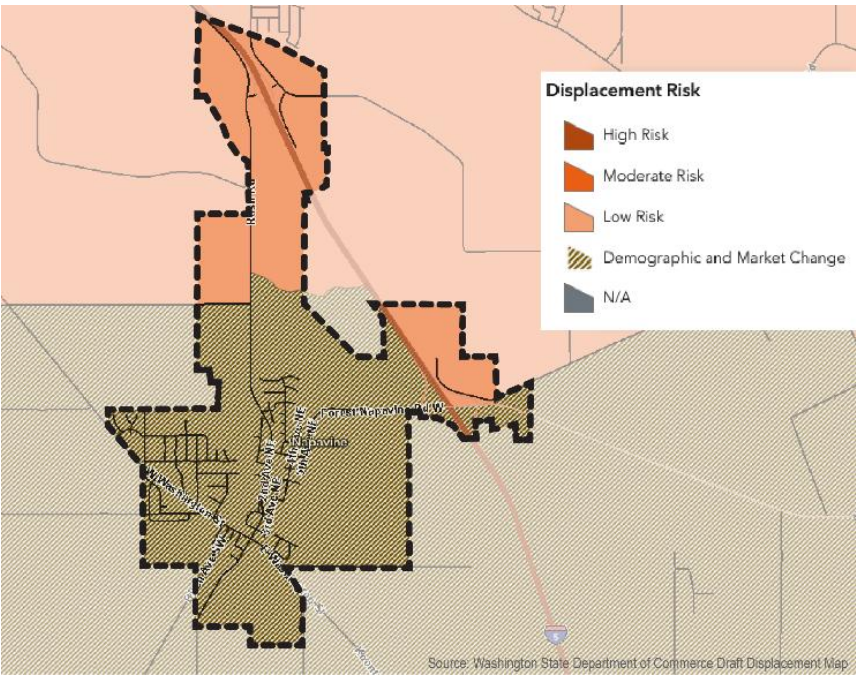
Exhibit 30 Households making less than 30% Area Median Income face the greatest shortfall, likely resulting in paying more on their housing than they can afford



DISPLACEMENT RISK AND TRENDS

The Washington State Department of Commerce provides a draft Displacement Risk mapping tool (Exhibit 31). Napavine’s northern area is categorized as having low displacement risk. The southern region, however, is identified as facing demographic and market changes. This classification is indicative of rising housing market prices, resulting in lower incomes being unable to afford to live in the area.

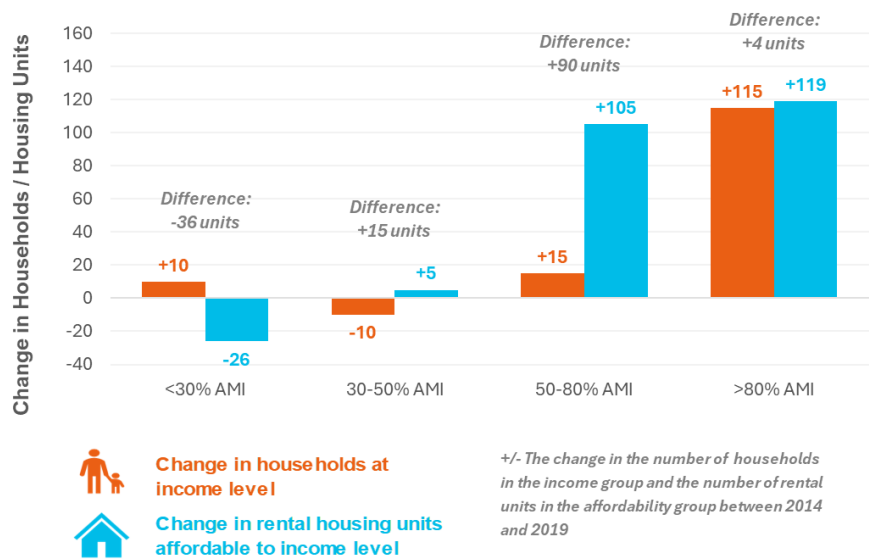
Exhibit 31 Napavine is at risk of displacement from demographic and market changes



Additionally, the number of lower income households have decreased in the city, compared to an increase in moderate- and higher-income households, as seen below in

Exhibit 32. Such a trend may be indicative of lower income households being priced out of the City, with higher income households moving into the City. With housing costs increasing faster than median incomes—as seen above in Exhibit 28—displacement may continue unless there is local and regional action to address displacement pressures.

Exhibit 32 The number of units affordable to the lowest incomes decreased from 2014 to 2019.



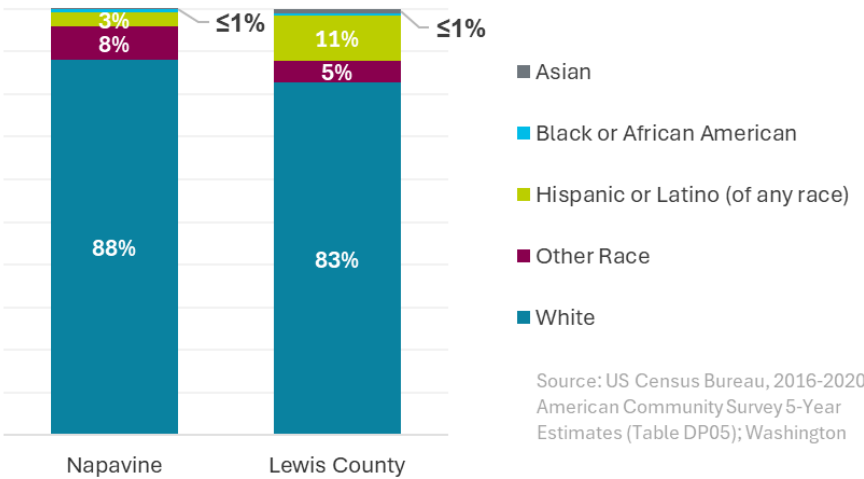
Sources: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 15C) & US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 14B) & US HUD, 2010-2014 Comprehensive Housing Affordability Strategy (CHAS) (Table 15C) & US HUD, 2010-2014 Comprehensive Housing Affordability Strategy (CHAS) (Table 14B)

HOUSEHOLD DEMOGRAPHICS

Napavine is predominantly white racially (

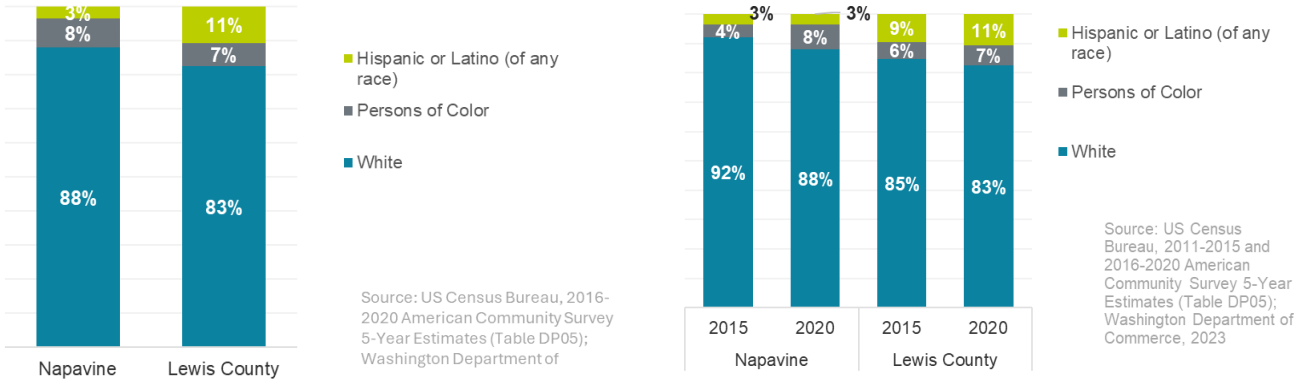
Exhibit 33). The City is slightly more individuals identifying as white than the county, 88% compared to 83% for the county. However, this difference is less than 10 percentage points and may be due to margins of error.

Exhibit 33 Napavine and Lewis County have similar race and ethnicity makeups, 2020



Napavine also has fewer individuals, of any race, identifying with the identify of Hispanic or Latino, compared to the county. However, the City did see a slight increase in individuals identifying as a Person of Color from 2015 to 2020, though only by four percentage points, as shown in Exhibit 34.

Exhibit 34 Napavine and Lewis County remain majority white

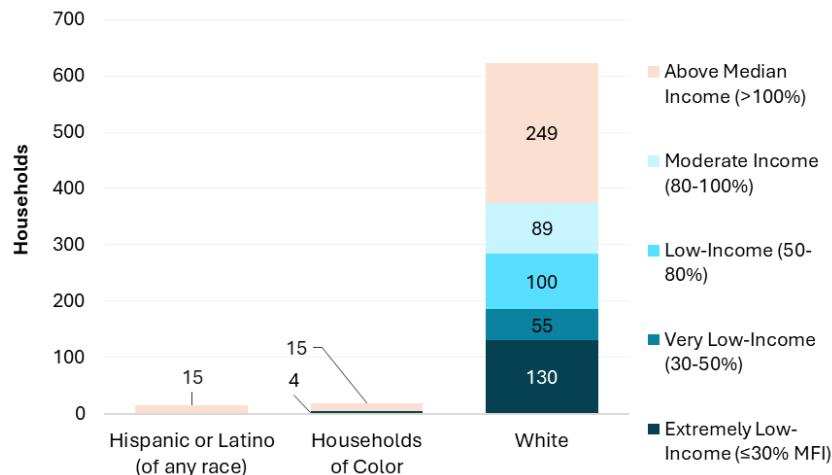


HOUSEHOLD INCOMES BY RACE

Since there are so few households that identify as a race other than White and Napavine’s population is comparatively small, this assessment cannot assess whether there are disparities across race or ethnicity, as exemplified in both Exhibit 35 and Exhibit 36. However, one concern is the number of households that are considered Extremely Low

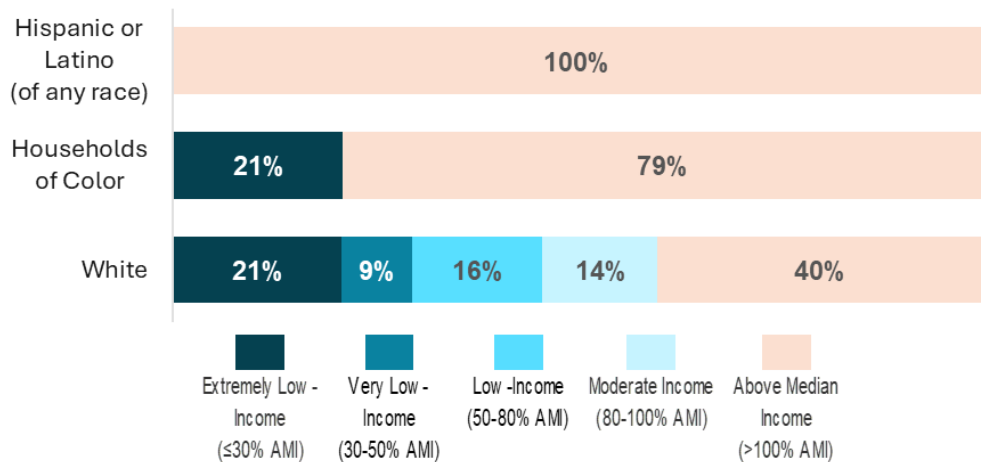
Income. These households are at greater risk of displacement, as housing costs have increased faster than incomes.

Exhibit 35 Household incomes by race, Count



Sources: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS)

Exhibit 36 Household incomes by race, Percentage

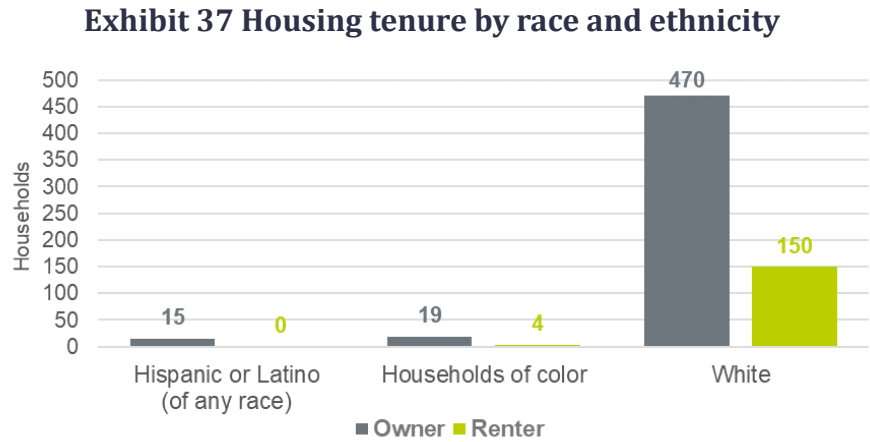


Sources: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 1)

TENURE AND COST BURDEN BY RACE

For housing tenure—the number of owners and renters—Napavine does not have a large difference between owners and renters across race. Napavine remains a majority homeowner City, regardless of race, as seen in the following,

Exhibit 37.



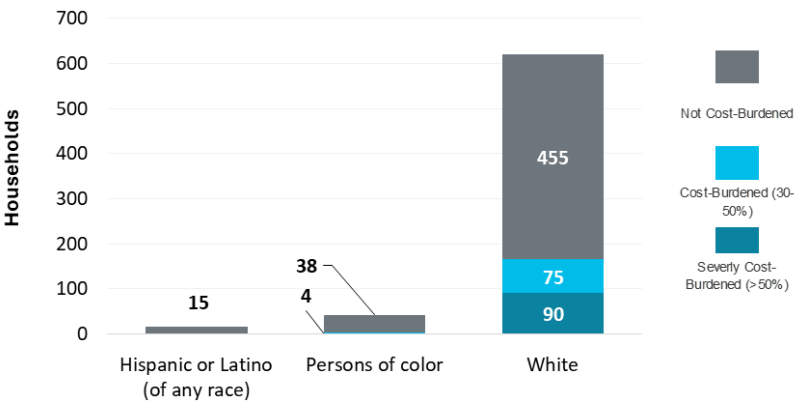
Sources: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9)

The greatest observed disparity is that many of Napavine’s renters are cost burdened, 48%, compared to homeowners, only 19%.⁹ Due to the small number of households identifying as non-white or Hispanic or Latino, this RDI assessment did not observe any notable differences in cost burden across racial or ethnic identities (see Exhibit 38 and

⁹ A household is considered cost burdened if housing costs exceed 30% of the household’s income.

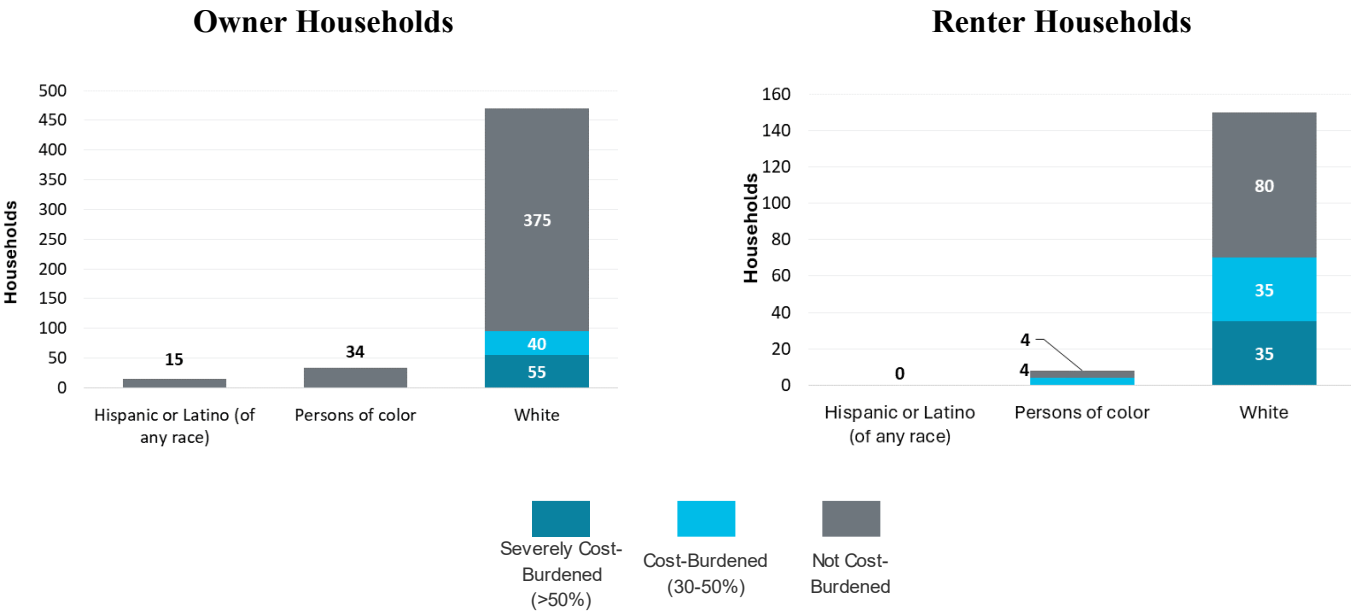
Exhibit 39).

Exhibit 38 Housing Cost Burden By Race and Ethnicity



Sources: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023

Exhibit 39 Housing Burden By Race, Ethnicity, and Tenure



Sources: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023

POLICY EVALUATION

Given the fact that there are so few households that identify as a race other than white or Hispanic or Latino, it is important to ensuring housing policies do not encourage institutionalized, or pattern of, exclusion. To achieve this, this assessment evaluated the existing Comprehensive Plan's goals and policies, shown in the matrix in Exhibit 40, considering displacement pressures and risks. The goals and policies were evaluated with the following criteria, based on guidance from the Washington State Department of Commerce:

- **Supportive.** The policy is valid and supports achieving the GMA goal for housing. There is a need for the policy and/or it addresses identified racially disparate impacts, displacement, and exclusion in housing.
- **Approaching.** The policy can help achieve the GMA goal for housing but may be insufficient or does not specifically address racially disparate impacts, displacement, and exclusion in housing.
- **Challenging.** The policy may challenge the jurisdiction's ability to achieve the GMA goal for housing. The policy's benefits and burdens should be reviewed to optimize the ability to meet the policy's objectives while improving the equitable distribution of benefits and burdens imposed by the policy.
- **NA (Not Applicable).** The policy does not affect the jurisdiction's ability to achieve GMA goal housing and has no influence or impact on racially disparate impacts, displacement, or exclusion.

Exhibit 40 Goals and Policies Evaluation Matrix

Goal/Policy	Evaluation	Reason
Housing Element (pp. 53-54)		
Goal. Provide sufficient housing for all income segments in order to meet the needs of a diverse population.	Supportive	This policy supports the intent of the GMA's housing objectives. The language should be modernized, however, to reflect current housing needs in Napavine.
Goal. Reduce the effects of urban sprawl by designating areas for high-density residential use.	Approaching	This policy helps achieve GMA goals for reducing sprawl. It could be enhanced

Goal/Policy	Evaluation	Reason
Goal. Provide housing areas consistent with the community's existing character that offer sufficient open space for public use.	Challenging	Maintaining the existing character may fail to meet the changing housing affordability needs of Napavine's population and exacerbate displacement. The HAP identified a gap between household sizes and the sizes of homes in the community. The vast majority of Napavine's housing character is 3+ bedroom homes, which are unaffordable to many of Napavine's existing residents. This goal does not allow for intergenerational housing opportunities for younger and elderly community members who may have different housing needs. Having housing types that are inconducive to all generations and income types increases the risk of displacement. Goals for open space and public use can still be accommodated in communities with a variety of housing types.
Goal. Build a close knit community and housing area that is safe, free of drugs and crime.	Challenging	This goal does not advance housing objectives. Drugs and crime, as it pertains to housing policy, has a documented history of inequitable impacts. This goal should be removed and replaced with a goal

Goal/Policy	Evaluation	Reason
		that better reflects the intent of the policies that implement it.
Policy. Mobile/manufactured homes shall be considered single-family residences and shall be permitted to the same extent as single-family residences would be permitted to be constructed in all areas of the city as set forth in Section 17.84.010 of the City code.	Supportive	Ensuring the ability for households to rent, purchase, or build mobile or manufactured housing helps housing affordability. The policy should be updated with more modern language however.
Policy. Per City code section 17.82.030, child daycare providers (12 or fewer children per RCW 74.15.020) may be sited as a matter of right in all zoning districts provided that the application and review process set forth in Section 17.82.020 are met.	NA	This policy pertains to a code section. It may not be necessary to continue it in the updated Plan.
Policy. Provide for a moderate rate of urban growth and development within the city limits.	NA	This policy pertains to overall growth targets. It will be updated to reflect latest countywide policies and targets.
Policy. Provide for moderate growth in the expanded UGA.	NA	This policy pertains to overall growth targets. It will be updated to reflect latest countywide policies and targets.
Policy. Plan for 401 new residential units over the next fifteen years.	NA	This policy pertains to overall growth targets. It will be updated to reflect

Goal/Policy	Evaluation	Reason
		latest countywide policies and targets.
Policy. City development regulations shall provide housing areas and opportunities for all income segments.	Supportive	This policy addresses anti-displacement and supports reaching GMA goals. It could be further improved by calling out extremely low, to moderate, incomes as a priority.
Policy. Single-family, multi-family and mobile home park areas will be identified to meet low income needs. Single-family housing units will primarily meet market value needs.	Approaching	This policy begins to acknowledge affordable housing types and densities. It should be improved to support all income groups in the existing market with higher values.
Policy. Support county-wide efforts to provide housing for all income segments. City development review will consider landscaping and beautification in all housing developments.	Approaching	This policy does ensure consistency with the countywide policies. This will need to be updated given updated CPPs. This Update should also consider revising the language around landscaping and beautification to be more specific: encouraging healthy and livable spaces through good design and greenery.
Policy. City development review will consider residents' safety in all projects requiring sidewalks and neighborhood parks.	NA	This is a transportation policy.
Land Use Element: Residential Use Policies (pp. 35-36)		

Goal/Policy	Evaluation	Reason
Policy. The City shall designate twice the residential housing area needed, consistent with the housing goals of the 2006 Comprehensive Plan Update considering market factors, beautification and security concerns. Single-family, multi-family, attached single-family, and mobile home park areas shall be designated to meet the needs of persons of all income levels.	Supportive	This policy supports the goal of ensuring sufficient housing affordable to all income levels. However, the policy should be modernized to reflect recent targets and needs.
Policy. The City shall designate up to 20% of available residential-use acreage for multi-family and attached single-family uses to ensure low income housing opportunities. Government assisted housing, group homes and foster care facilities shall be permitted in all residential areas consistent with city housing policies.	Supportive	Providing land uses that allow housing types for lower incomes is important to reduce displacement pressures. The benchmark of 20% should be reviewed in context with updated land use needs.



APPENDIX C: LAND CAPACITY ANALYSIS

MEMORANDUM

Date: May 7, 2024
To: Paul Dennis, Senior Planner – Jackson Civil
From: Eli Mulberry, AICP – Planner
Subject: Housing Needs and Land Capacity Summary – City of Napavine

Background

This memo discusses the results of Napavine's Land Capacity analysis to determine housing, population, and employment land capacities. This helps determine whether the jurisdiction has adequate land densities and buildable lands to accommodate future growth. This analysis used the GIS option and methods established by Lewis County, supplemented with guidance for the Department of Commerce for allocating housing by income bracket.

This study analyzed housing capacity according to new 2021 Washington House Bill 1220 requirements, which updated the Growth Management Act (GMA). The new legislation requires that jurisdictions plan for very low-, low-, and moderate-income housing needs when conducting their Comprehensive Plan updates. Jurisdictions are required to demonstrate that land capacity exists in their Urban Growth Areas for housing types that meet these income needs. In other words, *do the current zoning and development regulations allow housing types and quantities that meet need by income bracket*. Whether development occurs to meet this need ultimately depends on private market trends.

This analysis finds that the City has sufficient buildable lands to meet population, housing, and employment targets. However, the City may consider policy changes to meet affordability targets for the 0-30% AMI bracket, as seen in [Exhibit 10](#).



The following Exhibits show the Lewis County provided population and housing targets.

Exhibit 3 – Population Targets

City (Incorporated + UGA)	2022 Total Population	2045 Population Allocation	20-Year Population Increase	20-Year Growth Rate
Napavine	1,969	2,978	1,009	51.24%

Exhibit 4 – Housing Targets

Total 2045 Population = 104,951			Permanent Housing Needs by % of Area Median Income							EH
			0-30%							
		Total	Non-PSH	PSH	>30-50%	>50-80%	>80-100%	>100-120%	>120%	
Unincorporated Lewis County	Estimated Housing Supply (2020)	19,519	667	25	3,146	4,704	2,798	2,016	6,163	0
	Allocation Method C (2020-2045)	403	88	38	115	58	28	23	53	21
City of Centralia	Estimated Housing Supply (2020)	7,593	578	14	1,614	3,154	1,153	302	778	38
	Allocation Method C (2020-2045)	767	227	184	0	0	0	134	222	78
City of Chehalis	Estimated Housing Supply (2020)	3,139	140	0	442	1,537	509	140	371	22
	Allocation Method C (2020-2045)	6,215	1,390	563	1,000	900	425	280	1,657	332
City of Morton	Estimated Housing Supply (2020)	506	16	0	167	221	69	8	25	0
	Allocation Method C (2020-2045)	23	5	1	4	3	2	1	7	1
City of Mossyrock	Estimated Housing Supply (2020)	322	10	0	160	108	14	7	23	0
	Allocation Method C (2020-2045)	72	16	5	12	7	5	4	24	4
City of Napavine	Estimated Housing Supply (2020)	718	11	0	135	286	120	42	124	0
	Allocation Method C (2020-2045)	477	89	28	90	75	28	32	135	16
City of Pe Ell	Estimated Housing Supply (2020)	284	6	0	90	157	9	6	16	0
	Allocation Method C (2020-2045)	10	2	1	2	1	1	1	3	1
City of Toledo	Estimated Housing Supply (2020)	303	5	0	64	152	30	13	39	0
	Allocation Method C (2020-2045)	845	92	27	139	210	125	40	211	16
City of Vader	Estimated Housing Supply (2020)	257	0	0	100	90	43	6	18	0
	Allocation Method C (2020-2045)	100	30	7	0	6	2	10	45	5
City of Winlock	Estimated Housing Supply (2020)	564	30	0	121	323	32	16	42	0
	Allocation Method C (2020-2045)	1,248	271	115	282	210	83	50	237	67
Total	Sum of Allocations to Jurisdictions	10,160	2,210	969	1,643	1,471	698	575	2,594	542
	Percent of Sum of Allocations to Jurisdictions	100.00%	21.75%	9.54%	16.17%	14.48%	6.87%	5.66%	25.53%	5.33%



Housing Capacity Analysis

Housing Assumptions

To determine the number of units that can reasonably be accommodated under the land capacity, this analysis uses an assumed density, rather than the maximum zoned density. An assumed density considers both the existing built density and likely density of further development.¹⁰ Where there was a choice, or a scale of possible densities, we selected the most conservative number. The following, **Exhibit 5**, establishes the assumed housing densities for this analysis. This analysis split areas considered zoned lands in incorporated limits and the Urban Growth Area (UGA) separately, as noted by the zoning designation in the analysis.

Exhibit 5 – Assumed Housing Densities

Zone	Assumed density (du/acre)	Comments
R2	5	The zoning is cumulative. The assumed density is based on weighted density averages of existing densities.
R3	6	The zoning is cumulative. The assumed density is based on weighted density averages of existing densities.
R2 - UGA	5	Same as incorporated.
R3 - UGA	6	Same as incorporated.

Under the Commerce guidance, to compare land capacity with housing need by income band, the analysis needs to assume, based on existing housing diversity and local conditions, what income levels the existing

¹⁰ Department of Commerce. “Draft Guidance for Evaluating Land Capacity to Meet All Housing Needs.” Washington State Department of Commerce, 2022
<https://deptofcommerce.app.box.com/s/k14gbqe7z8d7ek6z8ibui79zb7bo9vpa>.



zones reasonably accommodate.¹¹ For example, if a single-family residential zone has land values and home costs that would not be affordable to lower income brackets, the analysis allocates the capacity in that zone to higher income brackets using a ratio. Some zones may have housing types that serve multiple income brackets. The analysis adjusted the ratio weights to reflect this. The following Exhibit lists each bracket and the zones that provide housing affordable to this level. [Appendix A](#) of this memo discloses the exact allocation ratios by zone and Area Median Income (AMI) level.

Exhibit 6 – Assumed Zones Serving Income Levels

Income Level	Income Bracket	Zones with Housing Serving Each Income Level
0-30% AMI	\$0 - \$20,174	R3, R3- UGA
30-50% AMI	\$20,174 - \$33,624	R3, R3 – UGA
50-80% AMI	\$33,624 - \$53,798	R3, R3 – UGA
80-100% AMI	\$53,798 - \$67,247	R2, R2 – UGA
100-120% AMI	\$67,247 - \$80,696	R2, R2- UGA
>120% AMI	\$80,696+	R2, R2 – UGA

Housing Capacity Results

To determine the total net residential acreage, we first deducted critical areas and percentage deduction factors for infrastructure, future public uses, and market forces. We then converted acreage to housing units based on the assumed density by zone. The results of this analysis are summarized in the following [Exhibit 7](#). See [Appendix B](#) of this memo for the full deduction factors and calculations.

¹¹ Department of Commerce. “Draft Guidance for Evaluating Land Capacity to Meet All Housing Needs.” Washington State Department of Commerce, 2022.
<https://deptofcommerce.app.box.com/s/k14gbqe7z8d7ek6z8ibui79zb7bo9vpa>.



Exhibit 7 – Housing Capacity

Zone	Net Developable Acres	Residential Capacity (units)
R2	155.8	779
R3	85.9	515
R2 - UGA	5.3	26
R3 - UGA	14.7	88
Total	261.6	1,409

To assess whether this unit capacity could potentially ensure sufficient housing for population growth, the analysis deducted units based on the local occupancy rates and converted units to individuals based on the local average household size. The US Census Bureau provides the data for census places and tracts for occupancy and household size statistics. We then compared the future population demand target established in [Exhibit 3](#) with the total population capacity to determine whether the jurisdiction has sufficient capacity for future population growth, as seen below in [Exhibit 8](#).

Exhibit 8 – Population Capacity Results

Zone	Total Unit Capacity	Occupancy Rate*	Total Occupied Units	Population Capacity (persons)+
R2	779	94%	732	1,941
R3	515	94%	484	1,284
R2 - UGA	26	94%	25	66
R3 - UGA	88	94%	83	220
Incorporated Population Capacity				3,225
UGA Population Capacity				286
Total				3,511



Zone	Total Unit Capacity	Occupancy Rate*	Total Occupied Units	Population Capacity (persons)+
<i>Target</i>				1,009
Projected Surplus/ (Deficit)				2,502

*Based on latest OFM and Census estimates.

+Based on the latest Census estimate for the local average household size of 3.26.

After allocating housing capacity based on our housing affordability assumptions, we can determine whether there is sufficient land and density to accommodate housing demands by income level. This analysis ran two scenarios: (1) where housing growth occurs in both incorporated and UGA areas, seen in **Error! Not a valid bookmark self-reference.**; and (2) if the housing growth only occurs in the incorporated area, shown in

Exhibit 10.

Exhibit 9 – UGA+Incorporated: Housing Need Surplus/Deficit Results

Income Level	Income Bracket	Zones Serving Income Levels	Projected Housing Need	Allocated Units	Surplus/ (Deficit)
0-30% AMI	\$0 - \$20,174	R3, R3 - UGA	117	121	4
30-50% AMI	\$20,174 - \$33,624	R3, R3 - UGA	90	121	31
50-80% AMI	\$33,624 - \$53,798	R3, R3 - UGA	75	121	46
80-100% AMI	\$53,798 - \$67,247	R2, R3, R2 - UGA, R3 - UGA	28	322	294



Income Level	Income Bracket	Zones Serving Income Levels	Projected Housing Need	Allocated Units	Surplus/ (Deficit)
100-120% AMI	\$67,247 - \$80,696	R2, R3, R2 - UGA, R3 - UGA	32	322	290
>120% AMI*	\$80,696+	R2, R2 - UGA	135	403	268
Total			477	1,409	932

*HB 1220 does not require jurisdictions to demonstrate policy changes to meet sufficient capacity for upper incomes.

Exhibit 10 – Incorporated Only: Housing Need Surplus/Deficit Results

Income Level	Income Bracket	Zones Serving Income Levels	Projected Housing Need	Allocated Units	Surplus/ (Deficit)
0-30% AMI	\$0 - \$20,174	R3	117	103	(14)
30-50% AMI	\$20,174 - \$33,624	R3	90	103	13
50-80% AMI	\$33,624 - \$53,798	R3	75	103	28
80-100% AMI	\$53,798 - \$67,247	R2, R3	28	298	270
100-120% AMI	\$67,247 - \$80,696	R2, R3	32	298	266
>120% AMI*	\$80,696+	R2	135	389	254
Total			477	1,294	817

*HB 1220 does not require jurisdictions to demonstrate policy changes to meet sufficient capacity for upper incomes.



Employment Capacity Analysis

Employment Assumptions

To convert total land area into net employment capacity area, we must make a few assumptions. First is the assumed density for employment area. We used Floor Area Ratio (FAR) as our measure of employment density. The assumed FAR by zone used in the analysis are established below in Exhibit 11.

Exhibit 11 – Assumed Employment Densities

Zone	Assumed FAR	Comments
C	0.5	Downtown density/building types. Determined by sampling existing structures and through audit of zoning regulations.
C/I	0.1	Currently mostly large lots and low density. Mostly storage and fast-food uses with abundant parking, storage, and light industrial uses.
C - UGA	0.5	Same as incorporated.
C/I - UGA	0.1	Same as incorporated.

This analysis divides job calculations into three employment sectors: industrial, general commercial, and retail. To estimate employment capacity, we follow the Lewis County methodology for Land Capacity Analysis, which allocates square footage per employee as follows: 650 square feet for industrial jobs, 400 square feet for general commercial jobs, and 600 square feet for retail jobs.

Given that nonresidential zones can host multiple types of businesses, we've used allocation ratios to distribute the employment capacity among the three sectors. As a starting point, these ratios were derived by analyzing developed parcels within each zone, identifying the proportion of parcels engaged in industrial, commercial, or retail activities. This approach is based on the premise that the distribution of future jobs will mirror the current pattern of employment across these sectors within the area. These ratios were then adjusted based on a review of the jurisdictions' permitted use table to best reflect the intent of the zone, rather than existing uses alone. Exhibit 12 provides a detailed breakdown of these assumptions.



Exhibit 12 – Assumed Employment Allocation Ratios

Zone	Industrial	General Commercial	Retail
C	0%	50%	50%
C/I	50%	25%	25%
C - UGA	0%	50%	50%
C/I - UGA	50%	25%	25%

Numbers total to 100% by row

Employment Capacity Results

This analysis determined the total net developable land by deducting critical areas and percentage deduction factors for infrastructure, future public uses, and market forces. We then multiplied this net capacity with our assumed densities from Exhibit 11 to find net capacity square footage. Lastly, to consider occupancy and vacancy rates for businesses and leasing space, we assumed a 95% occupancy rate to find the total occupied capacity square footage, found in the following Exhibit 13. See [Appendix B](#) of this memo for the full deduction factors and calculations.

To convert square footage capacity into jobs, we first allocated a percentage of the square footage capacity into each of the employment sectors for analysis: industrial, general commercial, and retail using the assumptions established in Exhibit 12. We then converted square footage into jobs by dividing by our assumed square footage per employee. The total job capacity for each zone is shown in Exhibit 13.

Exhibit 13 – Employment Capacity Results

Zone	Total Occupied	Industrial	General Commercial	Retail	
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	Sq. Ft. Capacity	Land Capacity (sq. ft)	Jobs	Land Capacity (sq. ft)	Jobs	Land Capacity (sq. ft)	Jobs	Total Job Capacity
C	1,710,583	-	-	855,291	2,138	855,291	1,425	3,564
C/I	932,674	466,337	717	233,169	583	233,169	389	1,689
C - UGA	-	-	-	-	-	-	-	-
C/I - UGA	-	-	-	-	-	-	-	-

Given that we know the projected housing unit demand, we can then use the American Community Survey's estimates for job status by households and family to find an average jobs per household number.¹² We then multiplied this rate with housing unit demand to determine employment demand.

To determine the projected employment capacity surplus or deficit, we then subtracted demand from total employment capacity, shown in the following

¹² 2022 ACS, Household Size by Number of Workers.



Exhibit 14.



Exhibit 14 – Employment Demand Surplus/ Deficit Results

<i>Employment Demand</i>	
20-Year Housing Unit Demand Increase (dwelling units)	477
Assumed jobs / household	1.17
20-year employment demand (jobs)	558
<i>Total Employment Capacity (jobs)</i>	
Incorporated job capacity	5,253
UGA job capacity	0
Total job capacity (Incorporated + UGA)	5,253
<i>Projected Surplus/ (Deficit)</i>	
Incorporated only scenario (jobs)	4,695
Incorporated + UGA scenario (jobs)	4,695

Appendix A

The following table shows the allocation ratios used to allocate zoned capacity to income bracket. This method recognizes that zones can accommodate more than a single income level or bracket. Ratios add up to 100% by row. The ratios are multiplied with the zone's unit capacity to determine the estimated units at each income level.

Assumed Housing Allocation Ratios Table

Residential Zones	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	100-120% AMI	>120% AMI
R2				0.25	0.25	0.50
R3	0.20	0.20	0.20	0.20	0.20	
R2 - UGA				0.25	0.25	0.50
R3 - UGA	0.20	0.20	0.20	0.20	0.20	

Appendix B

Formulas and calculations:

Critical areas were deducted in GIS.

*Net Developable = ((Gross Dev. Land minus critical areas * (1- Future Use Deduction)) * (1 – Infrastructure Deduction)) * (1 – Market Factor Deduction)*

*Total Capacity = Net Developable acres * Assumed Density*

*Total Occupied Employment Capacity (sq. ft) = Total Sq. Foot Capacity * Occupancy Rate.* We used an occupancy rate of 95%.

Buildable Acre Capacities and Deductions - Housing

Zone	Gross Developable Land minus critical areas (acres)			Future Public Use Deduction			Infrastructure Deduction			Market Factor Deductions			Net Developable Land (acres)				Total Dwelling Unit Capacity
	Vacant	Partially-utilized	Under-utilized	Vacant	Partially-utilized	Under-utilized	Vacant	Partially-utilized	Under-utilized	Vacant	Partially-utilized	Under-utilized	Vacant	Partially-utilized	Under-utilized	Total	
R2	196.07	66.54	2.77	5%	5%	5%	25%	25%	25%	15%	25%	25%	118.7	35.6	1.5	155.8	779
R3	51.96	0.00	101.83	5%	5%	5%	25%	25%	25%	15%	25%	25%	31.5	0.0	54.4	85.9	515
R2 - UGA	1.32	8.39	0.00	5%	5%	5%	25%	25%	25%	15%	25%	25%	0.8	4.5	0.0	5.3	26
R3 - UGA	24.22	0.00	0.00	5%	5%	5%	25%	25%	25%	15%	25%	25%	14.7	0.0	0.0	14.7	88

Residential Deductions Summary	
Total gross developable land (minus critical areas)	453.1
Future Public Use - total acres deducted	22.7
Infrastructure - total acres deducted	107.6
Market Factor - total acres deducted	61.2
Total net developable acres	261.6
Total dwelling unit land capacity	1,409

Total pipeline units	-
Grand total units	1,409

Buildable Acre Capacities and Deductions – Employment

Zone	Gross Developable Land minus critical areas (acres)			Future Public Use Deduction			Infrastructure Deduction			Market Factor Deductions			Net Developable Land (acres)				Total Sq. Foot Capacity	Total Occupied Employment Capacity (sq. ft)
	Vacant	Partially- utilized	Under- utilized	Vacant	Partially- utilized	Under- utilized	Vacant	Partially- utilized	Under- utilized	Vacant	Partially- utilized	Under- utilized	Vacant	Partially- utilized	Under- utilized	Total		
C	36.45	0.00	84.52	5%	5%	5%	25%	25%	25%	15%	25%	25%	22.1	0.0	45.2	67.2	1,800,614	1,710,583
C/I	238.94	0.00	72.22	5%	5%	5%	25%	25%	25%	15%	25%	25%	144.7	0.0	38.6	183.3	981,762	932,674
C - UGA	0.00	0.00	0.00	5%	5%	5%	25%	25%	25%	15%	25%	25%	0.0	0.0	0.0	0.0	0.0	0.0
C/I - UGA	0.00	0.00	0.00	5%	5%	5%	25%	25%	25%	15%	25%	25%	0.0	0.0	0.0	0.0	0.0	0.0

Employment Deductions Summary	
Total gross developable land (minus critical areas)	432.1
Future Public Use - total acres deducted	21.6
Infrastructure - total acres deducted	102.6
Market Factor - total acres deducted	57.4
Total net developable acres	250.5
Total Sq. Foot Capacity	2,782,376
Total occupied sq. ft. land capacity	2,643,257
Total pipeline sq. ft.	-
Grand total employment capacity (sq. ft)	2,643,257

Appendix C

This appendix lists this analysis' assumptions and disclosures when implementing the methodology in GIS. It also includes disclosures of data limitations.

GIS Analysis Process Assumptions and Data Limitations

- Critical area buffers for deducting nonresidential parcels. All jurisdictions do not have a published critical areas code chapter on their respective code publishing or municode websites. Or, they adopt the County codes by reference. This analysis therefore used county buffer distances for all analysis jurisdictions. The adopted county codes for wetland and stream buffers are based on category and impact.
 - Since the wetland database does not include wetland category or score, nor are we able to identify impact level without a site-level biological study, we took an average buffer size of 120 feet to apply for simplicity to avoid doing a site-by-site GIS analysis.
 - Using DNR stream data, we applied a buffer distance of 150 feet for Fish-containing streams, which is the buffer distance for Type F waters under Lewis County Code 17.38.420. For unknown, non-fish, and waters with no type or designation, we used a buffer distance of 75 feet based on LCC.
 - Shoreline buffers. For streams that are designated shorelines, this analysis used the buffer areas identified in the local Napavine and Winlock SMP's.
 - Napavine Shoreline buffer for Urban Conservancy: 150 feet
 - Winlock Shoreline buffer for High Intensity: 250 feet. While a buffer of 100 feet is allowed for water-related structures, we used 250 feet for a more conservative estimate. No buffer for Shoreline Residential District and Urban Conservancy.
- There are several parcels in all cities that are split by zone. To control this, this analysis split these parcels using an intersect geoprocess in GIS to find the gross acreage by zone.
- There are several parcels in all cities that straddle the boundary. Like zoning, these parcels were split using an intersect to only calculate areas within the city boundary and UGA.

Deductions and Assumed Densities

- The criterion for partially-used in the Lewis County methodology has conflicting logic: "Don't count parcels with improvement values >93rd percentile of jurisdiction improvement values unless the parcel is sized 3 times the minimum allowed under zoning." This is the same criteria as is applied for the rest: "Parcel size >3 times the minimum allowed under zoning." We applied this literally and counted all parcels >3 times the minimum.
- For determining a reasonable allocation ratio for jobs under industrial, retail, and general commercial, we assumed that capacity would be split across these sectors consistent with existing

splits. To determine existing splits, we isolated developed parcels and used assessor [land use codes](#) to classify them under these three categories. The ratios were then adjusted based on the permitted use tables in the development regulations to better reflect intended uses in each zone.

- Industrial included codes related to manufacturing, transportation, and resource extraction
 - 21-49
 - 81-89
- General commercial included codes related to services:
 - 61-69
- Retail included codes related to trades:
 - 50-59

The following tables disclose acreage deducted in GIS for critical areas.

Commercial Zones	City	UGA	Total
C	492	0	492
C/I	399	0	399
Total	891	0	891

Residential Zones	City	UGA	Total
CS	16.3		16.3
R2	194.6	43.4	237.9
R3	232.9	57.0	289.9
Total	443.8	100.4	544.1

The following parcels were excluded from the analysis based on site reviews and discussions.

Parcel	City	Use	Development Name / Notes
8382001050	Napavine	public/utility/easement	Retention pond
8201000000	Napavine	public/utility/easement	School
8245000000	Napavine	public/utility/easement	School
8306005002	Napavine	residential	Developed SFH
8306006000	Napavine	residential	Developed SFH

8306001000	Napavine	residential	Developed SFH
8306002000	Napavine	residential	Developed SFH
8306004000	Napavine	residential	Developed SFH

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E.1 Labor Force Characteristics

JOB SECTORS AND EMPLOYMENT RATES

In Napavine, health care and social assistance industries were the most common employers for residents in 2021, accounting for just over 14% of the workforce (Exhibit 41). However, the employment landscape has shifted since 2010. Construction has seen the most significant change, with its share of Napavine residents' jobs growing from around 5% to over 8% in 2021 (Exhibit). When considering all workers in the city, regardless of their residency, the largest employers are in transportation and warehousing, educational services, and accommodation and food services. Notably, the transportation and warehousing sector has experienced the most substantial growth, with an increase of over 18 percentage points between 2010 and 2021 (Exhibit 42).

Exhibit 41 Industries employing Napavine residents

Sector	2010		2021		Change (% points)
	Count	%	Count	%	
Agriculture, Forestry, Fishing and Hunting	36	5.5%	24	3.0%	-2.4
Mining, Quarrying, and Oil and Gas Extraction	6	0.9%	7	0.9%	0.0
Utilities	11	1.7%	8	1.0%	-0.7
Construction	29	4.4%	66	8.4%	+4.0
Manufacturing	70	10.7%	82	10.4%	-0.3
Wholesale Trade	18	2.7%	32	4.1%	+1.3
Retail Trade	77	11.7%	99	12.6%	+0.8
Transportation and Warehousing	30	4.6%	48	6.1%	+1.5
Information	11	1.7%	16	2.0%	+0.4
Finance and Insurance	8	1.2%	13	1.6%	+0.4
Real Estate and Rental and Leasing	5	0.8%	18	2.3%	+1.5
Professional, Scientific, and Technical Services	21	3.2%	27	3.4%	+0.2
Management of Companies and Enterprises	4	0.6%	5	0.6%	0.0

APPENDIX E: ECONOMIC DEVELOPMENT

Sector	2010		2021		Change (% points)
	Count	%	Count	%	
Administration & Support, Waste Management and Remediation	19	2.9%	24	3.0%	+0.1
Educational Services	63	9.6%	65	8.2%	-1.4
Health Care and Social Assistance	87	13.3%	111	14.1%	+0.8
Arts, Entertainment, and Recreation	9	1.4%	4	0.5%	-0.9
Accommodation and Food Services	48	7.3%	53	6.7%	-0.6
Other Services (excluding Public Administration)	38	5.8%	29	3.7%	-2.1
Public Administration	66	10.1%	57	7.2%	-2.8
Total	656	100%	788	100%	

Source: U.S. Census Bureau OnTheMap

Exhibit 42 Industry employment sectors in Napavine

Sector	2010		2021		Change (% points)
	Count	%	Count	%	
Agriculture, Forestry, Fishing and Hunting	1	0.3%	0	0.0%	-0.3
Mining, Quarrying, and Oil and Gas Extraction	0	0.0%	0	0.0%	0.0
Utilities	0	0.0%	0	0.0%	0.0
Construction	4	1.2%	4	0.6%	-0.6
Manufacturing	14	4.3%	30	4.4%	+0.1
Wholesale Trade	16	4.9%	26	3.8%	-1.1
Retail Trade	25	7.6%	37	5.4%	-2.3
Transportation and Warehousing	16	4.9%	160	23.2%	18.3
Information	0	0.0%	0	0.0%	0.0

APPENDIX E: ECONOMIC DEVELOPMENT

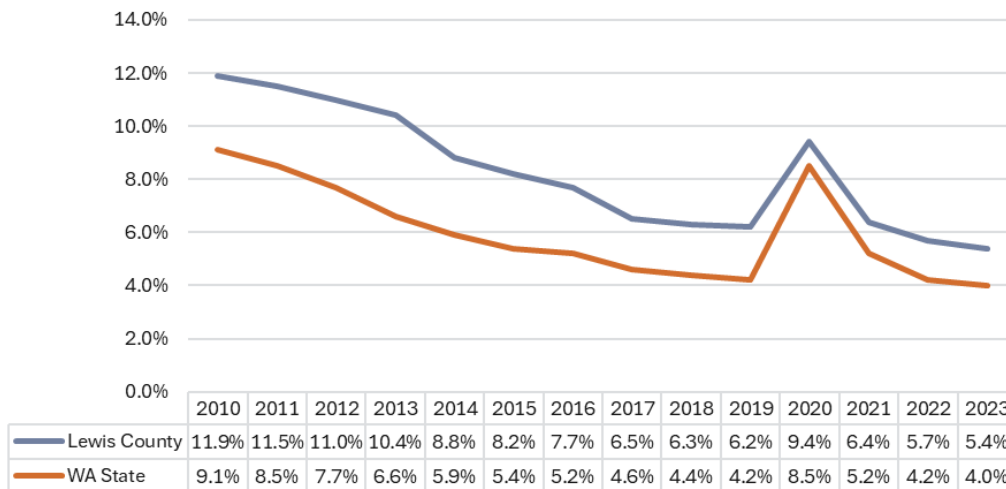
Sector	2010		2021		Change (% points)
	Count	%	Count	%	
Finance and Insurance	5	1.5%	3	0.4%	-1.1
Real Estate and Rental and Leasing	11	3.4%	93	13.5%	10.1
Professional, Scientific, and Technical Services	0	0.0%	2	0.3%	+0.3
Management of Companies and Enterprises	0	0.0%	0	0.0%	0.0
Administration & Support, Waste Management and Remediation	0	0.0%	0	0.0%	0.0
Educational Services	123	37.6%	132	19.2%	-18.5
Health Care and Social Assistance	14	4.3%	27	3.9%	-0.4
Arts, Entertainment, and Recreation	0	0.0%	0	0.0%	0.0
Accommodation and Food Services	70	21.4%	143	20.8%	-0.7
Other Services (excluding Public Administration)	14	4.3%	2	0.3%	-4.0
Public Administration	14	4.3%	30	4.4%	+0.1
Total	327	100%	689	100%	
Source: U.S. Census Bureau OnTheMap					

Lewis County has historically faced higher unemployment rates compared to the rest of Washington State. However, there have been positive trends recently, with unemployment rates showing a downward trajectory (Exhibit 43). This suggests an overall increase in employment throughout the county, although the COVID-19 pandemic did cause a temporary rise in unemployment in 2020. Despite this improvement, Lewis County remains designated as a "distressed area" by the Washington State Employment Security Department. This classification is based on the county's unemployment rate being at least 20% higher than the state average for a sustained period of three years.¹³

¹³ Washington State Employment Security Department, Distressed Areas List, <https://esd.wa.gov/labormarketinfo/distressed-areas>.

Exhibit 43 Unemployment in Lewis County has consistently been higher than the statewide average

Annual average unemployment rates



Sources: U.S. Bureau of Labor Statistics, Washington State Employment Security Department

JOB SECTOR PROJECTIONS

Looking ahead, the Washington State Employment Security Department (ESD) offers regional employment projections for various sectors over a 10-year horizon (Among the sectors expected to see the most significant growth are information, education and health services, and transportation, warehousing, and utilities. This aligns with Napavine's recent experience of growth in the transportation and warehousing sector, suggesting its continued potential to fuel the city's economic development.

Exhibit 44). Among the sectors expected to see the most significant growth are information, education and health services, and transportation, warehousing, and utilities. This aligns with Napavine's recent experience of growth in the transportation and warehousing sector, suggesting its continued potential to fuel the city's economic development.

Exhibit 44 Employment Security Department Employment Projections, Pacific Mountain Region

Sector	Estimated employment 2021	Estimated employment 2026	Estimated employment 2031	Average annual growth rate 2021-2026	Average annual growth rate 2026-2031
Government	57,552	60,707	63,281	1.07%	0.83%

Sector	Estimated employment 2021	Estimated employment 2026	Estimated employment 2031	Average annual growth rate 2021-2026	Average annual growth rate 2026-2031
Education and health services	28,072	31,101	34,476	2.07%	2.08%
Retail trade	21,894	22,466	22,994	0.52%	0.47%
Leisure and hospitality	17,140	20,753	22,502	3.90%	1.63%
Professional and business services	16,445	19,864	21,362	3.85%	1.46%
Construction	10,632	11,655	12,227	1.85%	0.96%
Manufacturing	10,393	10,711	10,720	0.60%	0.02%
Other services	6,561	8,095	8,609	4.29%	1.24%
Wholesale trade	6,096	6,880	7,088	2.45%	0.60%
Financial activities	6,176	6,328	6,450	0.49%	0.38%
Transportation, warehousing, and utilities	4,973	6,038	6,142	3.96%	0.34%
Information	1,960	2,545	2,749	5.36%	1.55%
Total nonfarm	189,375	208,455	219,822	1.94%	1.07%
Source: Washington State Employment Security Department, 2023 Long-term industry projections (aggregated).					

WORKER INFLOW/OUTFLOW AND COMMUTES

Commute trends and distances are important to consider in economic development goals. Do more people work inside the city than live there? Or is the jurisdiction primarily residential and residents commute elsewhere to work? Just over half of Napavine residents work in a city other than Napavine, shown in Exhibit 45. Only 1% of residents both live and work in the city. The number of people working in Napavine, but who live elsewhere, increased from 2010 to 2021 by 14 percentage points. Nearly two in five Napavine residents travelled more than 50 miles for work, shown in Exhibit 46. Among specific cities identified as employment locations, Chehalis remained the most common, accounting for nearly 12% of Napavine residents' place of employment (Exhibit 47).

Exhibit 45 The relative proportion of people working in Napavine but living elsewhere increased from 2010 to 2021

	2010		2021		Proportion Change (% points)
	Count	%	Count	%	
Live in Napavine, work elsewhere	642	66%	768	53%	-14
Live elsewhere, work in Napavine	313	32%	669	46%	+14
Live and work in Napavine	14	1%	20	1%	-
Source: U.S. Census Bureau OnTheMap					

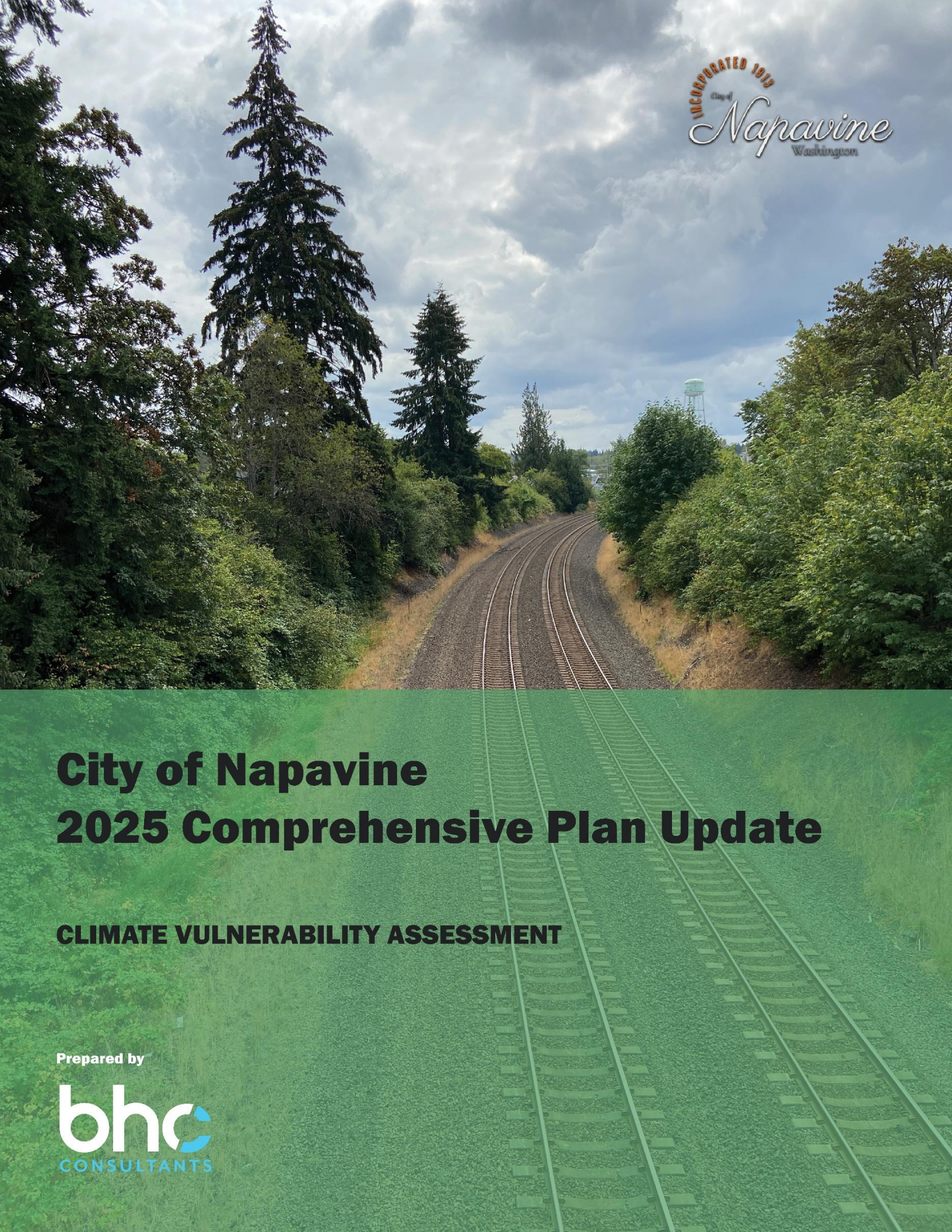
Exhibit 46 Distances travelled to work among Napavine residents

Distance	2010		2021		Proportion Change (% points)
	Count	%	Count	%	
<10 miles	224	34%	245	31%	-3
10-25 miles	112	17%	90	11%	-6
25-50 miles	127	19%	177	22%	+3
>50 miles	193	29%	276	35%	+6
Source: U.S. Census Bureau OnTheMap					

Exhibit 47 Employment locations for Napavine residents

APPENDIX E: ECONOMIC DEVELOPMENT

	2010		2021		Proportion Change (% points)
	Count	Share	Count	Share	
Chehalis city, WA	110	16.8%	91	11.5%	-5.2
Centralia city, WA	73	11.1%	75	9.5%	-1.6
Olympia city, WA	39	5.9%	56	7.1%	+1.2
Seattle city, WA	40	6.1%	45	5.7%	-0.4
Tacoma city, WA	22	3.4%	21	2.7%	-0.7
Tumwater city, WA	20	3.0%	21	2.7%	-0.4
Napavine city, WA	14	2.1%	20	2.5%	+0.4
Lacey city, WA	8	1.2%	18	2.3%	+1.1
Winlock city, WA	11	1.7%	15	1.9%	+0.2
Portland city, OR	2	0.3%	13	1.6%	+1.3
All Other Locations	317	48.3%	413	52.4%	+4.1
Source: U.S. Census Bureau OnTheMap					



City of Napavine 2025 Comprehensive Plan Update

CLIMATE VULNERABILITY ASSESSMENT

Prepared by

bhc
CONSULTANTS

APPENDIX E: CLIMATE VULNERABILITY ASSESSMENT

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Introduction

Napavine, along with the rest of Washington state, will continue to be impacted by changes in precipitation, the frequency and duration of heat waves, and increased wildfire activity throughout the state, among other natural hazards and extreme weather events exacerbated by changes in regional climate. The compounding effects of multiple hazards happening simultaneously or in quick succession may lead to extreme impacts that exceed projections. This Climate Vulnerability Assessment (CVA) provides a high-level discussion of the regional changes in climate and the frequency and intensity of natural hazards most relevant to Napavine and its potential effect on infrastructure, services, businesses, and at-risk populations, and discusses the City's adaptive capacity to various climate and natural hazards. This CVA also identifies potential strategies to enhance the City's resilience and informs the 2025 Comprehensive Plan Update that will include a new Climate Resilience Element, per HB 1181 (2023) adopted as [RCW 36.70A.070\(9\)](#).

Key Risks

Napavine is vulnerable to wildfire and public health impacts from wildfire smoke. In addition to affecting human life and property, wildfires can potentially disrupt the provision of reliable utilities, emergency services, and the overall economic development of the city.

As annual precipitation continues to increase and heavy precipitation events become stronger, Napavine will be increasingly vulnerable to flooding.

As heat waves and hot days become stronger and more frequent, residents and infrastructure in the city will be increasingly impacted by extreme heat, especially residents without access to air conditioning or other means of relief from the heat.

Policy Recommendations

- Consider adopting the International Wildland-Urban Interface Code (IWUIC), or elements of it, to reduce the risk of impacts from wildfires.
- Consider the strategic planting of trees or the installation of green stormwater infrastructure to mitigate extreme heat and flooding impacts in the city, prioritizing areas with increased impervious cover or more vulnerable neighborhoods.
- Update the City's Comprehensive Plan by including goals and policies to strengthen emergency response protocols, foster a sense of community, cohesion, and collective action by supporting community-based and grassroots organizations, and strengthen interagency and interjurisdictional plans and agreements for emergency response.

Additional recommendations distributed throughout this assessment are **bolded**.

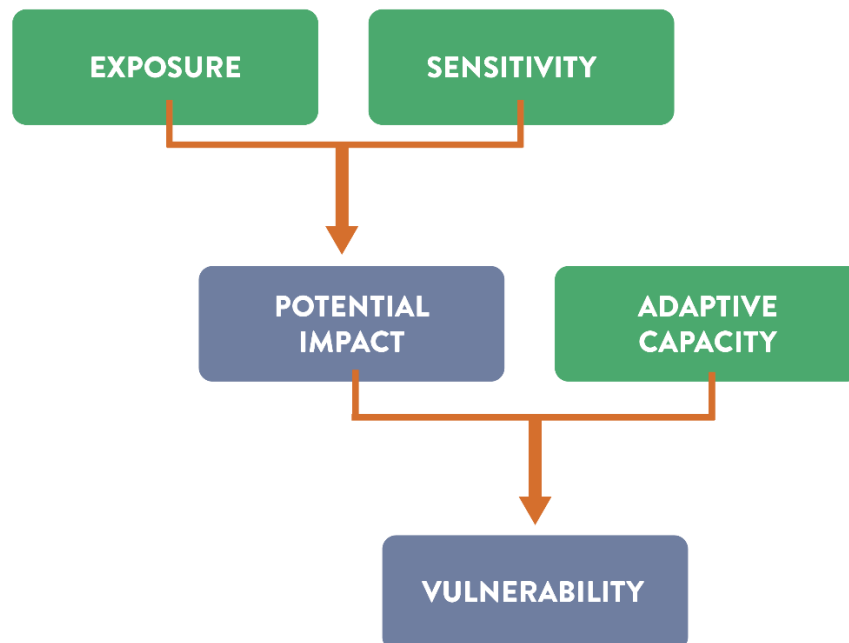
Climate Change Impact Assessment

There are several climate impacts that are projected to impact Napavine throughout the next 20 years and beyond. Most notably, increased wildfire activity, changes in precipitation, and increases in the frequency and duration of heat waves. These trends are discussed in further detail in this assessment. While there are additional impacts from natural hazards and extreme weather events exacerbated by climate change that Napavine could experience in the near future and throughout the 20-year planning period, this assessment focuses on these three main impacts that have already been affecting Napavine and are projected to continue for decades to come. These impacts also most closely relate to the built environment and can be influenced by planning efforts and coordination in Napavine and with neighboring jurisdictions.

Climate Vulnerability

Climate vulnerability is based on three main components: **exposure, sensitivity, and adaptive capacity** (Exhibit 48). Together, these three components provide a picture of the overall vulnerability of Napavine to changes in regional climate conditions and the frequency and severity of natural hazards and extreme weather events. Understanding climate vulnerabilities is the first step in minimizing impacts to the City and its residents. Identifying potential vulnerabilities in Napavine can help the City identify where to focus investment and proactively address potential negative impacts to community-wide infrastructure, property, and public health.

Exhibit 48. Components of Climate Vulnerability



Source: BHC Consultants. Note: Climate vulnerability is based on three primary components: exposure, sensitivity, and adaptive capacity. Together, the exposure and sensitivity to stressors such as climate-related disasters contribute to the potential impact on communities. The overall vulnerability of a place to climate-related disasters is then based on the areas where the potential impact outweighs the adaptive capacity of a community.

Climate vulnerability is also important to consider as the City continues to make decisions surrounding land use and other changes to local environmental conditions, as these decisions could increase the impact of, or Napavine's overall susceptibility to, these hazards. This brief assessment of climate vulnerability in Napavine informs the development of the goals and policies included in the new Climate Resilience Element required as part of the 2025 Comprehensive Plan update, which addresses gaps in preparedness to build the city's resilience to natural hazards and impacts of extreme weather on infrastructure, buildings, and the public health and well-being of residents.

The following section discusses the natural hazards that pose the greatest risk to Napavine in the context of the three main components of climate vulnerability: exposure, sensitivity, and adaptive capacity. Most analysis in this section was completed using the University of Washington Climate Impacts Group's (CIG) Climate Mapping for a Resilient Washington mapping tool. For each hazard discussed using the CIG tool, the analysis assumes a high-emissions scenario (RCP 8.5) as a worst-case scenario so the City is prepared for the most extreme hazards and can build the strongest community resilience. The analysis also uses a timeframe of 2040-2069 compared to a 1980-2009 baseline (unless otherwise noted) to align with the Comprehensive Plan planning time horizon through 2045.

EXPOSURE

The exposure of a place to changes in natural hazards and extreme weather events exacerbated by climate change is based on the magnitude and frequency of shocks or impacts to people, infrastructure, natural systems, and other intangible resources important to the community. This section provides a brief description of the overall exposure of Napavine to natural hazards and extreme weather events exacerbated by climate change, specifically in terms of wildfire, changes in precipitation, and extreme heat.

Wildfire Activity + Smoke

Wildfire activity affects many jurisdictions, whether that is from direct impacts to the built environment or indirect impacts such as hazardous air quality that disproportionately affects vulnerable communities, such as those with preexisting health conditions. As wildfire activity is increasing and becoming more destructive in Washington state, there have been increasing impacts to not only the built and natural environment but also human life and public health.¹⁴

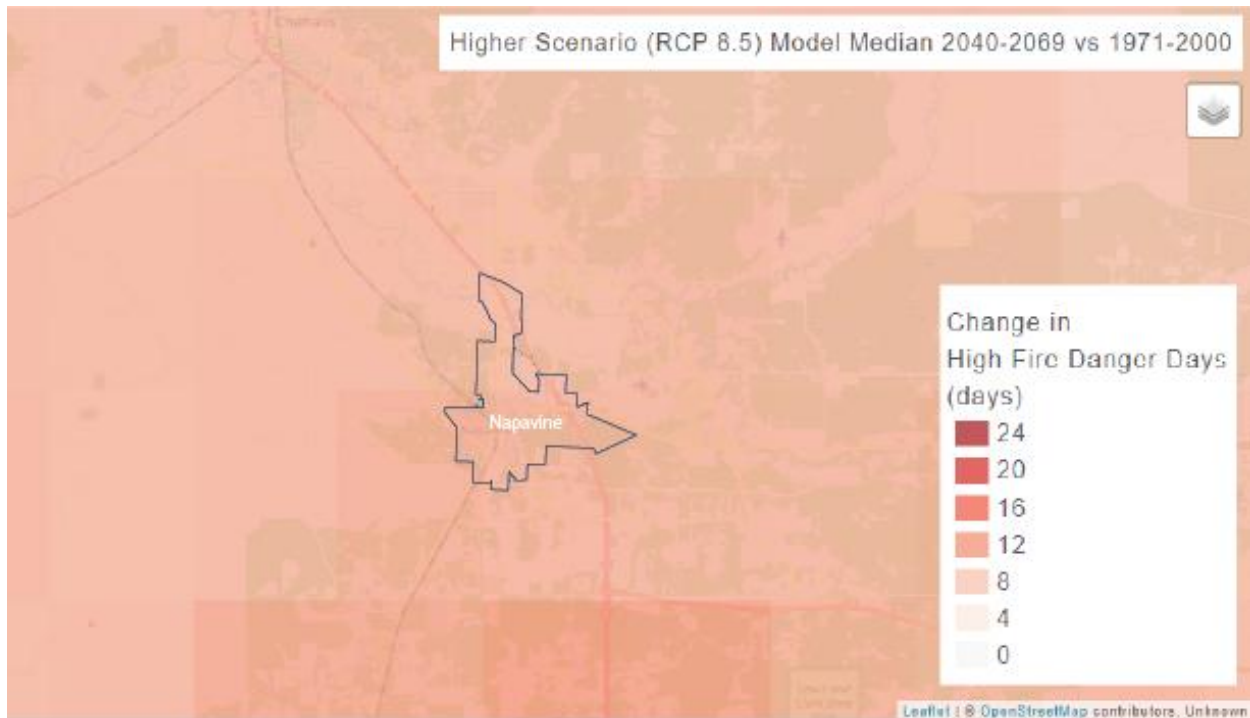
WILDFIRE RISK

By 2040-2069, there is a projected increase of 10 more high fire danger days per year compared to 1971-2000 data in Napavine, compared to an increase of 8 more days in Lewis County as a

¹⁴ Mauger, G.S., J.H. Casola, H.A. Morgan, R.L. Strauch, B. Jones, B. Curry, T.M. Busch Isaksen, L. Whitely Binder, M.B. Krosby, and A.K. Snover, 2015. State of Knowledge: Climate Change in Puget Sound. Report prepared for the Puget Sound Partnership and the National Oceanic and Atmospheric Administration. Climate Impacts Group, University of Washington, Seattle. doi:10.7915/CIG93777D

whole. Exhibit 49 provides a visual for how Napavine’s potential for wildfire activity compares to surrounding areas in the County. A high fire danger day means that there is a greater potential for wildfire activity compared to historical data from 1971-2000, assuming sufficient fuel is present along with a source of ignition. Furthermore, places with lower emergency management capacity may be disproportionately impacted by an increase in high fire danger days and likelihood of wildfire.

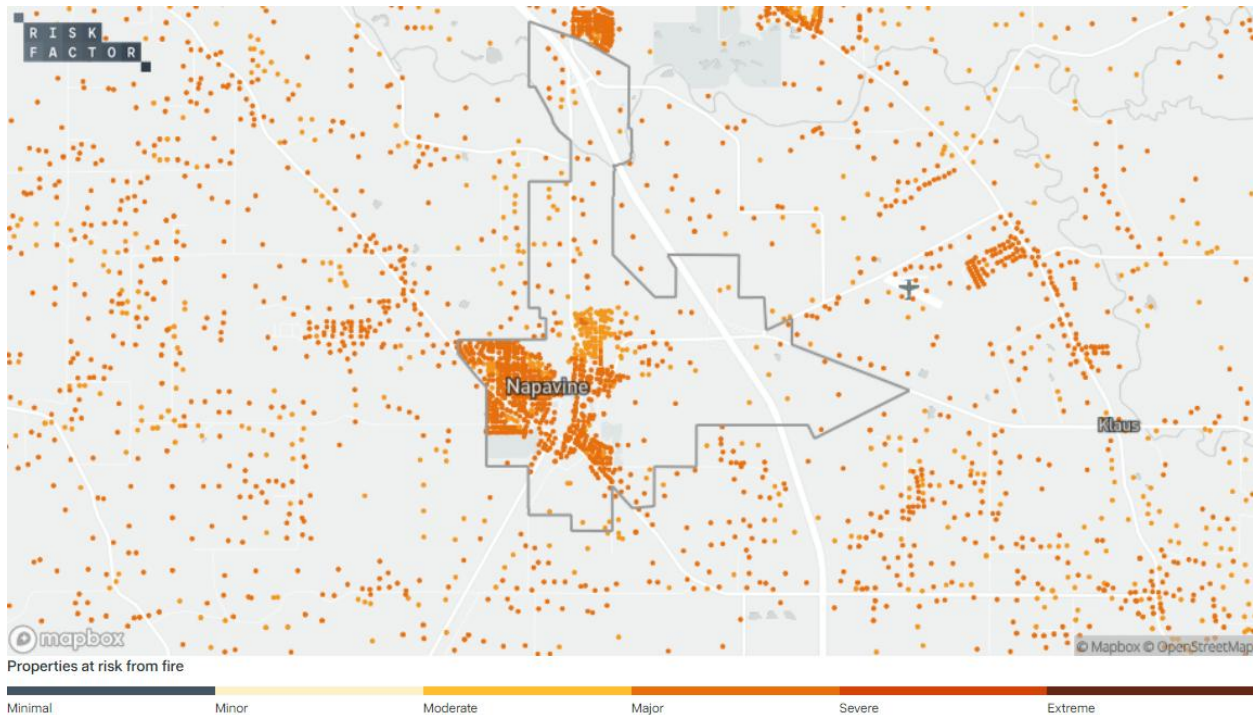
Exhibit 49. Change in High Fire Danger Days in 2040-2069 vs. 1971-2000.



Source: University of Washington Climate Impacts Group, 2022. Climate Mapping for a Resilient Washington Mapping Tool.

According to Risk Factor, which determines fire risk based on a location’s vegetation (or available “fuel”), topography, and likely weather conditions, Napavine has an overall moderate risk of wildfire in the next 30 years (based on the level of risk the properties face, not the proportion of properties at risk), as shown in Exhibit 50. Around 94% of all properties in Napavine are at risk of being affected by wildfire over the next 30 years.

Increased wildfire activity could impact businesses, destroy private property, damage infrastructure, and affect public health and wellbeing. Wildfires can also cut access to utilities, transportation networks, emergency services, evacuation routes, and impact the local economy. Even for communities that are not near active wildfires, an increase in wildfires can greatly impact communities with hazardous air pollution levels from wildfire smoke. To minimize potential damage from wildfires and wildfire smoke, **policies addressing emergency management, community networks, the distribution of information and resources to residents, and wildfire preparedness and recovery strategies are important to consider.**

Exhibit 50. Napavine's risk of wildfire is classified as moderate

Source: First Street, 2024. Risk Factor

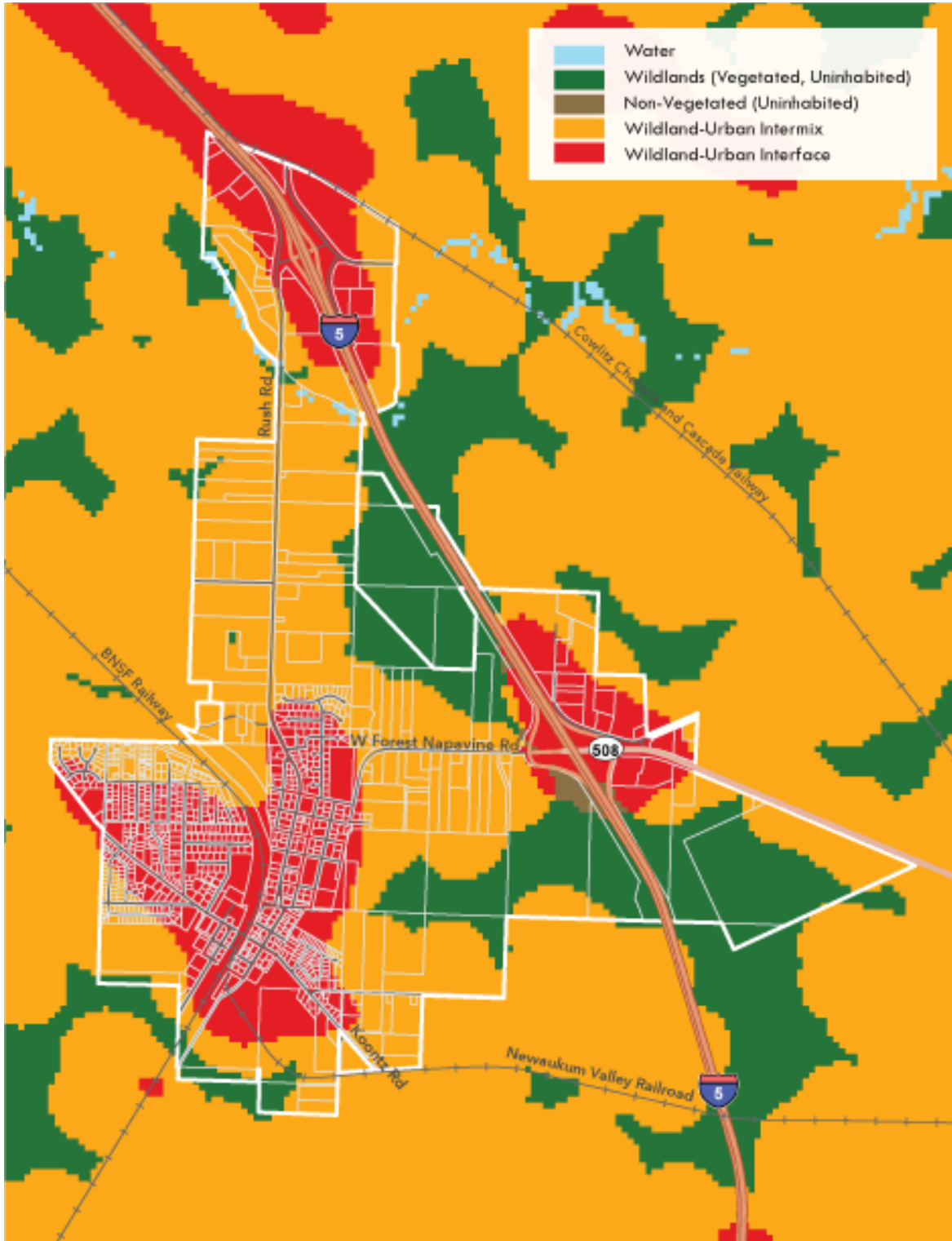
WILDLAND-URBAN INTERFACE

Other factors that may influence how wildfires impact Napavine include the capacity of emergency management services and the location of structures or valuable infrastructure in the wildland-urban interface. The Wildland Urban Interface, or WUI, are the areas where wildlands and urban development meet or intermingle, but it is important to note that WUI *does not define* wildfire risk. Wildlands in Washington state include any area with more than 50% burnable vegetated cover, which includes grassland, forest, and sagebrush steppe. In contrast, urban areas include areas of dense human development, or areas with less than 50% vegetative cover.

The wildland-urban **interface** (shown in Exhibit 51 in red) is usually found along the outskirts of urban areas, where development is adjacent to or bordered by wildland on at least one side. The wildland-urban **intermix** (shown in Exhibit 51 in yellow) includes areas where structures or urban development are intermixed with wildlands, and where a development or structure is surrounded by wildlands on 2 or more sides. Areas within the WUI are at the highest risk of wildfire due to the proximity of flammable vegetation and are where most human-caused fires are started.

To reduce the risk of impacts from wildfires, the City should **consider either adopting the International Wildland-Urban Interface Code (IWUIC)**, or elements of it, or **developing building and maintenance standards consistent with the Firewise USA program** from the National Fire Protection Association.

Exhibit 51. Wildland Urban Interface



WILDLAND-URBAN INTERFACE

City of Napavine Climate Vulnerability Assessment | August 2024

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Source: Data from Washington State Department of Natural Resources, 2019. Wildland Urban Interface (WUI).

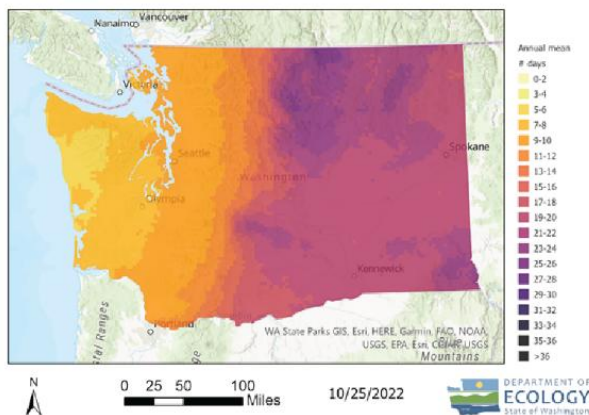
WILDFIRE SMOKE

Wildfires can impact Napavine not just by direct damage to property, infrastructure, or human life, but wildfire smoke can impact residents by contributing to hazardous air quality. Exhibit 52 shows how unpredictable the impacts of smoke can be, comparing average smoke days from 2015-2021 to the average smoke days in 2022. The average smoke days shown on the maps range from 0-2 smoky days to over 36 smoke-filled days. As shown on the maps, Napavine experienced around 5-10 smoke-filled days on average between 2015-2021, and around 7-12 smoke-filled days in 2022. The impact wildfire smoke will continue to have on Napavine depends on where the fires are located, how long they burn, and local weather conditions, but Napavine residents should be prepared for potential prolonged smoke exposure.

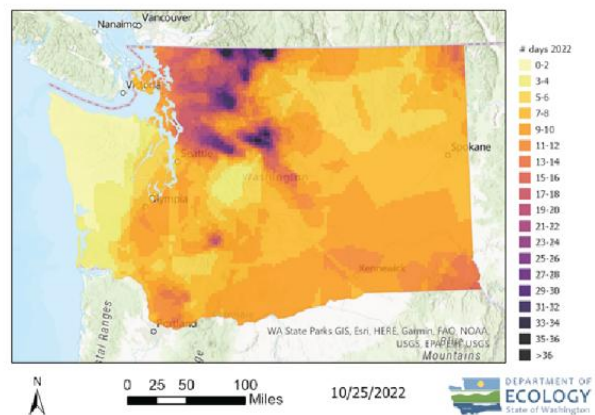
The increased frequency and duration of smoke-filled days will impact some populations in Napavine more than others, including children and the elderly, those with preexisting health conditions, low-income communities, outdoor workers, and those who do not have health insurance or access to relief from the smoke and increased exposure to particulate matter. Additional discussion of potential vulnerabilities can be found in the [Sensitivity](#) section.

Exhibit 52. Annual mean number of heavy wildfire smoke days in Washington State from 2015-2021, compared to heavy wildfire smoke days in 2022

Average smoke-filled days from 2015-2021



Average smoke-filled days in 2022



Source: Vaughn, 2022. Washington Department of Ecology.

Changes in Precipitation

Precipitation patterns are shifting across the state, with winter precipitation increasing overall and falling as more rain than snow, and summer precipitation decreasing. Together, the combination of decreasing summer precipitation and more precipitation falling as rain rather than snow can contribute to increased risk of drought. Washington relies heavily on snowpack melting and providing water in the spring and summer. A decrease in snowpack changes the timing of water availability as there will be less snowmelt available in the summer months, when

precipitation is lower to begin with. Less snowmelt impacts the water supply and exacerbates drought conditions. At the same time, the trend of heavier precipitation events in the winter contributes to an increased risk of flooding.

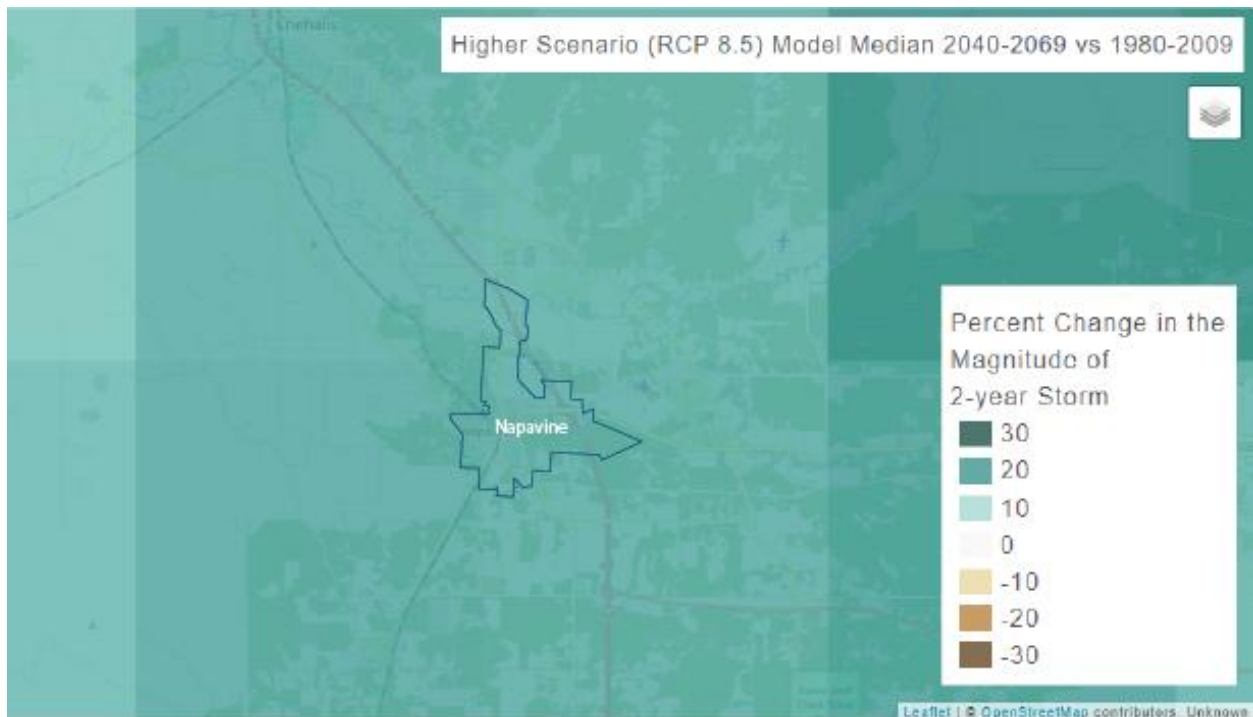
HEAVY PRECIPITATION EVENTS

Heavy precipitation events are those that occur on average once every two years. Heavy precipitation has affected Napavine in recent years, such as at the atmospheric river storm in the Pacific Northwest in December 2023.¹⁵ In Napavine, it is projected that heavy precipitation events in 2040-2069 will have on average 16% more precipitation than the heavy precipitation events experienced from 1980-2009, as shown in Exhibit 53. Napavine will likely experience heavier precipitation than Lewis County, which is expected to experience an average of 12% more precipitation during heavy precipitation events. Heavy precipitation events are more likely to damage infrastructure and other community resources and property than other changes in annual precipitation because of the magnitude of precipitation that occurs in a shorter amount of time.

Without sufficient stormwater management or drainage capacity, larger precipitation events can contribute to slope instability, erosion, flooding, and the inundation of low-lying areas, most notably underneath the I-5 overpass on Rush Road and some commercial areas. Even minor increases in the magnitude of precipitation can have profound impacts on infrastructure and the community at large if the additional stormwater is not effectively managed or existing storm water systems are overwhelmed. Efforts to **improve stormwater management capacity through the addition of green stormwater infrastructure or street trees** in Napavine would help lessen the impact of these heavy precipitation events, especially as they are becoming more frequent and intense.

¹⁵ NASA. (2023, December 4). Atmospheric River flows into the Pacific Northwest. NASA Earth Observatory. <https://earthobservatory.nasa.gov/images/152164/atmospheric-river-flows-into-the-pacific-northwest>

Exhibit 53. Percent Change in the Magnitude of the 2-Year Storm 2040-2069 vs. 1980-2009.

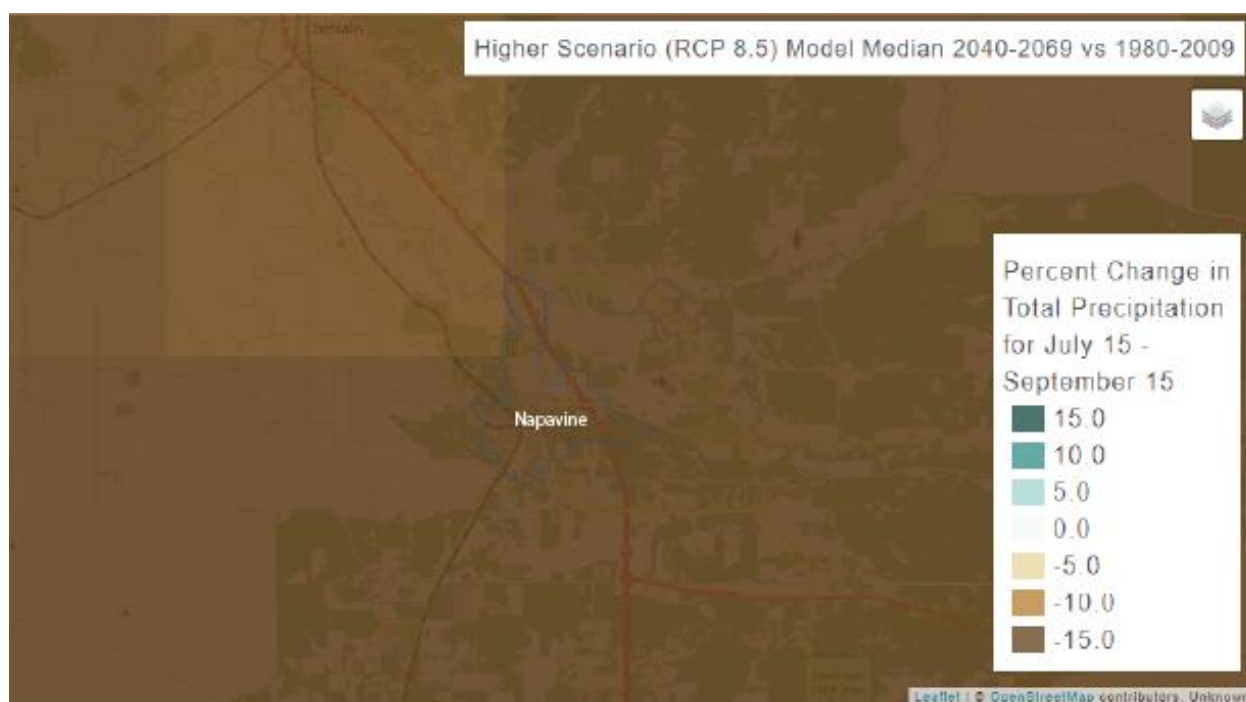


Source: University of Washington Climate Impacts Group, 2022. Climate Mapping for a Resilient Washington Mapping Tool.

LATE SUMMER PRECIPITATION

Changes in late summer precipitation (July-September) influence the availability of water and the fuel moisture during summer months, which are typically the driest and most fire-prone. A decrease in summer precipitation can contribute to heat stress, lower stream flows, drought conditions, degraded water quality, increased wildfire potential, and increased water temperatures which can impact stream habitat, among other impacts. As shown in Exhibit 54, Napavine is projected to experience a decrease of around 17% in late summer precipitation, which is a little less than the countywide decrease of 20%, from 2040-2069 as compared to 1980-2009 late summer precipitation. Depending on water storage capacity and the amount of precipitation that falls as snow in the winter and melts into streams and aquifers in the summer, some areas of the county might be more impacted than others.

Exhibit 54. Percent Change in Late Summer Precipitation From 2040-2069 vs. 1980-2009.



Source: University of Washington Climate Impacts Group, 2022. Climate Mapping for a Resilient Washington Mapping Tool.

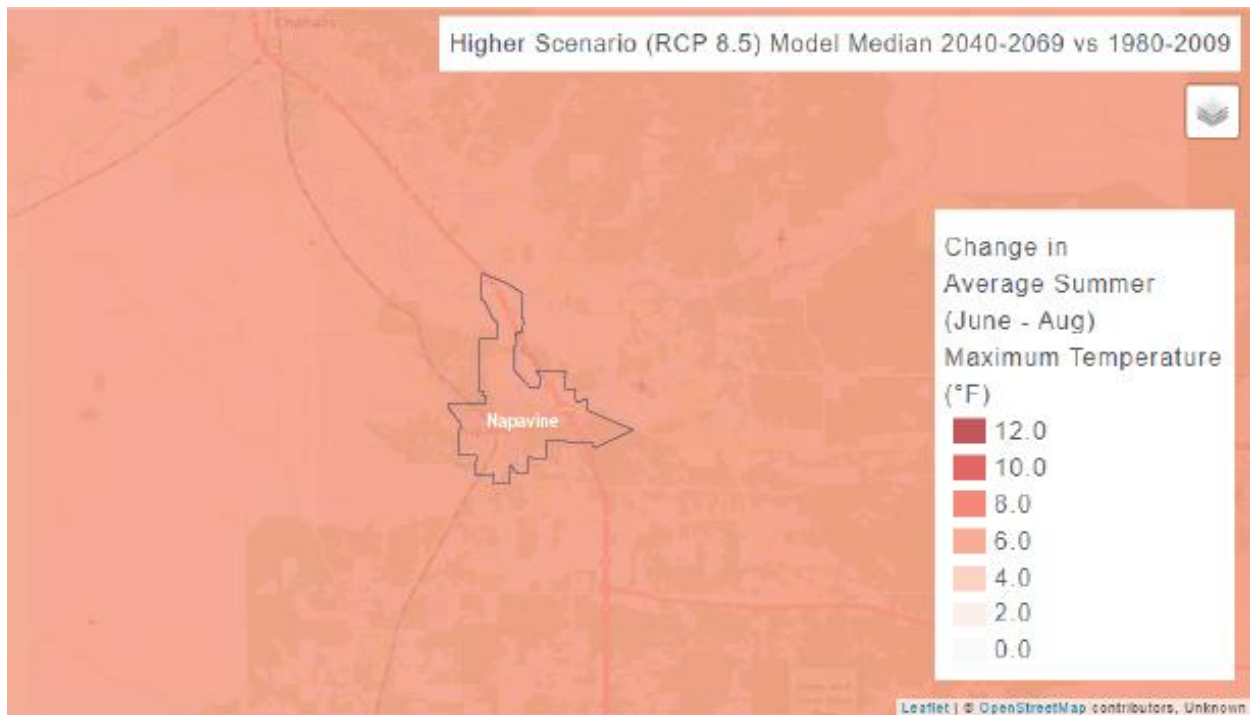
Extreme Heat

Extreme heat is another important hazard for Napavine to consider in its resilience planning efforts. Washington state has already experienced extreme heat events in the past several years, and heat waves and days with extreme heat will continue to get hotter, last longer, and occur more frequently.

AVERAGE SUMMER MAXIMUM TEMPERATURE

Under a high-emissions scenario, by 2040-2069, the change in average summer temperature, when compared to 1980-2009 levels, is projected to be 5.6°F higher, which is slightly less than the countywide average of a 6.1°F increase. The increase in average summer temperature poses different public health threats for various communities in Napavine and may impact infrastructure. For instance, extreme heat can disproportionately affect those who work outdoors, individuals experiencing homelessness, the elderly, those with pre-existing health conditions, and those without access to air conditioning or other means of relief from the heat. The [Urban Heat Island](#) discussion in this assessment provides some additional context to the factors contributing to extreme heat.

Exhibit 55. Degree Change in the Average Summer Maximum Temperature From 2040-2069 vs. 1980-2009.

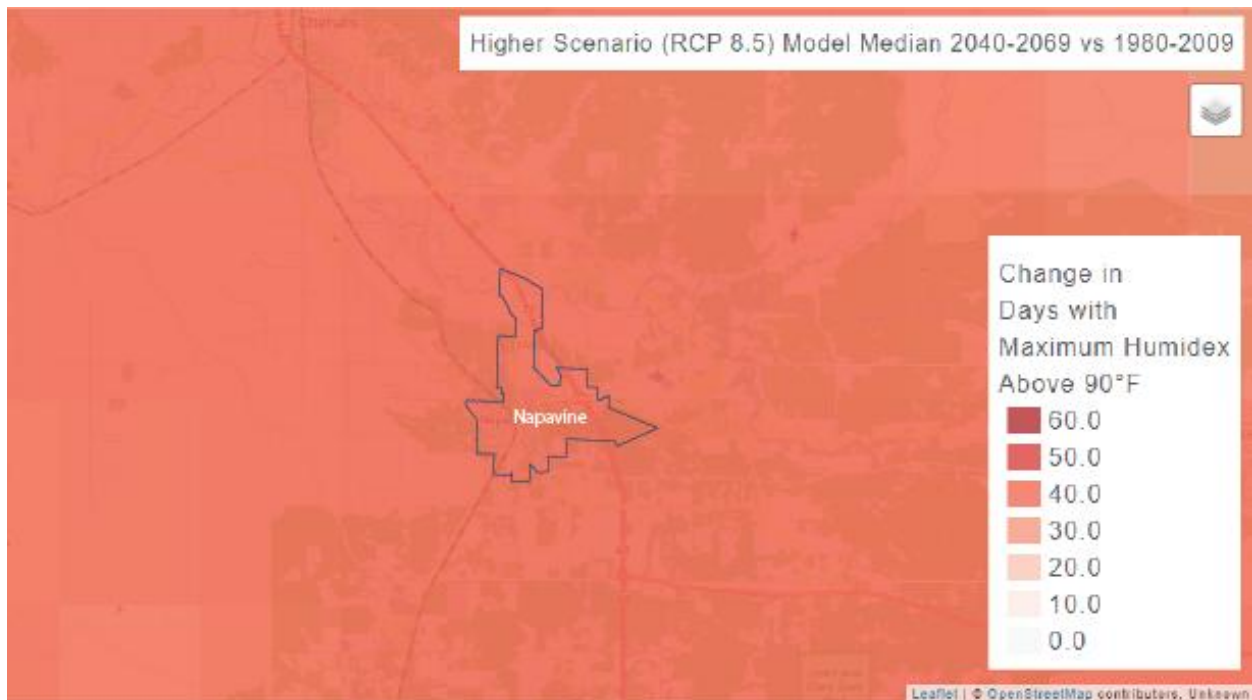


Source: University of Washington Climate Impacts Group, 2022. Climate Mapping for a Resilient Washington Mapping Tool.

HEAT STRESS

Heat stress approximates human thermal comfort, or how the temperature feels to the average person, given outside temperature, humidity, wind speed, and radiant heat. It reflects how extreme heat impacts the human body and gives a more accurate reading of how hot it is outside. Exhibit 56 shows the annual change in days above 90°F maximum humidex days, or the number of days where the experienced heat conditions (accounting for temperature and humidity) are 90°F or greater. In Napavine, there is projected to be a significant increase of 38-39 days per year of extreme heat, compared to an average 24 day increase across Lewis County. An increase in days over a maximum humidex of 90°F is an indicator of daytime heat stress, which can disproportionately impact sensitive populations, such as children, the elderly, those with preexisting health conditions or disabilities, and outdoor workers, among others. Prolonged exposure to heat can also cause additional impacts to human life and the integrity of infrastructure, including roads. **Strategies to improve the longevity of infrastructure and protect human health in the face of more frequent and severe hot days and heat waves are important for the City to consider, such as increasing tree cover or shade structures in the warmest areas of the City** (see Exhibit 67 in the [Urban Heat Island](#) discussion of this assessment).

**Exhibit 56. Change in Days with Maximum Humidex Above 90 Degrees Fahrenheit
From 2040-2069 vs. 1980-2009.**



Source: University of Washington Climate Impacts Group, 2022. Climate Mapping for a Resilient Washington Mapping Tool.

SENSITIVITY

Sensitivity, in this context, is the degree to which an environmental, built, or social system is directly or indirectly affected by hazards or disruptions. This section discusses the elements of the built environment or specific human populations in Napavine that may be more sensitive to various changes in climate conditions, natural hazards, and extreme weather events. To develop effective policy, it is important to consider how the impacts outlined in the previous section will affect Napavine residents, and to acknowledge that some populations will be disproportionately affected by hazards.

Social

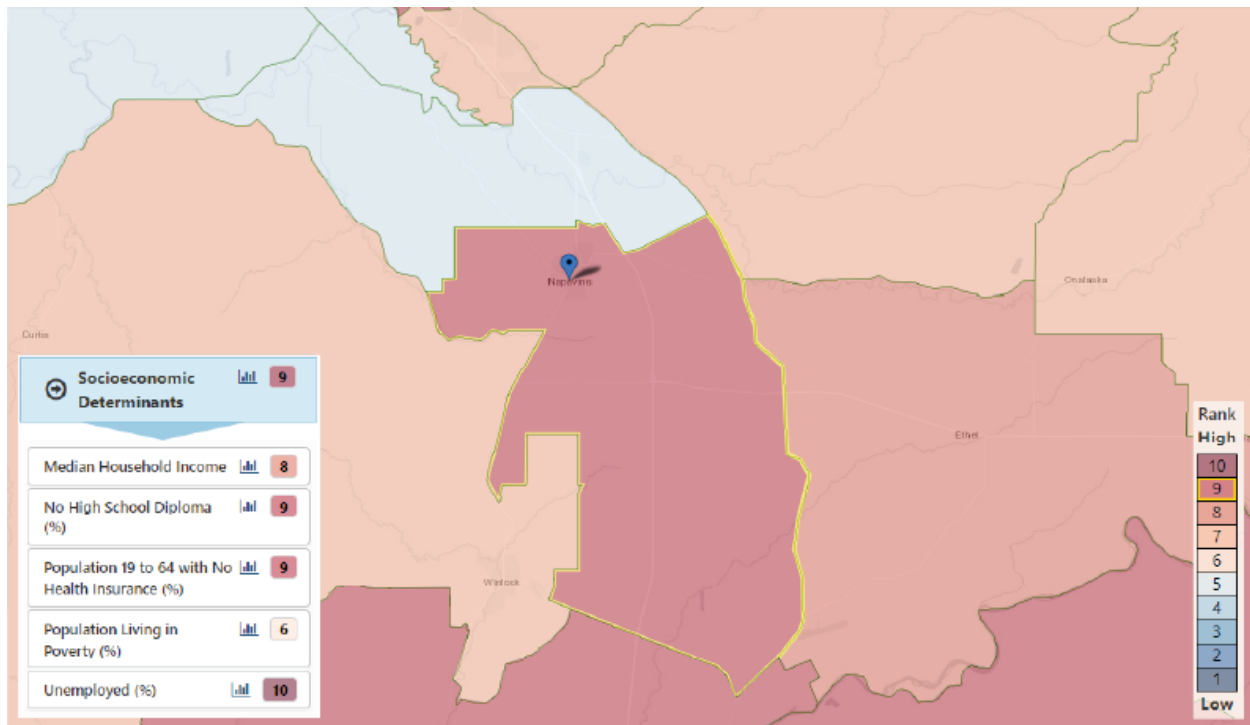
Natural disasters and extreme weather events can greatly impact one's physical and mental health, especially if the hazards force people from their homes. Power outages from extreme weather can cause food spoilage, which can greatly affect the ability of households with limited access to maintain a steady supply of food, threatening their food security. Certain populations in Napavine are more vulnerable to these hazards such as increases in wildfire smoke, flooding, and prolonged heat events, among others. These populations experience a disproportionate share of public health impacts from extreme weather events and will need more assistance to ensure that some residents are not disproportionately affected. Vulnerable populations may include those

with pre-existing or chronic health conditions, houseless individuals, children, the elderly, low-income households, and those who work outside. See the [Vulnerability Matrix](#) section of this assessment for a matrix comparing potentially vulnerable populations to impacts from extreme weather and natural hazards.

SOCIOECONOMIC DETERMINANTS OF HEALTH

Socioeconomic factors contribute heavily towards the health and vulnerability of a community. Those who are unemployed, which is a relatively high amount in Napavine compared to surrounding census tracts, are more likely to be impacted. Similarly, households with lower household incomes are more likely to be impacted by climate impacts because they typically have less disposable income to be able to recover from impacts from natural disasters, have less access to air conditioning or other means of air filtration, or may not be aware of the extent such events can impact their well-being or what resources are available to them in the face of such events.

Exhibit 57. Socioeconomic vulnerabilities are high in Napavine relative to surrounding census tracts



Source: Washington State Department of Health, 2022. Health Disparities Map.

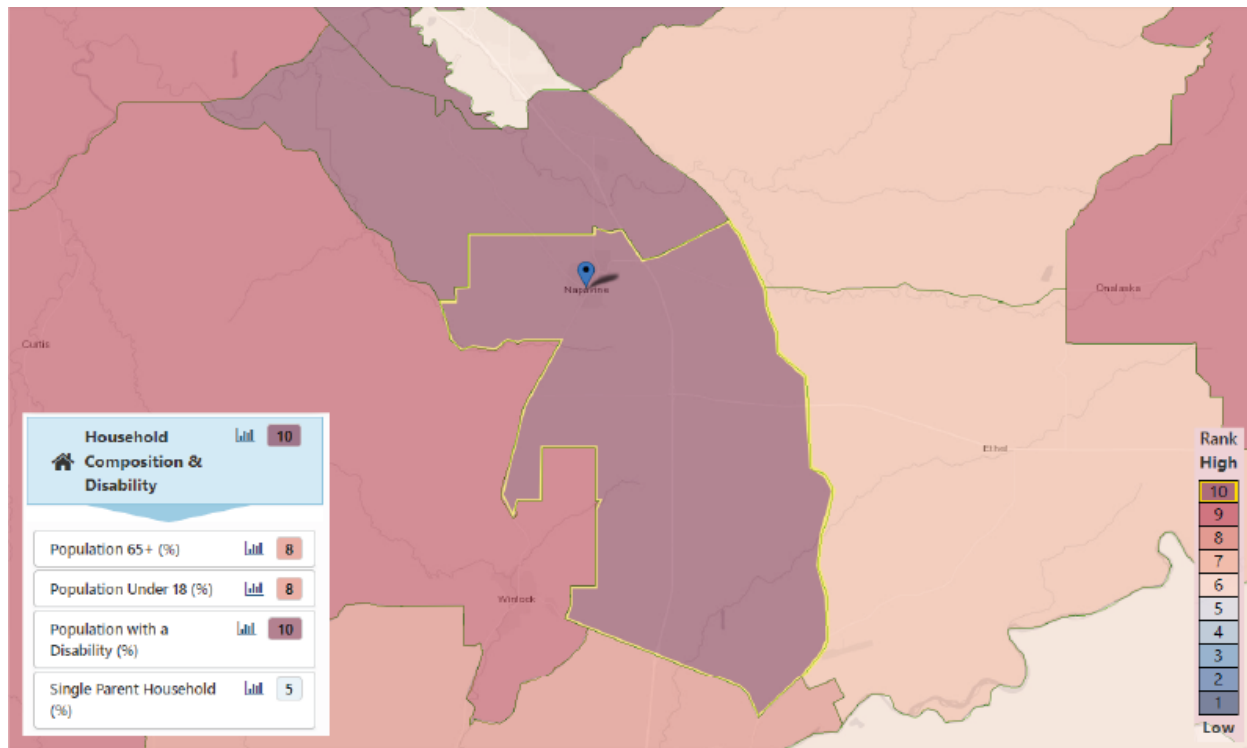
There is also a high percentage of people aged 19 to 64 living without health insurance. This is especially concerning as changes in regional climate can exacerbate existing health issues. Individuals with pre-existing or chronic health conditions, especially cardiovascular or respiratory illnesses or diseases, such as asthma, may experience greater public health impacts or

injury from extreme weather events. Lewis County had an estimated asthma rate of 10.9% from 2019-2021.¹⁶ Even short-term exposures to wildfire smoke can cause difficulty breathing and exacerbate asthma or other respiratory illnesses or can increase the risk of heart attack or stroke.

Other potential vulnerabilities in Napavine stem from household composition; in the Health Disparities Map (Exhibit 58) this includes the percentage of population that is over 65 or under 18 years of age, people with a disability, and single parent households. In Napavine, there is a relatively high percentage of individuals living with a disability, compared to surrounding census tracts, as well as a high percentage of people over the age of 65 and younger than the age of 18. A higher percentage of people over the age of 65 or under the age of 18 could indicate greater vulnerabilities in Napavine, as elderly people typically have limited mobility, pre-existing medical conditions, and/or lower immunity that could affect their ability to cope with extreme weather hazards or evacuate when needed. On the other hand, children and youth may be more vulnerable to hazards due to biological sensitivities due to the fact that children are still developing, consume more air and water for their body weight, and are closer to ground-level pollutants due to their shorter height.

¹⁶ 2013 National Center for Health Statistics (NCHS) Urban-Rural Classification Scheme for Counties and 2019-2021 Behavioral Risk Factor Surveillance System (BRFSS). Accessed on <https://www.cdc.gov/asthma/national-surveillance-data/asthma-prevalence-state-classification.htm>.

Exhibit 58. Household composition and disability vulnerabilities in Napavine are high

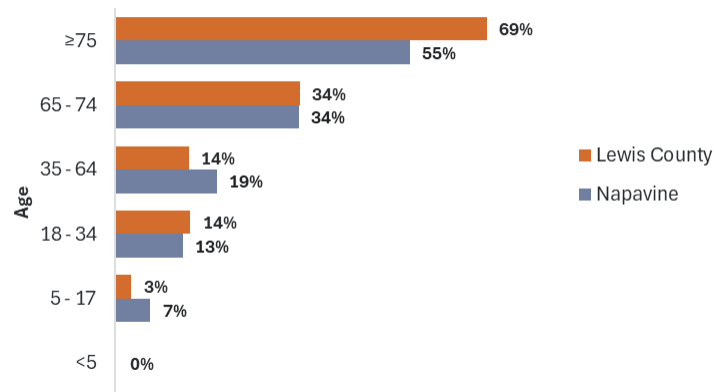


Source: Washington State Department of Health, 2022. Health Disparities Map.

Exhibit 59 shows that those over 75 years of age are more likely to have a disability, which could contribute to compounded vulnerabilities, especially if these individuals live alone or are dependent on others for assistance. Individuals with a disability may be more sensitive to climate-related disasters due to an increased likelihood of compromised health or difficulties understanding or responding to warnings or evacuation information. Additionally, those with pre-existing or chronic health conditions are vulnerable, especially if they use medical equipment that relies on electrical power or are dependent on others for mobility assistance. Other populations in Napavine that are at greater risk to natural hazards include houseless individuals and outdoor workers such as farmers, landscapers, transportation workers, paramedics, and firefighters, primarily due to their increased exposure to extreme heat and air pollution.

Exhibit 59 Elderly Napavine community members are most likely to have a disability

Percent with a disability by age, 2022

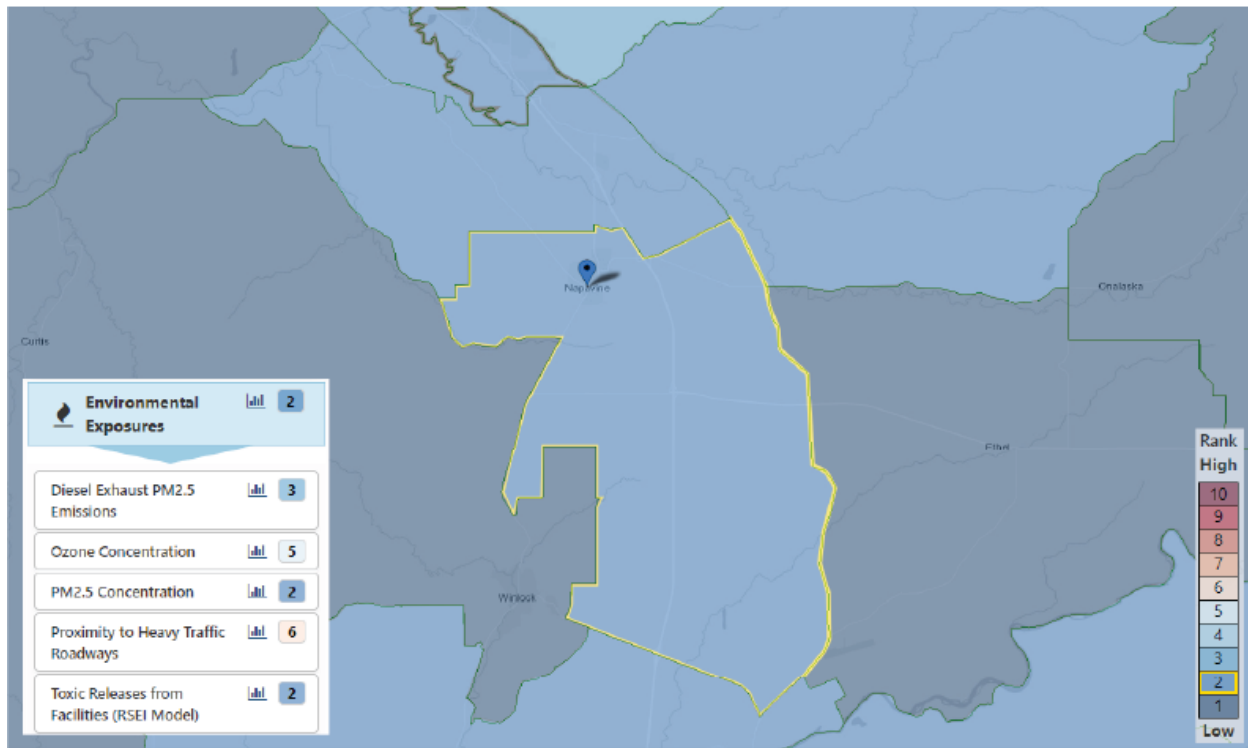


Source: 2022 ACS 5-Year Estimates, Table S1810

Environmental

Overall sensitivities due to environmental factors are relatively low in Napavine, similar to surrounding census tracts. The environmental exposures included in Exhibit 60 are exposure to diesel exhaust emissions, particulate matter (PM 2.5), proximity to heavy traffic roadways or toxic emissions, and high ozone concentrations. Napavine's proximity to I-5 contributes to relatively high exposures to air pollution, which could be exacerbated during periods of wildfire smoke. This could be especially harmful to those with respiratory health issues.

Exhibit 60. Environmental exposures are relatively low despite Napavine's proximity to I-5



Source: Washington State Department of Health, 2022. Health Disparities Map.

The proportion of tree cover in the City also influences how Napavine will be able to withstand or adapt to climate-related disasters like extreme weather events or natural hazards. The following [Urban Heat Island Effect](#) section provides a more in-depth description of the tree canopy in Napavine.

Built Environment

The primary hazards facing Napavine's built environment include damage from wildfires, extreme heat, and flooding, which could damage structures or infrastructure such as roads and utilities. Concrete and steel bridges can expand and contract in the heat and cold, asphalt can crack or become brittle with prolonged exposure to extreme temperatures, and heavy precipitation events can flood roads, wash out bridges, or accelerate erosion. Wildfires can destroy physical structures but can also contribute to disruptions in the provision of infrastructure or essential services like telecommunications or electricity. Extreme weather can pose multiple challenges to transportation, communication, and economic systems, and can make it more difficult for people to access health care. Areas with less tree cover or stormwater management infrastructure may be more heavily impacted during heat waves and flooding events, which may cause untreated wastewater to flow into local water bodies. It is important to **prioritize investment in Napavine for the assets and areas that need repair or improvement** to reduce

the amount of damage that occurs from extreme weather events and natural hazards. Addressing structural vulnerabilities and gaps in sufficient infrastructure can greatly improve the City's resilience to climate related hazards.

ADAPTIVE CAPACITY

Community resilience is dependent on the ability of communities to recover from climate or natural hazard-related disturbances. It is influenced by the community's adaptive capacity, which refers to the ability of a person, asset, or system (i.e., built or natural system) to adjust to a hazard, cope with change, and take advantage of new opportunities.

Jurisdictions can increase their adaptive capacity by proactively ensuring their infrastructure is better able to withstand changes to regional climate conditions and the frequency and intensity of natural hazards. While Napavine cannot eliminate all potential hazards and threats to its residents and infrastructure, it can make small incremental changes that can make large differences in the ability of the community to avoid impacts or recover from extreme weather events or natural hazards. For instance, **Napavine can increase its stormwater management capacity to alleviate flooding or can designate a local building as a heating or cooling center for use during extreme weather conditions (City Hall currently provides air conditioning)**. Such actions are included in the goals and policies of the Climate Resilience Element. This section includes a brief discussion of Napavine's adaptive capacity in terms of social, environmental, and built environment factors.

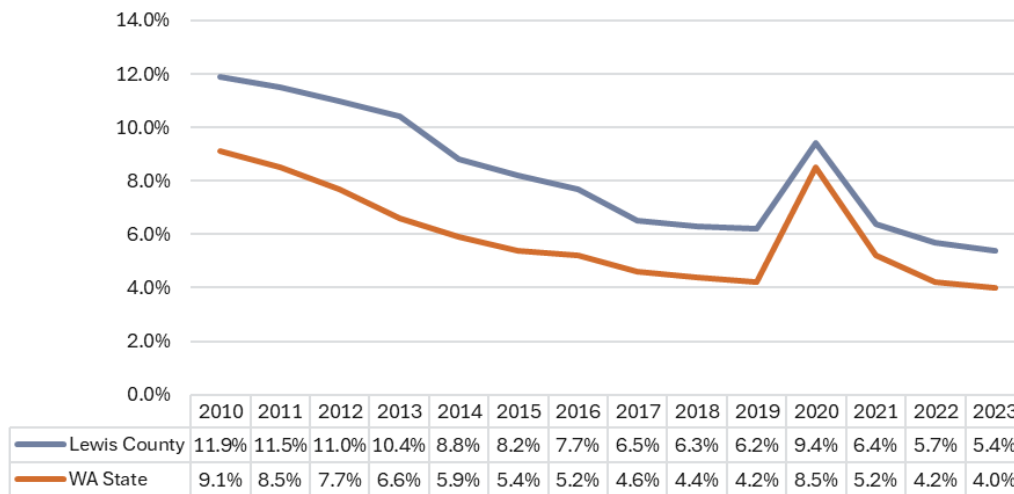
Social

Socioeconomic factors may influence one's ability to recover from or cope with the disturbances and changes that extreme weather events and natural hazards may bring. Some populations may require greater assistance to recover from natural hazards, such as those who are unemployed, without access to a vehicle, or have less than a high school degree.

Unemployment rates in Lewis County are higher than Washington state as a whole, as Exhibit 43 below shows. The Washington State Employment Security Department has designated Lewis County as a "distressed area". This is important to consider as unemployment, or the potential loss of employment due to natural disasters, may slow one's recovery due to limited financial resources.

Exhibit 61 Unemployment in Lewis County has consistently been higher than the statewide average

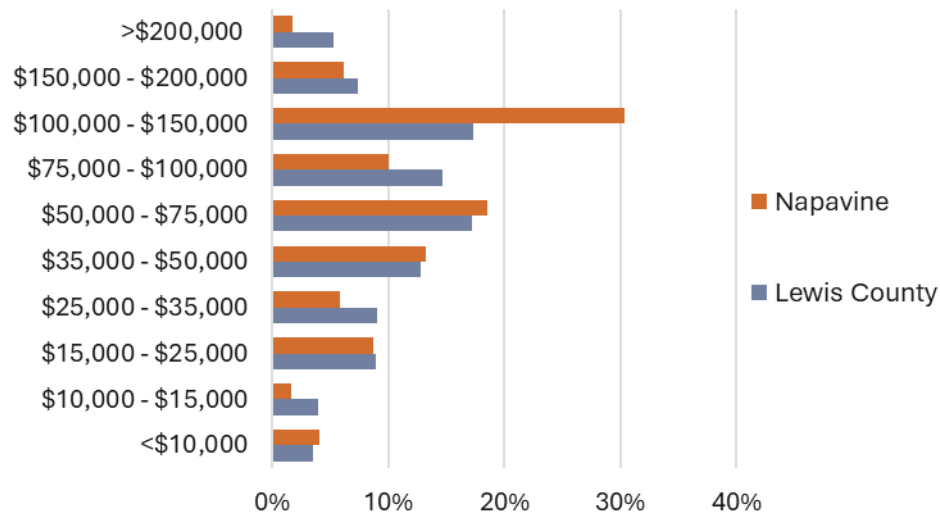
Annual average unemployment rates



Sources: U.S. Bureau of Labor Statistics, Washington State Employment Security Department

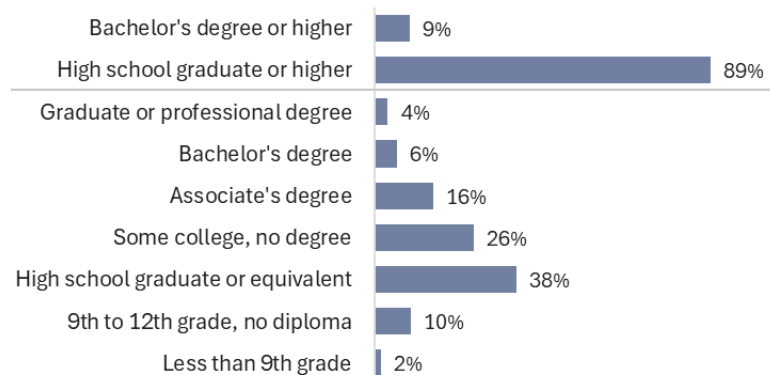
Household incomes in Napavine are slightly higher than the county's, as Exhibit 10 shows. Around 7.8% of Napavine's population falls below the poverty threshold, with women comprising a larger share of those under the poverty threshold than men.¹⁷ It is important to ensure any resilience efforts undertaken by the City **prioritize strategies that decrease the burdens of those who are unemployed or low income.**

¹⁷ U.S. Census Bureau, American Community Survey, 5-Year Estimates, 2022, Table S1701.

Exhibit 62 Distribution of household incomes**Percentage of households with annual incomes for each bracket**

Source: ACS 5-Year Estimates, Table S1901

Another socioeconomic factor that may affect the ability of a person to withstand or recover from extreme weather events is their level of education, which may influence one's ability to understand warnings or emergency protocol or recovery information. While most of Napavine's residents have at least a high school diploma or equivalent, there is a lower percentage of those with college degrees when compared to Lewis County as a whole (see Exhibit 8, below).

Exhibit 63 Most Napavine community members have at least a high school diploma**Highest level of education attained, ages 25+ in 2022**

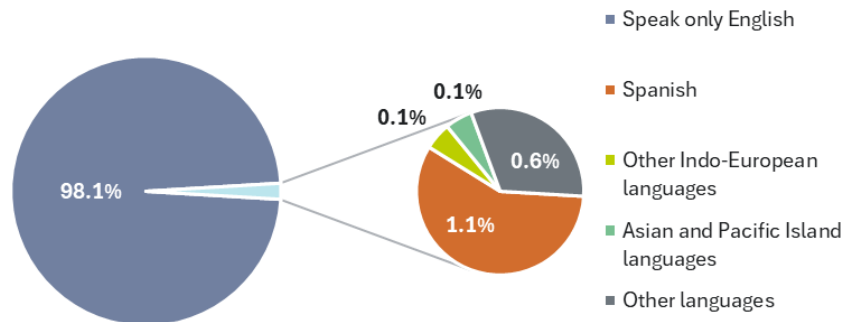
Source: 2022 ACS 5-Year Estimates, Table S1501

Additionally, those who do not speak English may be disproportionately impacted if warning, evacuation, and recovery information or guidance is not translated. While there is a small percentage of residents in Napavine that primarily speak a language other than English (1.9%), it

is important to **provide translation when developing any outreach materials or emergency protocols** to ensure residents that speak Spanish or other languages are not overlooked.

Exhibit 64 Most Napavine residents only speak English at home

Languages spoken at home

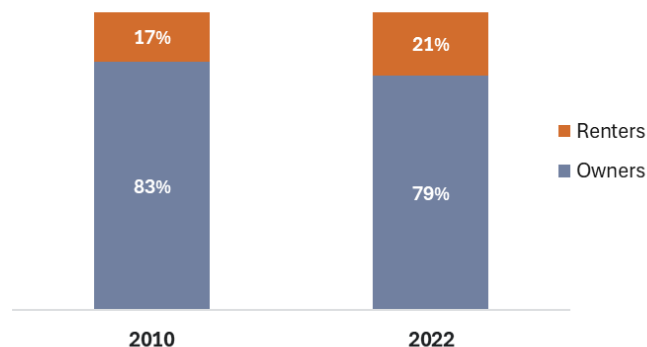


Source: 2022 ACS 5-Year Estimates, Table S1601

The type of housing one lives in also influences their ability to adapt to or recover from disturbances or disasters. Renters may not have as much control over the maintenance or repair of the property, when compared to homeowners, and they also tend to be more cost-burdened than homeowners, which could make financial recovery more difficult for renters following a disaster. While most of Napavine's households are homeowners, it is important to **consider how recovery efforts or emergency protocols affect renters**.

Exhibit 65 Napavine households have remained primarily homeowners

Housing Tenure

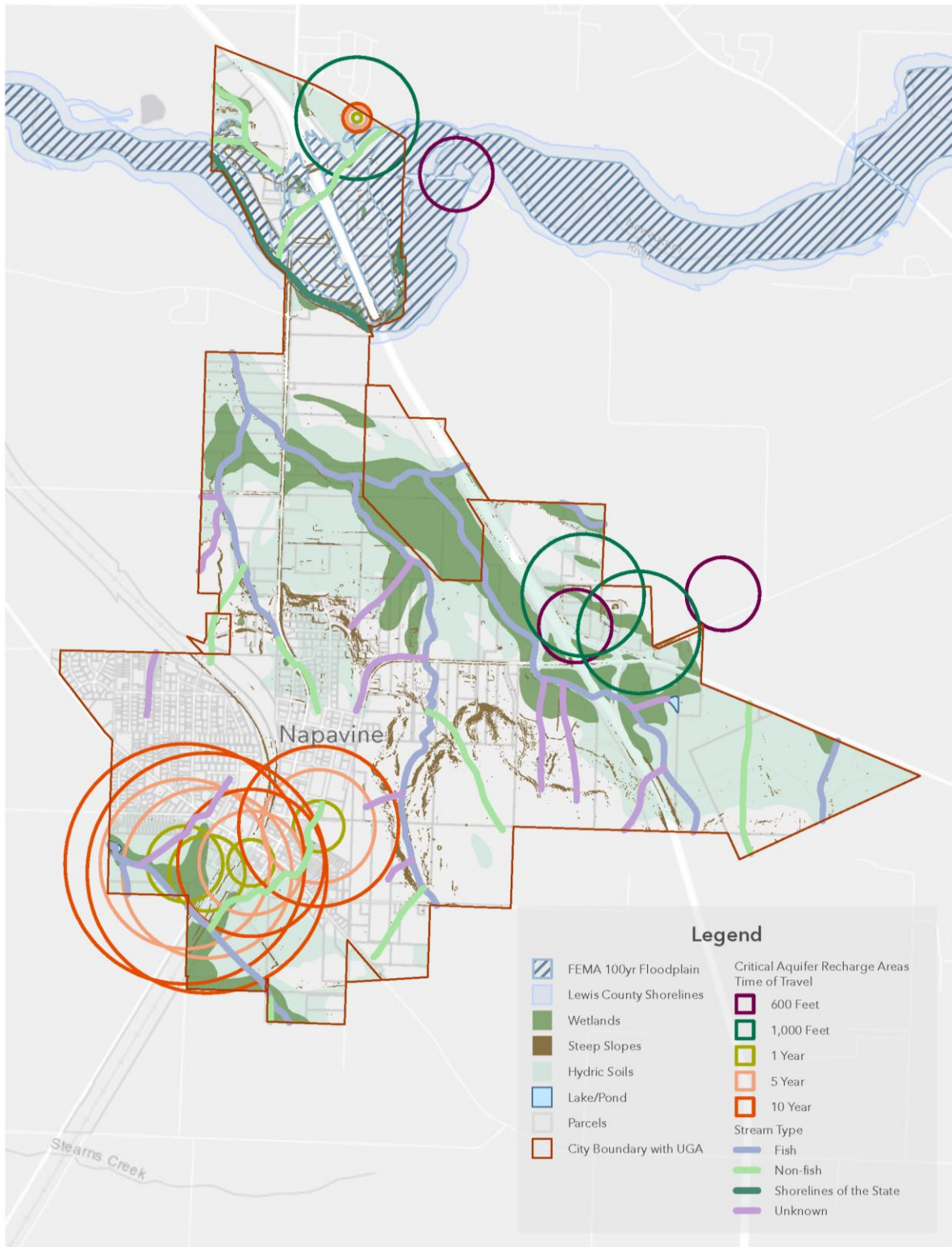


Source: 2022 ACS 5-Year Estimates, Table DP04

Given the many potential social vulnerabilities among residents in Napavine, it is important for the City to keep these populations in mind as it prepares for and seeks to increase its resilience to climate-related disasters in order to ensure that certain populations are not disproportionately impacted.

There are many critical areas present in Napavine that may affect the City's adaptive capacity to sudden changes from extreme weather events or natural hazards. A map of critical areas in the city can be found in Exhibit 66, following. For instance, increases in the frequency and severity of precipitation events could further exacerbate the flooding risks from the 100-year floodplain present in the north side of the city. The City's proximity to the Newaukum River could affect how Napavine is impacted by heavy or extreme precipitation events. Changes in seasonal precipitation patterns likely will bring more precipitation in the form of rain in the winter, and less precipitation in summer, in addition to less water availability in the summer due to decreased snowpack. Extreme precipitation could also exacerbate the risks of landslides or erosion of steep slopes and change soil stability in areas with hydric soils in Napavine. Extreme heat and other extreme weather events can affect the health and biological tolerances of trees, which could potentially lead to a decrease in the city's tree canopy or the quality of trees over time. A more thorough discussion of tree canopy in Napavine can be found in the [Urban Heat Island Effect](#) section.

Exhibit 66. Environmentally Sensitive Areas in Napavine



CRITICAL AREAS

City of Napavine Climate Vulnerability Assessment | March 2025



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Built Environment

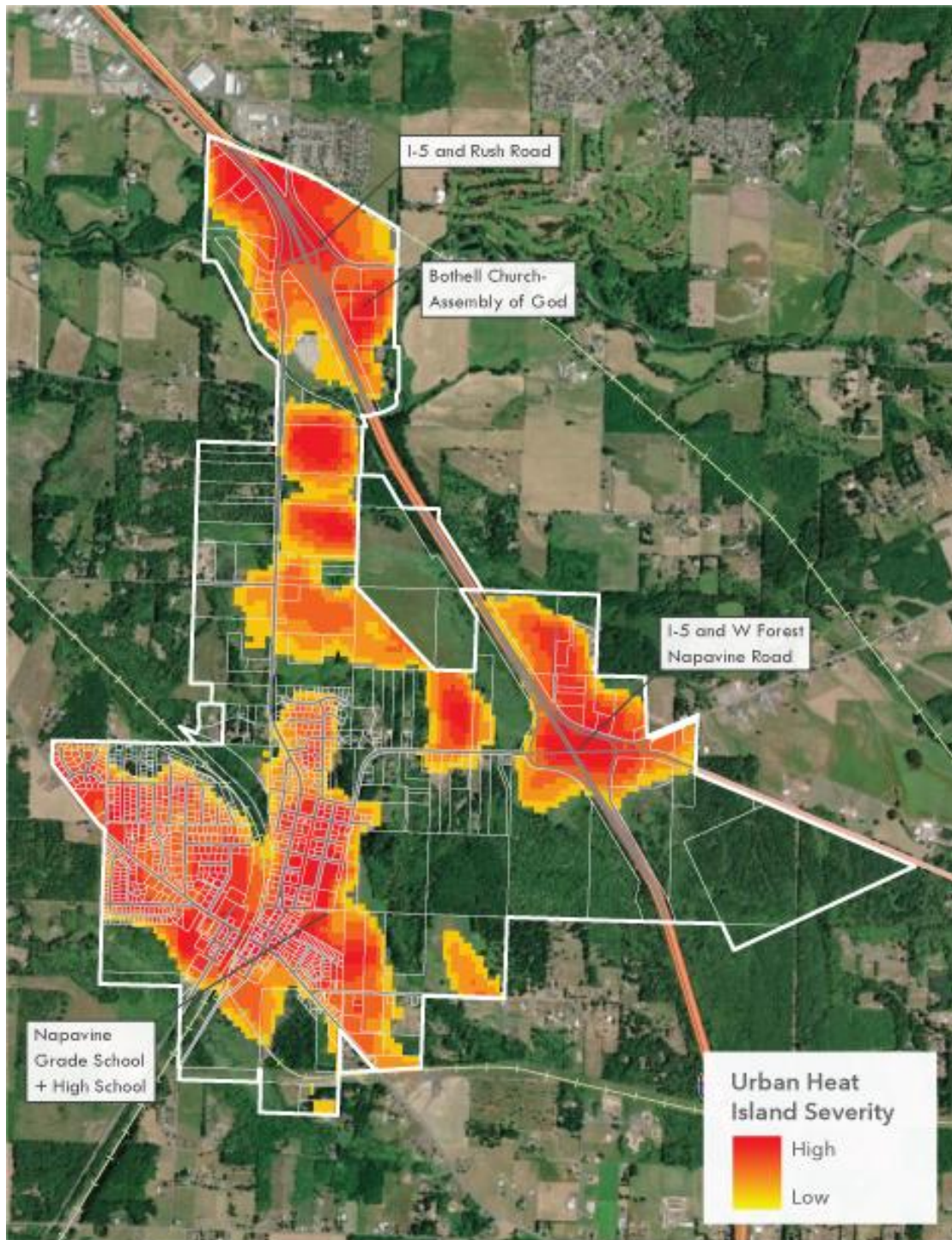
The built environment also heavily contributes to how natural disasters and regional climate changes affect the ability of the city to recover from stressors and the overall resilience of communities. The amount of impervious surface is one of the primary factors in how the built environment influences how natural hazards, such as flooding, impact cities. Impervious surfaces prevent rainfall from infiltrating into the ground. Rain falling on impervious surfaces like streets or parking lots becomes stormwater runoff that can flow directly into nearby lakes, rivers, or other bodies of water. Stormwater runoff can contribute to flooding where there is insufficient drainage and can also contribute to degrading water quality as it picks up pollutants and debris as it flows over surfaces. Tree canopy coverage can influence the ability of cities to cope with extreme heat and flooding, as areas with a higher tree cover coverage will generally be cooler and able to withstand greater amounts of precipitation.

URBAN HEAT ISLAND EFFECT

Extreme heat is one of the deadliest climate risks in the United States and is heavily influenced by the built environment. Urban areas also experience heat waves more intensely than natural landscapes due to a phenomenon known as the **urban heat island effect**. Urban heat islands are formed within developed areas because buildings, roads, and other hardscaped surfaces absorb and slowly re-emit heat from the sun more than natural landscapes. The following map in Exhibit 67 shows areas of Napavine that are hotter than the average temperature of Napavine as a whole, due to the urban heat island effect. Heat severity is shown on a scale of 1 (yellow) to 5 (red); 1 being an area that is slightly above the mean surface temperature for the city, while 5 is an area that is significantly above the mean surface temperature for the city.

Several areas of Napavine, primarily in the south side of the city near Napavine Grade School and Napavine High School, are likely to experience warmer temperatures when compared to the rest of the city. Other places in the city, such as the parking lot of the Bethel Church-Assembly of God, and where I-5 crosses over Rush Road or W Forest Napavine Road, are also significantly warmer than other parts of the city. In most cases, warmer temperatures are related to the lack of vegetation and extensive impervious surfaces such as hardscaping (pavement or asphalt) and buildings found in these areas. City strategies or **policies to mitigate the effects of extreme heat should target the warmest areas of the City.**

Exhibit 67. Urban Heat Island Severity in Napavine

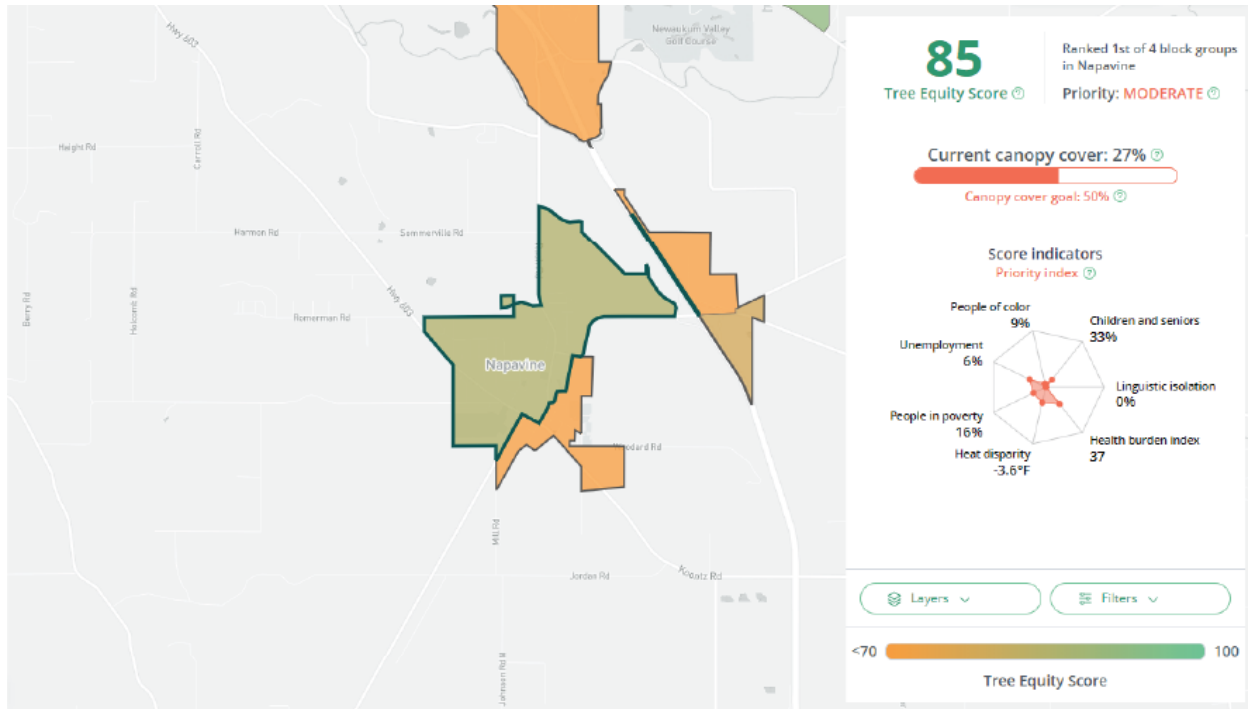


URBAN HEAT ISLAND SEVERITY

City of Napavine Climate Vulnerability Assessment | August 2024

Source: Trust for Public Land, 2023. Urban heat island severity for U.S. cities. *Note:* this map represents the relative heat severity for each city, based on surface level temperature from the summer of 2023. The thermal readings do not account for changes in heat during a single day and are taken at surface level, whether that surface is the ground or the top of a building. Though there is a strong correlation between surface temperature and air temperature, they are not the same.

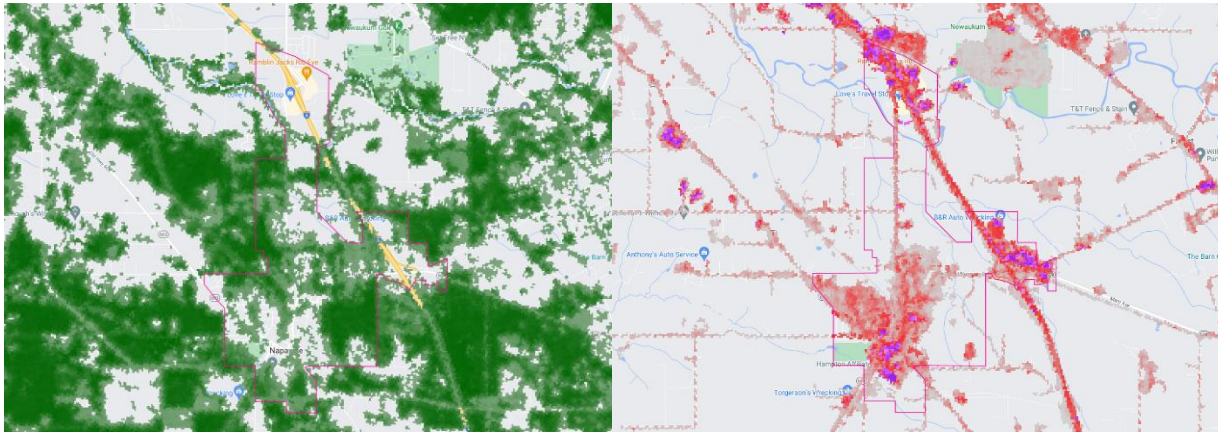
Exhibit 68. Tree Equity Score



Source: American Forests. Tree Equity Score Map.

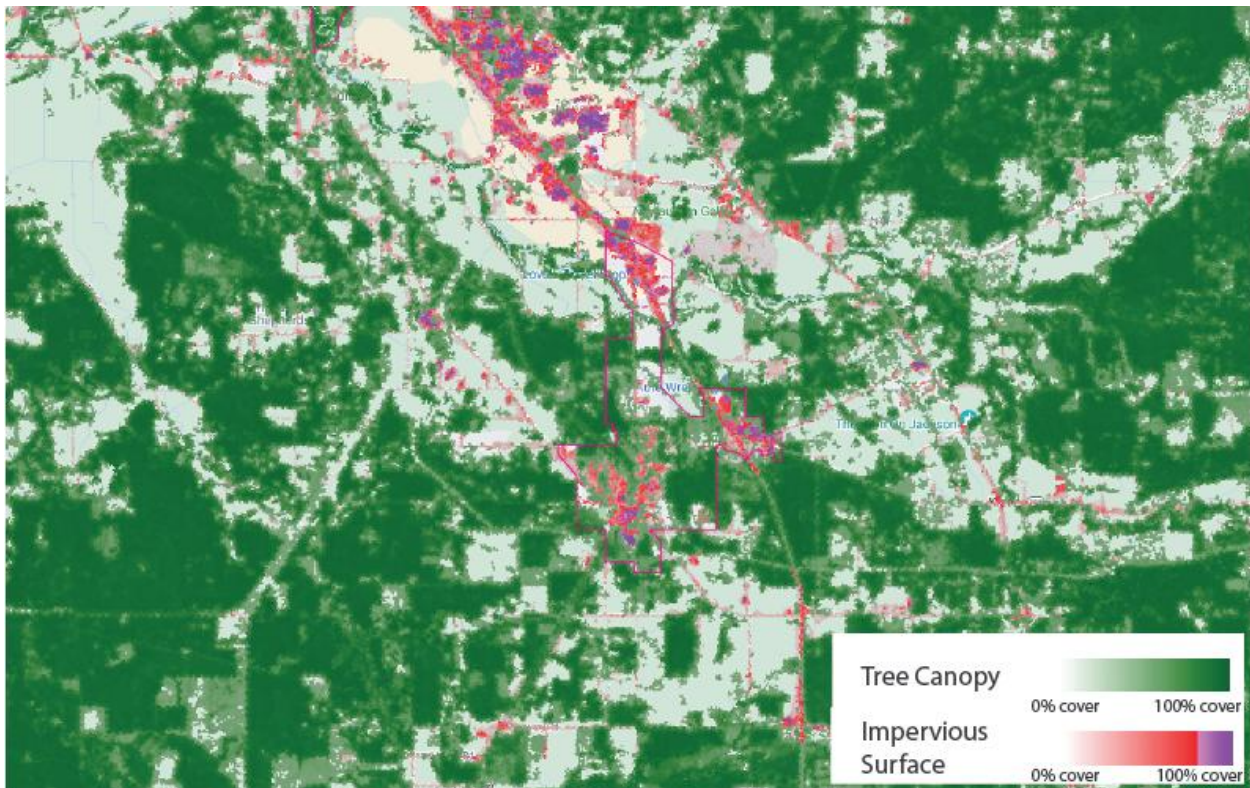
Increasing the proportion of tree cover is an effective way to provide more shade to cool the air and help alleviate the impacts of extreme heat on people and infrastructure. Throughout Napavine, tree cover is fairly equitably distributed and covers around 27% of the city as shown in Exhibit 68. Furthermore, Exhibit 69 shows the tree canopy compared to the presence of impervious surfaces in Napavine. Areas of the city with a higher proportion of tree cover will be cooler during extreme heat events; areas of the city with less tree cover will be more impacted by extreme heat and heat waves. On the other hand, areas with a higher proportion of impervious surfaces can increase the temperature felt on the ground, as impervious surfaces like concrete and asphalt absorb and retain heat throughout the day. The areas with higher-than-average surface temperatures in Exhibit 67 are reflected in the impervious areas of Exhibit 69 that do not have adequate tree cover. Currently, tree cover in Napavine is greatest in areas with less impervious surfaces, but **evenly distributing trees throughout areas with greater impervious cover, where feasible, would help the city remain cooler during heat waves and hot days, and provide some relief for those who walk around the city.** Additional tree cover would also improve aesthetics and increase the stormwater management capacity of the city.

Exhibit 69. Tree Canopy and Impervious Surface Coverage in Napavine



Tree cover (0-100% tree cover, light – dark green)

Impervious surface (0-100% impervious, light red – purple)



Source: USDA Forest Service. iTree Landscape Mapping Tool. Tree cover and impervious surfaces displayed together.

Vulnerability Matrix

Based on the Climate Vulnerability discussion above, this section evaluates the potential risk of the key hazards presented in this assessment on the social, built environment, and governmental systems in Napavine. The matrix categorizes potential risk as follows:

- **LOW** risk or impact. The hazard will not adversely affect the population or infrastructure.
- **MODERATE** risk or impact. The hazard has the potential to adversely affect the population or infrastructure.
- **HIGH** risk or impact. The hazard will adversely affect the population or infrastructure.

Exhibit 70. Vulnerability Matrix

Risk of Adverse Impact				
Key Vulnerabilities	Flooding	Extreme Heat	Wildfire Damage	Wildfire Smoke
SOCIAL				
Children and Youth (age 0 -19) Vulnerable due to their smaller size, developing immunities and organs, dependency on adults, and increased amount of time spent outside.	High	High	Mod.	High
Communities of Color Sensitivities due to their size, developing immunities, dependency on adults, and amount of time spent outside.	High	High	Mod.	High
Elderly (age 65+) Vulnerable due to their higher likelihood of chronic or pre-existing medical conditions, limited mobility, low immunity, and reliance on others.	High	High	Mod.	High
Individuals with a Disability Vulnerable due to their higher likelihood of chronic medical conditions, limited mobility, reliance on others, and potential difficulties understanding instructions.	High	High	Mod.	High
Individuals Living Alone These individuals may be less connected to information or the larger community. This vulnerability is compounded if they are also new residents of the community.	High	Mod.	Mod.	Low
Limited English Proficiency Residents with limited English proficiency may have trouble understanding emergency preparedness information or instructions, or emergency personnel during an emergency.	High	High	High	Mod.

Risk of Adverse Impact				
Key Vulnerabilities	Flooding	Extreme Heat	Wildfire Damage	Wildfire Smoke
SOCIAL				
Low-Income Households Vulnerable due to less financial resources and means to evacuate or mitigate impacts, and a higher likelihood of inadequate infrastructure or lack of healthcare.	High	High	High	Mod.
Low Educational Attainment Lower education could affect the ability of individuals to understand or access warning or recovery information and guidance.	Low	Low	Mod.	Low
Outdoor Workers Outdoor workers are more exposed to extreme temperatures, natural disasters and hazards, air pollution, water pollution, and biological hazards.	Mod.	High	High	High
Pre-existing or Chronic Health Conditions Increased risk of injury and premature death from climate-related hazards, exacerbated respiratory or cardiovascular diseases, or threats to mental health.	High	High	High	High
Pregnant Individuals An increased exposure to high temperatures or air pollution could increase the likelihood of complications during pregnancy or the health of the baby.	Mod.	High	Low	Mod.
Unemployed Unemployed individuals may be slower to recover from climate-related disasters due to limited financial resources, and disasters may result in the loss of employment.	Mod.	Low	Mod.	Low
BUILT ENVIRONMENT				
Capital Facilities Climate-related disasters may heavily impact vulnerable public facilities and community assets like parks, especially those in need of repair or upgrades.	High	Low	High	Low
Communications Climate-related disasters may disrupt the reliability or availability of communication infrastructure.	Mod.	Mod.	Mod.	Low
Economic Core	Mod.	Low	Mod.	Low

Risk of Adverse Impact				
Key Vulnerabilities	Flooding	Extreme Heat	Wildfire Damage	Wildfire Smoke
SOCIAL				
Climate-related disasters may disrupt local industry due to road closures, disrupted communication, or electrical grid failure.				
Electric Utilities Climate-related disasters may heavily impact the integrity of electrical infrastructure or cause electrical grid failure.	Mod.	Mod.	High	Low
Housing Stock and Buildings Most buildings in the City have been constructed meeting outdated standards that don't account for changes in extreme weather patterns or meet updated energy codes.	High	Low	High	Low
Stormwater and Wastewater Facilities Increased precipitation may increase stormwater runoff, excess flows, wastewater pollution of local water bodies, or groundwater contamination. Climate-related disasters may also affect stormwater or wastewater infrastructure.	High	Low	Mod.	Low
Transportation Network Extreme precipitation and temperatures affect the integrity of steel and concrete structures, which expand and contract in the heat and cold, and contribute to road closures from increased stormwater runoff and erosion or landslides.	Mod.	Mod.	Mod.	Low
GOVERNANCE				
Emergency Response The City's emergency response capacity may be constrained due to potentially widespread impacts of climate-related disasters.	High	Mod.	High	Low
Financial Resources Climate-related disasters may require extensive fiscal resources that may affect the City's ability to recover from such disasters, especially if long-term investment is required.	High	Mod.	High	Low

Community Resilience Strategies

This discussion of Napavine's potential vulnerabilities to extreme weather events and natural hazards informs the development of goals and policies included in the Climate Resilience Element of the 2025 Comprehensive Plan update. While this high-level vulnerability assessment

focused on three primary impacts, there are additional related climate impacts that could directly or indirectly affect Napavine, including drought or decreased summer precipitation, changes in the quantity and timing of snowmelt, and changes in water quality, among others. Per HB 1181 (2023), the Climate Resilience Element included as part of this Comprehensive Plan update is required to address ways to increase Napavine's resilience to relative natural hazards and extreme weather events that are exacerbated by climate change, protect and enhance natural areas to foster community resilience, and mitigate the community's social vulnerabilities to extreme weather events and natural hazards. This provides Napavine with a great opportunity to proactively address the impact various hazards may have on residents and infrastructure in the City throughout the 20-year planning period, and to ensure that vulnerable populations are not disproportionately impacted.

CLIMATE RESILIENCE ELEMENT

Purpose of the Climate Resilience Element

Napavine will continue to be impacted by climate-related hazards, including extreme weather events and natural disasters that are exacerbated by climate change. This newly developed element of the Comprehensive Plan identifies goals and policies that are intended to bolster Napavine's resilience to these various hazards. It is to help Napavine become a city that is resilient to climate hazards while meeting the goals of the Growth Management Act (GMA), Lewis County Planning Policies, and the Lewis County Multi-Jurisdictional Hazard Mitigation Plan. The goals and policies of this Element aim to strengthen Napavine's climate resilience, while prioritizing the most vulnerable populations in the city. This Element utilizes guidance from the Washington State Department of Commerce, who developed climate planning guidance to assist communities in creating climate-related policies that best suit the local characteristics of their communities.

Many of the goals and policies in this element reflect activities already underway in the city, such as the provision of air conditioning in City Hall or sprinklers at City parks during heat waves, while other goals and policies outline "common sense" actions that provide resilience benefits through simple, minimal, low-cost changes in city practice. Other goals or policies may require longer term study, planning, and financing in order to serve the greatest number of community members. The goals and policies are broken into these categories:

- Buildings and Energy
- Emergency Management and Preparedness
- Natural Hazards
- Community and Environment
- Zoning and Development

The goals and policies may also result in additional co-benefits to community members and the city, such as improved air quality, additional green space and trees, improved public health,



pedestrian and bike-friendly streets, and improved stormwater management. Appendix X provides additional technical analysis supporting the goals and policies in this element.

Commented [RC1]: Link to the Climate Appendix once the order of appendix items is determined.

Goals and Policies

BUILDINGS + ENERGY

Goal CR-1. Ensure that energy infrastructure – including generation and transmission – is able to accommodate renewable energy opportunities and to withstand and recover quickly from the impacts of extreme weather and other natural hazards deteriorated by climate change.

- | | |
|---------------|--|
| Policy CR-1.1 | Encourage the installation of distributed renewable energy generation and battery infrastructure, when feasible, at public facilities to store renewable energy generated on site and provide emergency power that ensures continuity of operations. |
| Policy CR-1.2 | Encourage the planning and building facilities, utilities, and infrastructure projects to avoid or withstand flooding from rising sea levels and associated climate impacts. |
| Policy CR-1.3 | Develop or modify design standards to integrate exterior building features that reduce the impacts of climate change and increase resilience. |
| Policy CR-1.4 | Work with utility providers to improve the safety and reliability of infrastructure vulnerable to climate change. |
| Policy CR-1.5 | Encourage solar panels on buildings with large rooftops. |
| Policy CR-1.6 | Monitor large trees and energy control equipment to ensure storms or high winds do not disrupt service. |

Goal CR-2. Prioritize the adaptive reuse of buildings, recognizing the emission-reduction benefits of retaining existing buildings.

- | | |
|---------------|--|
| Policy CR-2.1 | Preserve and reuse existing buildings where feasible. |
| Policy CR-2.2 | Prioritize the preservation and weatherization of housing in overburdened communities to reduce emissions and increase resilience. |
| Policy CR-2.3 | Retrofit buildings for energy efficiency. |

Goal CR-3. Encourage buildings to be designed and built sustainably, using renewable energy where possible, to reduce environmental impacts, decrease greenhouse gas emissions, and remain resilient to climate-related hazards.

- | | |
|---------------|---|
| Policy CR-3.1 | Develop or modify design standards to integrate exterior building features that reduce the impacts of climate change and increase resilience (i.e., requiring connected and consistent awnings to shade sidewalks, cool or green roofs, or the use of low impact development techniques). |
| Policy CR-3.2 | Require all publicly owned buildings to be powered completely by efficient energy. |
| Policy CR-3.3 | Encourage green building certification to improve energy and environmental performance. |
| Policy CR-3.4 | Support the development of renewable energy sources to supply electricity and heat. |

EMERGENCY MANAGEMENT + PREPAREDNESS

Goal CR-4. Develop and maintain local technical expertise and skills related to climate change and environmental justice so as to improve communitywide policy implementation, equity, and resilience.

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| Policy CR-4.1 | Create evacuation plans and outreach materials to help community members plan and practice actions that make evacuation quicker and safer. |
| Policy CR-4.2 | Develop a comprehensive, communitywide wildfire and smoke resilience strategy to improve emergency response capabilities, |

Goal CR-5. Enhance emergency preparedness, response, and recovery efforts to mitigate risks and impacts associated with extreme weather and other hazards made worse by climate change.

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| Policy CR-5.1 | Map infrastructure that is vulnerable to climate-related hazards like extreme precipitation and associated flooding or landslides, extreme heat, wildfires, and other natural hazards. |
| Policy CR-5.2 | Develop “resilience hubs”, or community-serving facilities that are designed to support community members, coordinate communication, distribute resources, and provide a heating or cooling facility or a place for people to escape wildfire smoke during |

extreme weather events. Potential sites may include City Hall, which currently provides air conditioning and a central place for disaster management, or churches in the City which are accessible to most community members.

- Policy CR-5.3 Factor climate impacts into the planning of operations and coordination of preparedness, response, and recovery activities among first responders and partners, including public health, law enforcement, fire, school, and emergency medical services personnel.
- Policy CR-5.4 Develop a city-wide evacuation plan that includes tips to help community members prepare for potential evacuations or assemble emergency kits, and information on what community resources are available to assist community members during natural disasters or other hazards.
- Policy CR-5.5 Consider incorporating people evacuating to Napavine to avoid natural hazards into the City's emergency management preparedness efforts to ensure evacuation facilities in the City can accommodate a potential influx in people.

Goal CR-6. Protect the health and well-being of community members from the impacts of climate-exacerbated hazards – prioritizing overburdened communities – and ensure that that most vulnerable populations do not bear disproportionate health impacts.

- Policy CR-6.1 Prioritize anti-displacement programs in overburdened communities when increasing densities and planning for disaster recovery to prevent potential displacement from natural disasters.
- Policy CR-6.2 Prioritize actions that mitigate public health impacts of climate-related disasters, including the provision of personal protective equipment and filter fans or incentivizing updates to HVAC systems that serve vulnerable populations.
- Policy CR-6.3 Identify and plan for potential climate-related impacts to community assets like parks, recreation facilities, churches, and schools, while actively working to prevent disproportionate impacts to vulnerable populations.
- Policy CR-6.4 Ensure community members are aware that City Hall is air conditioned and open for people to escape the heat, and that the sprinklers set up at City parks during heat waves continue to be widely advertised to the community.

NATURAL HAZARDS

Goal CR-7. Develop urban heat mitigation efforts to reduce the effects of extreme heat on community members, prioritizing efforts to protect populations most vulnerable to extreme heat, such as outdoor workers, the elderly, and those with pre-existing health conditions.

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| Policy CR-7.1 | Develop and implement an urban heat resilience strategy that includes land use, urban design, urban greening, and heat reduction actions. |
| Policy CR-7.2 | Ensure that all community members have equitable access to green space. |
| Policy CR-7.3 | Encourage programs that distribute cooling units and install heat pumps, prioritizing households with residents most vulnerable to extreme temperature events. |

Goal CR-8. Establish a city-wide wildfire preparedness strategy that includes efforts to mitigate impacts from wildfire smoke.

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| Policy CR-8.1 | Develop and implement a wildfire smoke resilience strategy in partnership with local community members, emergency management officials, regional clean air agency officials, and other stakeholders. |
| Policy CR-8.2 | Develop and implement notification alerts within the community to reduce the risk of exposure to wildfire smoke and particulate matter. |
| Policy CR-8.3 | Provide private forestland owners and residents living in Wildland-Urban Interface (WUI) areas with information about fire prevention (i.e., Firewise) practices, and support the implementation of such practices. |
| Policy CR-8.4 | Adopt fire-resilient standards for new and redeveloped sites in high-risk wildfire areas. |
| Policy CR-8.5 | Protect lives and property from wildfire risks through land use planning, community preparedness, and adaptation measures. |

Goal CR-9. Reduce the city's susceptibility to flooding and stormwater runoff from extreme precipitation events.

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| Policy CR-9.1 | Enhance the city's stormwater management capacity through watershed planning and encouraging the use of low impact |
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development and green stormwater infrastructure to address increased storm intensities and stormwater runoff.

- Policy CR-9.3 Encourage build green infrastructure projects that help capture, filter, store, and reuse stormwater runoff.
- Policy CR-9.4 Map transportation facilities or other infrastructure that is vulnerable to repeated floods, landslides, or other potential hazards, and designate alternate routes for travel where possible. Pursue potential grant opportunities, where feasible, to help the City mitigate or prevent impacts from flooding, landslides, or other hazards.
- Policy CR-9.5 Monitor floodways and increase stormwater management capacity at Exit 72, or where Rush road and I-5 meet, and in commercial areas where flooding is a larger concern for community members.

COMMUNITY + ENVIRONMENT

Goal CR-10. Work with Native American tribes to preserve archaeological sites and traditional cultural properties that are vulnerable to climate impacts.

- Policy CR-10.1 Protect historic and culturally significant sites.
- Policy CR-10.2 Establish and maintain government-to-government relationships with Native American tribes for the preservation of archaeological sites and traditional cultural practices.

Goal CR-11. Prioritize environmental justice by providing all community members with equitable opportunities to learn about climate impacts, influence policy decisions, and feel empowered to take actions to enhance their own resilience to climate-related disasters.

- Policy CR-11.1 Encourage culturally contextualized outreach and education initiatives and materials that will inform the community about near and long-term climate-related hazards and encourage community members to build knowledge and take action to bolster their individual resilience to these hazards.
- Policy CR-11.2 Build and support partnerships with community-based organizations to engage diverse coalitions of community members in community-driven decision making that empowers them to contribute to building community-wide resilience and implementing climate action.

Goal CR-12. Encourage no net loss of ecosystem composition, structure, and functions, especially in critical areas, shorelines, and priority habitats, and strive for the protection and enhancement of these areas to foster climate resilience.

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| Policy CR-12.1 | Identify opportunities to expand habitat protection and habitat quality and connectivity to foster climate resilience using conservation area designations, buffers, and/or open space corridors. |
| Policy CR-12.2 | Protect and enhance wetlands and corridors between wetlands to provide biological and hydrological connectivity that fosters resilience to climate impacts. |
| Policy CR-12.3 | Protect and restore, where needed, riparian vegetation to reduce erosion, provide shade, and support other functions that improve the climate resilience of streams and the Newaukum River. |
| Policy CR-12.4 | Avoid or mitigate impacts on critical areas, shorelines, and priority habitats, account for potential climate-related hazards, and avoid impacts to public access or habitat restoration and enhancement projects. |

Goal CR-13. Increase tree cover throughout the city.

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| Policy CR-13.1 | Evaluate the city's existing tree canopy. As warranted, equitably increase tree coverage to enhance and protect the existing tree canopy, provide additional shade, and increase the city's stormwater management capacity. |
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ZONING + DEVELOPMENT

Goal CR-14. Establish land use patterns that increase the resilience of the built environment to climate change.

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| Policy CR-14.1 | Identify and implement strategies to increase the resilience of the shoreline environment to sea-level rise and other climate hazards, while also protecting shoreline ecological functions, allowing water-dependent uses, and providing public access. |
| Policy CR-14.2 | Establish and maintain a purchase and transfer of development rights program that allows transferring development rights from areas that provide conservation and climate resilience benefits to more suitable areas. |

Policy CR-14.3 Identify and implement strategies for reducing residential development pressure in the wildland-urban interface.

Goal CR-15. Ensure that development and redevelopment projects are resilient to the impacts of climate change.

Policy CR-15.1 Review required buffers and setbacks for steep slopes and shorelines vulnerable to erosion that could be exacerbated by climate change, and establish increased setbacks, where necessary, to protect structures.

Policy CR-15.2 Encourage development regulations that incorporate best practices for reducing the risk of wildfire, extreme heat, flooding, and other climate-exacerbated hazards.

Policy CR-15.3 Consider future climate conditions during siting and design of capital facilities, including changes to temperature, rainfall, and flood water way levels, to help ensure they function as intended over their planned life cycle.

Goal CR-16. Ensure the local economy is resilient to climate disruptions and fosters business opportunities associated with climate mitigation and adaptation.

Policy CR-16.1 Support local businesses' efforts to bolster climate preparedness and continuity of operations.

Policy CR-16.2 Encourage investment in broadband infrastructure and partner with service providers as well as the Washington State Broadband Office (WSBO) to increase broadband capacity in the city.

Policy CR-16.3 Promote purchasing from local businesses and encourage business development that meets the city's operational needs as well as supports economic development and reduce emissions associated with the transportation, production, and distribution of goods.

Goal CR-17. Reduce vehicle miles traveled and greenhouse gas emissions from transportation.

Policy CR-17.1 Allow development of infrastructure for electric vehicles and consider the conversion of public fleets to zero-emission vehicles.

Policy CR-17.2 Encourage multi-modal transportation planning that can reduce greenhouse gas emissions.

Policy CR-17.3 Encourage land use planning that locates commercial services and public amenities near residential areas.

Policy CR-17.5 Encourage “Complete Streets” that provide a safe, well-connected, and attractive bicycle and pedestrian transportation network with amenities to encourage active transportation.

Goal CR-18. Ensure that the local transportation system – including infrastructure, routes, and travel modes – is able to withstand and recover quickly from the impacts of extreme weather events and other hazards exacerbated by climate change.

Policy CR-18.1 Identify transportation infrastructure vulnerable to climate impacts and extreme weather events, such as flooding or landslides, and prioritize these for future improvements.

Goal CR-19. Create a safe, well-connected, and attractive pedestrian and bicycle transportation network to encourage active transportation and increase the number of potential evacuation routes.

Policy CR-19.1 Improve street connectivity and walkability, including sidewalks and street crossings, to serve as potential evacuation routes.

CITY OF NAPA VINE SHORELINE MASTER PROGRAM COMPREHENSIVE UPDATE

Approved by Department of Ecology
November 15, 2018

 *Updated August 2024*

April 2024

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ACKNOWLEDGMENTS

The City of Napavine would like to acknowledge the many public and private agencies that have developed information on the shorelines of Napavine that was used in this update.

The first part of this update was prepared with Grant Funding from the Washington State Department of Ecology SMA Grant Agreement No. G1200036.

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1. GENERAL PROVISIONS

PURPOSES

The purposes of this Shoreline Master Program are to:

- A. Guide the future use and development of the City of Napavine's shorelines in a positive, effective, and equitable manner consistent with the Washington State Shoreline Management Act of 1971 (Revised Code of Washington (RCW) 90.58) as amended; and
- B. Promote the health, safety, and general welfare of the community by providing long range, comprehensive policies and effective, reasonable regulations for use and development of City of Napavine shorelines; and
- C. Ensure, at minimum, no net loss of shoreline ecological functions and processes; and
- D. Plan for restoring shorelines that have been impaired or degraded in the past; and
- E. Adhere to the policies contained in RCW 90.58.020 for shorelines of the state:

"It is the policy of the State to provide for the management of the shorelines of the State by planning for and fostering all reasonable and appropriate uses. This policy is designed to insure the development of these shorelines in a manner, which, while allowing for limited reduction of rights of the public in the navigable waters, will promote and enhance the public interest. This policy contemplates protecting against adverse effects to the public health, the land and its vegetation and wildlife, and the waters of the State and their aquatic life, while protecting generally public rights of navigation and corollary rights incidental thereto..."

In the implementation of this policy the public's opportunity to enjoy the physical and aesthetic qualities of natural shorelines of the State shall be preserved to the greatest extent feasible consistent with the overall best interest of the State and the people generally. To this end uses shall be preferred which are consistent with control of pollution and prevention of damage to the natural environment or are unique to or dependent upon use of the State's shoreline. Alterations of the natural condition of the shorelines of the State, in those limited instances when authorized, shall be given priority for single family residences, ports, shoreline recreational uses including but not limited to parks, marinas, piers, and other improvements facilitating public access to shorelines of the State, industrial and commercial developments

which are particularly dependent on their location on or use of the shorelines of the State, and other development that will provide an opportunity for substantial numbers of the people to enjoy the shorelines of the State.

Permitted uses in the shorelines of the State shall be designed and conducted in a manner to minimize, insofar as practical, any resultant damage to the ecology and environment of the shoreline area and any interference with the public's use of the water."

APPLICABILITY

- A. All proposed uses, modifications and development, as defined in Sections 7, 8 and 9, and occurring within shoreline jurisdiction, shall comply with this Master Program and RCW 90.58. This Master Program applies to all uses and developments within shoreline jurisdiction whether or not a shoreline permit or statement of permit exemption is required.
- B. The Program's shoreline uses and developments shall be classified as follows:
 - 1. Permitted uses and developments – Uses and developments that are consistent with this Program and RCW 90.58. Such uses/developments shall require a shoreline substantial development permit, a shoreline conditional use permit, shoreline variance, and/or a statement that the use/development is exempt from a shoreline substantial development permit.
 - 2. Prohibited uses and developments – Uses and developments that are inconsistent with this Program and/or RCW 90.58 and which cannot be allowed through any permit or variance.
- C. Classification of a use or development as permitted does not necessarily mean the use/development is allowed. It means the use/development may be permitted subject to review and approval by the City and/or the Washington State Department of Ecology. Many permitted uses/developments, including those that do not require a substantial development permit, can individually or cumulatively affect adjacent properties and/or natural resources and therefore must comply with the Program in order to avoid or minimize such adverse impacts. The City may attach conditions of approval to any permitted use via a permit or statement of exemption as necessary to assure consistency of the project with the Shoreline Management Act and the Program.
- D. This Program shall apply to:

1. All of the lands and waters of the City of Napavine that fall under the jurisdiction of RCW 90.58; and
2. Every person, individual, firm, partnership, association, organization, local or state governmental agency, public or municipal corporation, or other non-federal entity; and
3. All non-federal uses and developments undertaken on federal lands and on lands subject to non-federal ownership, lease, or easement, even though such lands may fall within the external boundaries of federally owned lands.
4. The provisions of this Program shall not apply to lands held in trust by the United States for Indian Nations, tribes or tribal members.

GOVERNING PRINCIPLES OF THIS MASTER PROGRAM

- A. The goals, policies and regulations of this Program are based on the governing principles in WAC 173-26-186 and the policy statements of RCW 90.58.020.
- B. Any inconsistencies between this Program and RCW 90.58 must be resolved in accordance with the RCW.
- C. The planning policies of this Program may be achieved by diverse means, one of which is regulation. The City may also acquire land, implement capital projects and programs, encourage voluntary measures, create incentive programs, or use other means to implement the Program planning policies.
- D. When regulating use and development of private property, the City's actions must be consistent with all relevant legal limitations including constitutional limitations. This Program must not unconstitutionally infringe on private property rights or result in an unconstitutional taking of private property.
- E. The regulatory provisions of this Program are limited to shorelines of the state, whereas the planning functions of this Program may extend beyond shoreline jurisdiction.
- F. The policies and regulations of this Program must be integrated and coordinated with the policies and rules of the City of Napavine Comprehensive Plan (Comprehensive Plan), and its implementing development regulations adopted under the Growth Management Act (RCW 36.70A).
- G. The policies and regulations of this Program are intended to protect shoreline ecological functions by:

1. Requiring that current and potential ecological functions be identified and understood when evaluating new uses and developments;
2. Requiring adverse impacts to be mitigated in a manner that ensures no net loss of shoreline ecological functions. Mitigation sequencing, as described in Section 6, Environmental Impact Mitigation Regulations, shall include avoiding first, then minimizing, and then replacing/compensating for lost functions and/or resources.
3. Ensuring that all uses and developments, including preferred uses and uses that are exempt from a shoreline substantial development permit, will not cause a net loss of shoreline ecological functions.
4. Preventing, to the greatest extent practicable, cumulative impacts from individual developments.
5. Fairly allocating the burden of preventing cumulative impacts among development opportunities.
6. Including goals, policies and actions to restore shoreline ecological functions where such functions have been degraded by past actions.

TITLE

This document shall be known and may be cited as the Shoreline Master Program (SMP) for the City of Napavine, Washington.

SHORT TITLE

This document may be referred to internally as the Master Program or Program.

AUTHORITY

Authority for enactment and administration of this SMP is the Shoreline Management Act of 1971, Chapter 90.58, Revised Code of Washington (RCW), also referred to herein as the “SMA.” All SMPs must satisfy the requirements of Chapter 173-26 WAC, State master program approval/amendment procedures and master program guidelines, and Chapter 173-27 WAC, Shoreline permitting and enforcement procedures.

REFERENCE TO PLANS, REGULATIONS OR INFORMATION SOURCES

Where this Program makes reference to any RCW or WAC, as amended, and the current edition of other state, or federal regulations, these shall apply.

RELATIONSHIP TO OTHER LAND USE REGULATIONS

- A. In the case of development subject to the shoreline permit requirement of this program, the Community Development Director shall not issue a building permit for such development until a shoreline permit has been granted. Also, any permit issued by the Community Development Department for such development shall be subject to the same terms and conditions that apply to the shoreline permit.
- B. In the case of development subject to regulations of this program but exempt from the shoreline substantial development permit requirement, any required statement of exemption shall be obtained prior to issuance of the building permit; provided that, for single family residences, a building permit reviewed and signed off by the Community Development Department may substitute for a written statement of exemption. A record of review documenting compliance with bulk and dimensional standards as well as policies and regulations of this program shall be included in the permit review.
- C. In the case of conditional use permits, rescissions and/or variances allowed or required by Subdivision and Zoning Standards and/or the Napavine Critical Areas Ordinance (NCAO) for development that is also within shorelines, the Community Development Director shall document compliance with bulk and dimensional standards as well as policies and regulations of this program. The Community Development Director shall attach conditions to such permits and variances as required to make such development consistent with this Program.
- D. In the case of land divisions, such as short subdivisions, long plats, planned unit developments, and binding site plans that require City approval, the local decision maker shall document compliance with bulk and dimensional standards as well as policies and regulations of this program and attach appropriate conditions and/or mitigating measures to such approvals to ensure the design, development activities and future use associated with such land division(s) are consistent with this Program.
- E. Developments within shoreline jurisdiction shall also comply with City development standards, and applicable state and federal regulations, where they do not conflict with the shoreline goals, shoreline policies, and development regulations of this Program.
- F. Critical areas including frequently flooded areas, wetlands, fish and wildlife habitats, critical aquifer recharge areas, and geologically hazardous areas that are located within shoreline jurisdiction are regulated by this Program as detailed in Section 6, Critical Areas and Shoreline Vegetation Conservation.

LIBERAL CONSTRUCTION

As provided for in RCW 90.58.900, the SMA is exempted from the rule of strict construction; the SMA and this Program shall therefore be liberally construed to give full effect to the purposes, goals, objectives, and policies for which the SMA and this Program were enacted and adopted, respectively.

SEVERABILITY

If any provision of this Program or its application to any person or legal entity or circumstances is held invalid, the remainder of the Program, or the application of the provision to other persons or legal entities or circumstances, shall not be affected.

The SMA and this Program adopted pursuant thereto comprise the basic state and City regulations for the use of shorelines in the City. In the event provisions of this Program conflict with other applicable City policies or regulations, the more restrictive shall prevail. Should any section or provision of this Program be declared invalid, such decision shall not affect the validity of this Program as a whole.

AMENDMENTS

Amendments to the Program including changes to the mapped shoreline environment designations shall be processed per WAC 173-26.

EFFECTIVE DATE

This Program and all amendments thereto shall become effective 14 days from the date of final action as outlined in RCW 90.58.090.

2. SHORELINE JURISDICTION AND ENVIRONMENT DESIGNATIONS

SHORELINES OF THE STATE

The jurisdiction of this Program is “shorelines of the state,” which includes all “shorelines” as defined in RCW 90.58.030.

SHORELINE JURISDICTION FOR STREAMS AND FLOOD PLAINS

Shoreline jurisdiction for streams where the mean annual flow is 20 cubic feet per second or greater shall include the greater of the following:

- A. Those lands which extend landward two hundred (200) feet as measured on a horizontal plane from the ordinary high water mark;
- B. Floodways and contiguous floodplain areas landward two hundred feet from such floodways; and
- C. Those wetlands which are in proximity to and either influence or are influenced by the stream. This influence includes but is not limited to one or more of the following: Periodic inundation; location within a flood plain; or hydraulic continuity.

SHORELINES WITHIN THE CITY OF NAPAVALINE AND ITS URBAN GROWTH AREA

The City of Napavine shall have authority over those shorelines within its municipal boundaries. Those shorelines within the City that have been inventoried and found to meet the criteria for Shoreline Jurisdiction as outlined above include:

Newaukum River

SHORELINE ENVIRONMENT DESIGNATIONS

The Shoreline Master Program Guidelines (Chapter 173-26 WAC) recommend a classification system for designating shorelines. The purpose, designation criteria, and management policies for each of these “Shoreline Environment Designations” or “SEDs” are described below.

AQUATIC

- A. The purpose of the “aquatic” environment is to protect, restore and manage the unique characteristics and resources of the areas waterward of the ordinary high-water mark.

B. The ‘aquatic’ environment designation shall be applied to lands waterward of the ordinary high-water mark.

C. Management Policies

1. Allow new over-water structures only for water-dependent uses, public access, or ecological restoration.
2. The size of new over-water structures should be limited to the minimum necessary to support the structure's intended use.
3. In order to reduce the impacts of shoreline development and increase effective use of water resources, multiple use of over-water facilities should be encouraged.
4. All developments and uses on navigable waters or their beds should be located and designed to minimize interference with surface navigation, to consider impacts to public views, and to allow for the safe, unobstructed passage of fish and wildlife, particularly those species dependent on migration.
5. Uses that adversely impact the ecological functions of critical freshwater habitats should not be allowed except where necessary to achieve the objectives of RCW 90.58.020, and then only when their impacts are mitigated according to the sequence described in this SMP as necessary to assure no net loss of ecological functions.
6. Shoreline uses and modifications should be designed and managed to prevent degradation of water quality and alteration of natural hydrographic conditions.
7. Local governments should reserve shoreline space for shoreline preferred uses. Such planning should consider upland and in-water uses, water quality, navigation, presence of aquatic vegetation, existing shellfish protection districts and critical habitats, aesthetics, public access and views.

URBAN CONSERVANCY

- A. The purpose of the “urban conservancy” environment is to protect and restore ecological functions of open space, flood plain and other sensitive lands where they exist in urban and developed settings, while allowing a variety of compatible uses.
- B. The “urban conservancy” environment designation shall be applied to shoreline areas appropriate and planned for development that is compatible with maintaining or restoring of the ecological functions of the area, that are not generally suitable for water-dependent uses and that lie in incorporated

municipalities and urban growth areas if any of the following characteristics apply:

1. Shoreline areas that are suitable for water-related or water-enjoyment uses;
2. Shoreline areas that are open space, flood plain or other sensitive areas that should not be more intensively developed;
3. Shoreline areas that have potential for ecological restoration;
4. Shoreline areas that retain important ecological functions, even though partially developed; or
5. Shoreline areas that have the potential for development that is compatible with ecological restoration.

C. Management Policies

1. Uses that preserve the natural character of the area or promote preservation of open space, flood plain or sensitive lands either directly or over the long term should be the primary allowed uses. Uses that result in restoration of ecological functions should be allowed if the use is otherwise compatible with the purpose of the environment and the setting.
2. Standards established for shoreline stabilization measures, vegetation conservation, water quality, and shoreline modifications within the "urban conservancy" designation should ensure that new development does not result in a net loss of shoreline ecological functions or further degrade other shoreline values.
3. Public access and public recreation objectives should be implemented whenever feasible and significant ecological impacts can be mitigated.
4. Water-oriented uses should be given priority over nonwater-oriented uses. For shoreline areas adjacent to commercially navigable waters, water-dependent uses should be given highest priority.

OFFICIAL MAP

- A. Shoreline Jurisdiction and the Shoreline Environment Designations are depicted on a map, hereby incorporated as a part of this SMP that shall be known as “Map 1 Napavine Shoreline Environment Designations.”
- B. The boundaries of shoreline jurisdiction on the map are approximate. The extent of shoreline jurisdiction shall be based upon an on-site inspection and the criteria found in RCW 90.58.030 pertaining to shorelands.
- C. The official copy of this map shall reside with the Washington State Department of Ecology.
- D. Copies of this map are available for public use from the City of Napavine.

CONFLICTS BETWEEN DESIGNATION AND CRITERIA

In the event that any of the environment designation boundaries shown on Map 1 conflict with the criteria outlined in the aquatic and urban conservancy designations, the criteria shall control.

SHORELINE AREAS NOT MAPPED OR DESIGNATED

- A. Per WAC 173-26-211 (2)(e), all areas within shoreline jurisdiction that are not mapped and/or designated are automatically assigned an urban conservancy designation until the shoreline can be redesignated through a master program amendment.

3. SHORELINE PERMITS

GENERAL PROVISIONS

- A. All development and use of shorelines of the state shall be carried out in a manner that is consistent with this SMP and the policy of the Act as required by RCW 90.58.140(1), whether or not a shoreline permit or statement of exemption is required.
- B. No use, land or water alteration, or development shall be undertaken within shoreline jurisdiction of the Shoreline Management Act by any person without first obtaining a permit, except the Community Development Director may issue a letter of exemption from a substantial development permit consistent with RCW 90.58.030(3)(e).
- C. Before issuing a Statement of Exemption, the Community Development Director or their designee shall review the Master Program to determine if the proposed development requires a Shoreline Conditional Use Permit and/or a Variance. It may be necessary for the Community Development Department to conduct a site inspection to ensure that the proposed development meets the exemption criteria.

PERMIT APPLICATIONS

- A. **Application Forms-** Applications for shoreline permits and shoreline exemptions shall be made on forms provided by the Community Development Department.
- B. **Site Plan-** A site plan shall meet the requirements of the underlying development permit, shall be drawn to scale and include the items listed below:
 - 1. Site boundary.
 - 2. Property dimensions in the vicinity of project.
 - 3. Ordinary high water mark
 - 4. Location, size, and type of critical areas, if present.
 - 5. Typical cross section or sections showing:
 - a. Existing ground elevation;
 - b. Proposed ground elevation;
 - c. Height of existing structures;

- d. Height of proposed structures.
6. Where appropriate, proposed land contours using one-foot intervals, if development involves grading, cutting, filling, or other alteration of land contours.
7. Show dimensions and locations of existing structures which will be maintained.
8. Show dimensions and locations of proposed structures.
9. Identify source, composition, and volume of fill material.
10. Identify composition and volume of any extracted materials and identify proposed disposal area.
11. Location of proposed utilities, such as sewer, water, gas, and electricity.
12. Shoreline designation according to the Master Program.

C. Vicinity Map

1. Indicate site location using common points of reference (roads, state highways, prominent landmarks, etc.).
2. If the development involves the removal of any soils by dredging or otherwise, identify the proposed disposal site on the map. If the disposal site is beyond the confines of the vicinity map, provide another vicinity map showing the precise location of the disposal site and its distance to the nearest city or town.
3. Give brief narrative description of the general nature of the improvements and land use within 1,000 feet in all directions from development site (i.e., residential to the north, commercial to the south, etc.).

- D. Application Fees-** A filing fee in an amount established in Napavine Municipal Code 17.88.080 shall be paid to the City of Napavine at the time of application.
- E. Complete Application-** Complete application and documents for all Shoreline Permits shall be submitted to the Community Development Department for processing and review. The application will be reviewed for completeness and a determination of completeness made by the Community Development Department within 30 days of the application date.
- F. Permit Process-** When a complete application and associated information have been received by the Community Development Department; the actions listed below shall be taken:

1. **Public Notice.** The Community Development Department shall have a Notice of Application for a shoreline Substantial Development Permit, Conditional Use, or Variance (as applicable) published in a newspaper of general circulation, within the area in which the development is proposed.
2. The Notice of Application for a shoreline Substantial Development Permit, Conditional Use, or Variance (as applicable) describes the location of the project and includes a statement that any person desiring to present their views to the Community Development Department may do so in writing within thirty (30) days of the final newspaper publication. The notice will also provide the date when a public hearing will be held if the application is for a Conditional Use Permit or a Variance and will state that any person may submit oral or written comments at the hearing. All persons who indicate their desire to receive a copy of the final order shall be notified, in a timely manner, of the Community Development Director's decision.
3. The Notice of Application for a shoreline Substantial Development Permit, Conditional Use, or Variance (as applicable) must be published in the appropriate newspaper at least once a week, on the same day of the week, for two consecutive weeks.
4. The Community Development Department shall also post the Notice of Application for a shoreline Substantial Development Permit, Conditional Use or Variance (as applicable) on-site per Ordinance 137.
5. The Community Development Department may require any other manner of public notice deemed appropriate to accomplish the objectives of reasonable notice to the adjacent landowners and the public.
6. The Community Development Department shall notify the U.S. Fish and Wildlife Service and the National Marine Fisheries Service when application is made for a shoreline Variance.
7. **Public Hearing.** At least one public hearing shall be held by the Community Development Director regarding an application for a Conditional Use Permit or Variance. The public hearing should be held within sixty (60) days from the date the thirty (30) day public comment period has ended.
8. A written notice of the public hearing at which the Community Development Director will consider the Conditional Use Permit or Variance application shall be mailed or delivered to the applicant a minimum of seven (7) days prior to the hearing. The Community Development Department's findings and conclusions and recommended

action on the application shall be sent to the applicant with the notice of public hearing.

9. **Local Agency Review.** The Community Development Department shall complete its review of an application for a Substantial Development Permit, Conditional Use, or Variance using the following information:
 - a. The application.
 - b. Applicable SEPA documents.
 - c. Evidence presented at the public hearing (applicable only for Conditional Use Permits and Variance applications).
 - d. Written and oral comments from interested persons.
 - e. The findings, conclusions, and recommendation of the Community Development Department.
 - f. Information and comment from other City departments.
 - g. Any independent study of the Community Development Department, if needed.

The Community Development Department may require an applicant to furnish information and data in addition to that contained or required on the substantial Development Permit, Conditional Use, or Variance application.

The Community Development Director shall review all shoreline permit applications and make a decision to approve, approve with conditions or deny shoreline permits.

10. **Local Agency Review Criteria.** No Permit shall be granted unless the proposed development is consistent with the provisions of this Master Program, the Shoreline Management Act of 1971, and the rules and regulations adopted by the Department of Ecology.
11. **Burden of Proof on Applicant.** The burden of proving that the proposed development is consistent with the applicable criteria before a permit is granted shall be on the applicant.
12. **Conditional Approval.** Should the Community Development Director find that any application does not substantially comply with criteria imposed by the Master Program and the Shoreline Management Act of

1971, the Director may deny such application or attach any terms or condition which is deemed suitable and reasonable to affect the purpose and objective of this Master Program.

13. **Bonds.** The Community Development Department may require the applicant to post a bond in favor of the City of Napavine to assure full compliance with any terms and conditions imposed by the Community Development Department and/or the City Council on any shoreline permit. Said bond shall be in an amount to reasonably assure the City that any deferred improvement will be carried out within the time stipulated.
14. **Community Development Director's Final Decision.** Within thirty (30) days from the date of the public hearing for a Conditional Use Permit or Variance, or within thirty (30) days from the end of the public comment period for a Substantial Development Permit, the Community Development Department shall send the Community Development Director's permit decision, including findings and conclusions, to the applicant.

The Community Development Department shall provide Notice of Final Decision per Ordinance 137.

15. **Local Appeals.** Any shoreline permit decisions made by the Community Development Director may be appealed to the City Council, subject to the following provisions:
 - a. Appeals shall be submitted in writing to the city clerk by 5:00 p.m. of the twenty-first calendar day following the date of the Community Development Director's decision. When the last day of the comment period is a Saturday, Sunday, or federal or city holiday, the period shall run until 5:00 p.m. on the next business day. The appeal shall be in writing and shall state specific objections to the decision and the relief sought. The appeal shall be accompanied with any applicable filing fees.
 - b. The record established by the Community Development Department (including testimony, exhibits, comment letters, plans, staff reports, etc.) shall be the record used by the Council unless it is supplemented by the City Council pursuant to this section. A request to supplement the record shall be made in a separate document that is attached to the appeal. The appeal shall not mention or refer to the material that is proposed to be added to the record. A request to supplement the record shall include a brief description of the nature of the material to be added and a separate, attached copy of the material to be added. The request to supplement the record must clearly establish that the new evidence or information to be added to the record was not available or could not have been reasonably

produced at the time of application or the public hearing before the Community Development Director.

- c. The council may affirm, modify, reverse the Community Development Director's decision, remand to the Community Development Department with directions for further proceedings, or grant other appropriate relief. If the Council reverses or modifies the Community Development Director's decision, the Council shall enter findings and/or conclusions to support the decision.
 - d. On appeal, the Community Development Director's decision shall be given substantial weight.
 - e. The City Council shall establish rules for appeals to the Council.
16. Submittal to **Department of Ecology**. Following the approval or denial of shoreline permits and after the local appeal process has been completed, the Community Development Department shall submit the permit application and City's decision for Substantial Development, Conditional use and Variance permits to the Department of Ecology, consistent with the submittal requirements in WAC 173-27-130. When a Substantial Development Permit and a Conditional Use or Variance Permit are required for a development, the submittal shall be made simultaneously. Upon receipt of the Department of Ecology's final decision, the Community Development Director shall notify those interested persons having requested notification of such decision. The following information shall be submitted to the Department of Ecology and the Attorney General's Office:
- a. A copy of the complete application per WAC 173-27-180;
 - b. Findings and conclusions that establish the basis for the decision, including but not limited to identification of shoreline environment designation, applicable Master Program policies and regulations, and the consistency of the project with appropriate review criteria for the type of permit(s);
 - c. The final decision of the City;
 - d. The permit data sheet per WAC 173-27-900;
 - e. Affidavit of public notice; and
 - f. Where applicable, the Community Development Department shall also file the applicable documents required by the State Environmental Policy Act (RCW 43.21C).

17. Development authorized by a Substantial Development Permit, Variance or Conditional Use Permit shall not begin until twenty-one (21) days from the date of filing as defined in RCW 90.58.140(6) and WAC 173-27-130 or until all appeal proceedings with the Shorelines Hearings Board are terminated. Date of filing involving the City's approval or denial of a Substantial Development Permit is the date of actual receipt by the Department of Ecology of the City's final decision on the permit. Date of filing involving approval or denial of a Variance or Conditional Use Permit is the date of transmittal of the Department of Ecology's final decision on the Variance or Conditional Use permit to the City. The date of filing for Substantial Development Permits filed concurrently with a Conditional Use Permit or Variance, or both, is the date the Department of Ecology's decision is transmitted to the City.
18. **Appeals to State Shorelines Hearings Board.** Any person aggrieved by the granting, denying, or rescinding of a Shoreline Permit on shorelines of the state pursuant to RCW 90.58.140 may seek review from the State Shorelines Hearings Board by filing a petition for review within twenty-one (21) days of the date of filing of the decision as defined in RCW 90.58.140(6). Appeals of any final permit decision may be made pursuant to the procedures established in RCW 90.58.180 (Appeals from Granting, Denying, or Rescinding Permits) and WAC 461-08 (Practice and Procedure, Review of the Granting, Denying or Rescinding of Substantial Development Permits, Hearings). The request for review shall be in the form required by the rules for practice and procedure before the Shorelines Hearings Board. Within seven (7) days of filing with the Board, the person seeking review shall also serve a copy of the request for review with the Department of Ecology, the City of Napavine and the Attorney General.

SUBSTANTIAL DEVELOPMENT PERMIT

- A. A shoreline substantial development permit shall be required for all proposed use and development of shorelines unless the proposal is specifically exempt from requirements for a Substantial Development Permit. Exemptions are discussed in more detail later in this chapter.
- B. In order to be approved, the decision maker shall find that the proposal is consistent with the following criteria:
 1. All applicable regulations of this Program appropriate to the shoreline environment designation and the type of use or development proposed shall be met, except those bulk and dimensional standards that have been modified by approval of a shoreline variance as outlined on page 20.
 2. All policies of this Program appropriate to the shoreline environment designation and the type of use or development activity proposed shall be considered and substantial compliance demonstrated.

3. Consideration shall be given to the cumulative environmental impact of additional requests for like actions in the shoreline vicinity. For example, if shoreline substantial development permits were granted for other developments in the area where similar circumstances exist, the sum of the permitted actions should also remain consistent with the policy of RCW 90.58.020 and should not produce significant adverse effects to the shoreline ecological functions and processes or other users.
 4. The policies and procedures of the act and the provisions of WAC 173-27.
- C. The City is the final authority for a Shoreline Substantial Development Permit, unless there is an appeal filed with the State Shoreline Hearings Board.

SHORELINE CONDITIONAL USE PERMIT

The purpose of a conditional use permit is to provide a system within the Program which allows flexibility in the application of use regulations in a manner consistent with the policies of RCW 90.58.020. In authorizing a conditional use, the City or Department of Ecology may attach special conditions to the permit to prevent undesirable effects of the proposed use and/or to assure consistency of the project with the act and the Program.

- A. Uses which are classified or set forth in the Program as conditional uses may be authorized provided that the applicant demonstrates all of the following:
1. That the proposed use is consistent with the policies of RCW 90.58.020 and the Program;
 2. That the proposed use will not interfere with the normal public use of public shorelines;
 3. That the proposed use of the site and design of the project is compatible with other authorized uses within the area and with uses planned for the area under the Comprehensive Plan and this Program;
 4. That the proposed use will cause no significant adverse effects to the shoreline environment in which it is to be located; and
 5. That the public interest suffers no substantial detrimental effect.
- B. In the granting of all conditional use permits, consideration shall be given to the cumulative impact of additional requests for like actions in the area.

For example, if conditional use permits were granted for other developments in the area where similar circumstances exist, the total of the conditional uses shall also remain consistent with the policies of RCW 90.58.020 and shall not produce substantial adverse effects to the shoreline environment.

- C. Other uses which are not classified or set forth in the applicable master program may be authorized as conditional uses provided the applicant can demonstrate consistency with the requirements of this section and the requirements for conditional uses contained in the master program.
- D. Uses which are specifically prohibited by the Program may not be authorized.

SHORELINE VARIANCE PERMIT

The purpose of a variance permit is strictly limited to granting relief from specific bulk, dimensional or performance standards set forth in the Master Program where there are extraordinary circumstances relating to the physical character or configuration of property such that the strict implementation of the master program will impose unnecessary hardships on the applicant or thwart the policies set forth in RCW 90.58.020.

- A. Variance permits should be granted in circumstances where denial of the permit would result in a thwarting of the policy enumerated in RCW 90.58.020. In all instances the applicant must demonstrate that extraordinary circumstances shall be shown and the public interest shall suffer no substantial detrimental effect.
- B. Variance permits for development and/or uses that will be located landward of the ordinary high water mark (OHWM), as defined in RCW 90.58.030 (2)(b), and/or landward of any wetland as defined in RCW 90.58.030 (2)(h), may be authorized provided the applicant can demonstrate all of the following:
 - 1. That the strict application of the bulk, dimensional or performance standards set forth in the applicable master program precludes, or significantly interferes with, reasonable use of the property.
 - 2. That the hardship described in this subsection is specifically related to the property, and is the result of unique conditions such as irregular lot shape, size, or natural features and the application of the master program, and not, for example, from deed restrictions or the applicant's own actions.

3. That the design of the project is compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and shoreline master program and will not cause adverse impacts to the shoreline environment;
 4. That the variance will not constitute a grant of special privilege not enjoyed by the other properties in the area;
 5. That the variance requested is the minimum necessary to afford relief; and
 6. That the public interest will suffer no substantial detrimental effect.
- C. Variance permits for development and/or uses that will be located waterward of the ordinary high water mark (OHWM), as defined in RCW 90.58.030 (2)(b), or within any wetland as defined in RCW 90.58.030 (2)(h), may be authorized provided the applicant can demonstrate all of the following:
1. That the strict application of the bulk, dimensional or performance standards set forth in the Program precludes all reasonable use of the property;
 2. That the proposal is consistent with the criteria established under Subsection B above; and
 3. That the public rights of navigation and use of the shorelines will not be adversely affected.
- D. In the granting of all variance permits, consideration shall be given to the cumulative impact of additional requests for like actions in the area. For example if variances were granted to other developments and/or uses in the area where similar circumstances exist the total of the variances shall also remain consistent with the policies of RCW 90.58.020 and shall not cause substantial adverse effects to the shoreline environment.
- E. Variances from the use regulations of this Master Program are prohibited.

SHORELINE EXEMPTIONS

- A. An exemption from the substantial development permit process is not an exemption from compliance with the Act or this Program, or from any other regulatory requirements. To be authorized, all uses and developments must be consistent with the policies and regulatory

provisions of this Program and the Act. A statement of exemption shall be obtained for exempt activities.

- B. Exemptions shall be construed narrowly. Only those developments that meet the precise terms of one or more of the listed exemptions may be granted exemptions from the substantial development permit process.
- C. The burden of proof that a development or use is exempt is on the applicant or proponent.
- D. If any part of a proposed development is not eligible for exemption, then a substantial development permit is required for the entire project.
- E. A development or use that is listed as a conditional use pursuant to this Program or is an unlisted use, must obtain a shoreline conditional use permit even if the development or use does not require a shoreline substantial development permit.
- F. When a development or use is proposed that does not comply with the bulk, dimensional and/or performance standards of the Program, such development or use shall only be authorized by approval of a shoreline variance even if the development or use does not require a substantial development permit.
- G. All permits or statements of exemption issued for development or use within shoreline jurisdiction shall include written findings prepared by the Community Development Department, including compliance with applicable bulk and dimensional standards and policies and regulations of this Program. The Community Development Department may attach conditions to the approval of exempt developments and/or uses as necessary to assure consistency of the project with the Act and the Program.
- H. Exemptions listed. The following shall be considered exempt from the requirement to obtain a shoreline substantial development permit in accordance with RCW 90.58.030 and WAC 173-27-040.
 - 1. Any development of which the total cost or fair market value, whichever is higher, does not exceed eight thousand, five hundred and four dollars (\$8,504), or as adjusted consistent with WAC 173-27-040, if such development does not materially interfere with the normal public use of the water or shorelines of the state. For the purpose of determining whether or not a permit is required, the total cost or fair market value shall be based on the value of the development that is occurring on shorelines of the state as defined

in RCW 90.58.030(2)(c). The total cost or fair market value of the development shall include the fair market value of any donated, contributed or found labor, equipment or materials;

2. Normal maintenance or repair of existing structures or developments, including damage by accident, fire, or elements;
3. Construction of the normal protective bulkhead common to single family residences;
4. Emergency construction necessary to protect property from damage by the elements;
5. Construction and practices normal or necessary for farming, irrigation, and ranching activities, including agricultural service roads and utilities on shorelands, construction of a barn or similar agricultural structure, and the construction and maintenance of irrigation structures including but not limited to head gates, pumping facilities, and irrigation channels. A feedlot of any size, all processing plants, other activities of a commercial nature, alteration of the contour of the shorelands by leveling or filling other than that which results from normal cultivation, shall not be considered normal or necessary farming or ranching activities. A feedlot shall be an enclosure or facility used or capable of being used for feeding livestock hay, grain, silage, or other livestock feed, but shall not include land for growing crops or vegetation for livestock feeding and/or grazing, nor shall it include normal livestock wintering operations;
6. Construction or modification of navigational aids such as channel markers and anchor buoys;
7. Construction on shorelands by an owner, lessee, or contract purchaser of a single family residence for his own use or for the use of his or her family, which residence does not exceed a height of thirty-five feet above average grade level and which meets all requirements of the state agency or local government having jurisdiction thereof, other than requirements imposed pursuant to this chapter;
8. Construction of a dock, including a community dock, designed for pleasure craft only, for the private noncommercial use of the owner, lessee, or contract purchaser of single and multiple family residences. This exception applies if either: (A) In salt waters, the fair market value of the dock does not exceed \$2,500; or (B) in

fresh waters, the fair market value of the dock does not exceed twenty-two thousand, five-hundred dollars (\$22,500) for docks that are constructed to replace existing docks, are of equal or lesser square footage than the existing dock being replaced, and are located in a county, city, or town that has updated its master program consistent with the master program guidelines in chapter 173-26 WAC as adopted in 2003; or \$11,200 for all other docks constructed in fresh waters. However, if subsequent construction occurs within five years of completion of the prior construction, and the combined fair market value of the subsequent and prior construction exceeds the amount specified in either (A) or (B) of this subsection, the subsequent construction shall be considered a substantial development for the purpose of this chapter;

9. Operation, maintenance, or construction of canals, waterways, drains, reservoirs, or other facilities that now exist or are hereafter created or developed as a part of an irrigation system for the primary purpose of making use of system waters, including return flow and artificially stored groundwater for the irrigation of lands;
10. The marking of property lines or corners on state owned lands, when such marking does not significantly interfere with normal public use of the surface of the water;
11. Operation and maintenance of any system of dikes, ditches, drains, or other facilities existing on September 8, 1975, which were created, developed, or utilized primarily as a part of an agricultural drainage or diking system;
12. Site exploration and investigation activities that are prerequisite to preparation of an application for development authorization under this chapter, if:
 - a. The activity does not interfere with the normal public use of the surface waters;
 - b. The activity will have no significant adverse impact on the environment including, but not limited to, fish, wildlife, fish or wildlife habitat, water quality, and aesthetic values;
 - c. The activity does not involve the installation of a structure, and upon completion of the activity the vegetation and land configuration of the site are restored to conditions existing before the activity;

- d. A private entity seeking development authorization under this section first posts a performance bond or provides other evidence of financial responsibility to the local jurisdiction to ensure that the site is restored to preexisting conditions; and
 - e. The activity is not subject to the permit requirements of RCW 90.58.550;
13. The process of removing or controlling an aquatic noxious weed, as defined in RCW 17.26.020, through the use of an herbicide or other treatment methods applicable to weed control that are recommended by a final environmental impact statement published by the Department of Agriculture or the Department of Ecology jointly with other state agencies under RCW 43.21C.
14. Watershed restoration projects as defined in WAC 173-27-040(2)(o). Local government shall review the projects for consistency with the shoreline master program in an expeditious manner and shall issue its decision along with any conditions within forty-five days of receiving all materials necessary to review the request for exemption from the applicant. No fee may be charged for accepting and processing requests for exemption for watershed restoration projects as used in this section.
15. The external or internal retrofitting of an existing structure with the exclusive purpose of compliance with the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12101 et seq.) or to otherwise provide physical access to the structure by individuals with disabilities.
16. Consistent with WAC 173-27-040, a public or private project designed to improve fish or wildlife habitat, fish passage, that conforms to the provisions of RCW 77.55.181 and RCW 90.58.147.
- I. Letter of exemption. All uses, land and water alterations, and development that are not defined as substantial developments are exempted from the requirement to obtain a shoreline substantial development permit. However, these developments must still comply with the standards of the Shoreline Master Program. In addition, these developments may still need a shoreline conditional use permit or a shoreline variance.

A project proponent must obtain confirmation that it conforms to the Shoreline Master Program and to state law. If it complies, a letter of

exemption will be issued stating that there are no further Shoreline permits to obtain, and may contain conditions which the proponent must meet.

DEVELOPMENTS NOT REQUIRED TO OBTAIN SHORELINE PERMITS OR LOCAL REVIEW

Requirements to obtain a substantial development permit, conditional use permit, variance, letter of exemption, or other review to implement the Shoreline Management Act do not apply to the following:

- A. Remedial actions. Pursuant to RCW 90.58.355, any person conducting a remedial action at a facility pursuant to a consent decree, order, or agreed order issued pursuant to chapter 70.105D RCW, or to the department of ecology when it conducts a remedial action under chapter 70.105D RCW.
- B. Boatyard improvements to meet NPDES permit requirements. Pursuant to RCW 90.58.355, any person installing site improvements for storm water treatment in an existing boatyard facility to meet requirements of a national pollutant discharge elimination system storm water general permit.
- C. WSDOT facility maintenance and safety improvements. Pursuant to RCW 90.58.356, Washington State Department of Transportation projects and activities meeting the conditions of RCW 90.58.356 are not required to obtain a substantial development permit, conditional use permit, variance, letter of exemption, or other local review.
- D. Projects consistent with an environmental excellence program agreement pursuant to RCW 90.58.045.
- E. Projects authorized through the Energy Facility Site Evaluation Council process, pursuant to chapter 80.50 RCW.

UNSPECIFIED USES

This program does not attempt to identify or foresee all conceivable shoreline uses or types of development. When a use or development is proposed which is not readily classified within an existing use or development category, the Community Development Director, or the Director's designee, shall identify and apply those program policies and regulations which will best promote the policies of the Shoreline Management Act and the shoreline program, with special reference to the policies of the environmental designation in which the use will be located. Unspecified uses shall require a Shoreline Conditional Use Permit.

TIME REQUIREMENTS AND REVISIONS

A. Time Requirements for Shoreline Permits

1. **Duration of Permits:** The City of Napavine may issue shoreline permits with termination dates of up to five years. If a Permit does not specify a termination date, the following requirements apply, consistent with WAC 173-27:
 - a. **Time Limit for Substantial Progress.** Construction activities shall be commenced or, where no construction activities are involved, the use or activity shall be commenced within two (2) years after approval of the effective date of a Shoreline Permit.
 - b. **Extension for Substantial Progress.** The City of Napavine may authorize a single extension for a period not to exceed one (1) year based on reasonable factors, if a request for extension has been filed before the expiration date and notice of the proposed extension is given to parties of record on the Shoreline Permit and to the Department of Ecology.
 - c. **Five-Year Permit Authorization.** If construction has not been completed within five (5) years after the effective date of a Shoreline Permit, the City will review the Permit and, upon showing of good cause, either extend the Permit for one year based on reasonable factors, or terminate the Permit. A request for extension must be filed before the expiration date and notice of the proposed extension is given to parties of record and the Department of Ecology. Note: Only one (1) single extension is permitted.

B. Revisions of Permits

A permit revision is required whenever the applicant proposes substantive changes to the design, terms or conditions of a project from that which is approved in the permit. Changes are substantive if they materially alter the project in a manner that relates to its conformance to the terms and conditions of the permit, the Master Program and/or the policies and provisions of chapter 90.58 RCW. Changes which are not substantive in effect do not require approval of a revision. When an applicant desires to revise a Permit, the applicant must submit detailed plans and text describing the proposed changes. If the Community Development Director determines that the revisions proposed are *within the scope and intent of*

the original Permit, consistent with the Master Program, and the Shoreline Management Act, the Community Development Director may approve the revision. "Within the scope and intent of the original Permit" means all of the following:

1. No additional over-water construction is involved, except that pier, dock, or float construction may be increased by five hundred (500) square feet or ten percent (10%) from the provisions of the original permit, whichever is less;
2. Ground area coverage and height is not increased more than ten percent (10%) from the provisions of the original permit;
3. The revised permit does not authorize development to exceed height, setback, lot coverage, or any other requirement of the City of Napavine Shoreline Master Program except as authorized under a variance granted as the original permit or part thereof;
4. Additional or revised landscaping is consistent with conditions (if any) attached to the original Permit;
5. The use authorized pursuant to the original Permit is not changed; and
6. No adverse environmental impact will be caused by the project revision.

If the sum of the proposed revision and any previously approved revisions do not meet the criteria above, an application for a new Shoreline Permit must be submitted. If the revision involves a Conditional Use or Variance, the Community Development Director must submit the revision to the Department of Ecology for Ecology's approval, approval with conditions, or denial, and shall indicate that the revision is being submitted under the requirements of WAC 173-27-100. Ecology shall render and transmit to the City of Napavine and the applicant its final decision within fifteen (15) days of the date of Ecology's receipt of the submittal from the City. The Community Development Director shall notify parties of record of Ecology's final decision. (See WAC 173-27).

The City of Napavine or the Department of Ecology's decision on revision to the Permit may be appealed within twenty-one (21) days of such decision, in accordance with WAC 173-27-100.

Construction allowed by the revised Permit that is not authorized under the original Permit is undertaken at the applicant's own risk until the expiration of the appeals deadline.

INSPECTIONS

Pursuant to RCW 90.58.200, the Community Development Director or the authorized representatives of the City of Napavine may enter land or structures to enforce the provisions of this Program. Entry shall be at reasonable times. If the land or structures are occupied, the Community Development Department staff shall first present proper credentials and request entry; and if the land or structures are unoccupied, the Community Development Department staff shall first make a reasonable effort to locate the owner, or other person having control of the property, and request entry.

PENALTIES AND ENFORCEMENT

The Shoreline Management Act imposes significant penalties for violation of the act, regulations and master programs. A violation constitutes a gross misdemeanor, which is punishable by fine or imprisonment (RCW 90.58.220). In addition to the criminal penalty, the Act imposes liability on any person violating the act or conditions of a permit for all damage to public or private property arising from the violation. Furthermore, the violator may have to restore an area affected by a violation, and pay the entire cost of restoration, including attorney's fees and court costs (RCW 90.58.230).

4. NONCONFORMING DEVELOPMENT

Uses, lots or structures within shoreline jurisdiction that do not meet the specific standards of this Program are subject to the nonconforming provisions of this section.

NONCONFORMING USES AND STRUCTURES – GENERAL

- A. In accordance with the requirements of this section, structures that were legally established prior to the Program or amendments thereto, and are used for a conforming use but which are nonconforming with regard to setbacks, buffers or yards, area, bulk, height or density may be maintained and repaired and may be enlarged or expanded provided that said enlargement does not increase the extent of nonconformity by further encroaching upon or extending into areas where construction or use would not be allowed for new development or uses.
- B. A nonconforming structure which is moved any distance must be brought into conformance with the Program and the Shoreline Management Act.
- C. If a nonconforming structure is damaged to an extent not exceeding 75 percent of the replacement cost of the original structure, it may be reconstructed to those configurations existing immediately prior to the time the structure was damaged, provided that application is made for the permits necessary to restore the structure within 6 months of the date the damage occurred, all permits are obtained, and the restoration is completed within 2 years of permit issuance, except that nonconforming single-family residences, manufactured homes and mobile homes may be reconstructed regardless of the extent of damage so long as application is made within the times required by this subsection.
- D. Residential structures and uses located in a zone district other than a residential zone district and in existence at the time of adoption of this Program shall be deemed nonconforming in terms of height, use, or location provisions of this Program. Such structures shall comply with the following requirements:
 - 1. Existing nonconforming residential buildings may be replaced within the existing footprint upon approval of a shoreline substantial development permit.
 - 2. For the replacement of manufactured homes and mobile homes, a greater building footprint than existed prior to replacement may be allowed in order to accommodate the conversion of single-wide manufactured homes to double-wide manufactured homes, upon approval of a shoreline conditional use permit.

3. Existing nonconforming single family residences may be enlarged or expanded in conformance with the applicable bulk and dimensional standards upon approval of a shoreline conditional use permit and by conformance with the following requirements:
 - a. An expansion or enlargement to the main structure or the addition of a normal appurtenance as defined in ‘WAC 173-27-040(2)(g) to the main structure shall only be accomplished by:
 - i. Addition of space above the building footprint of the main structure; and
 - ii. Addition of space onto or behind that side of the main structure which is farthest away from the ordinary high-water mark.

If the requirements in i to ii above cannot be accomplished without causing significant harm to shoreline vegetation or other shoreline ecological functions, the Community Development Director may require additional site analysis to determine if an alternative location for the expansion or enlargement of the structure is feasible.

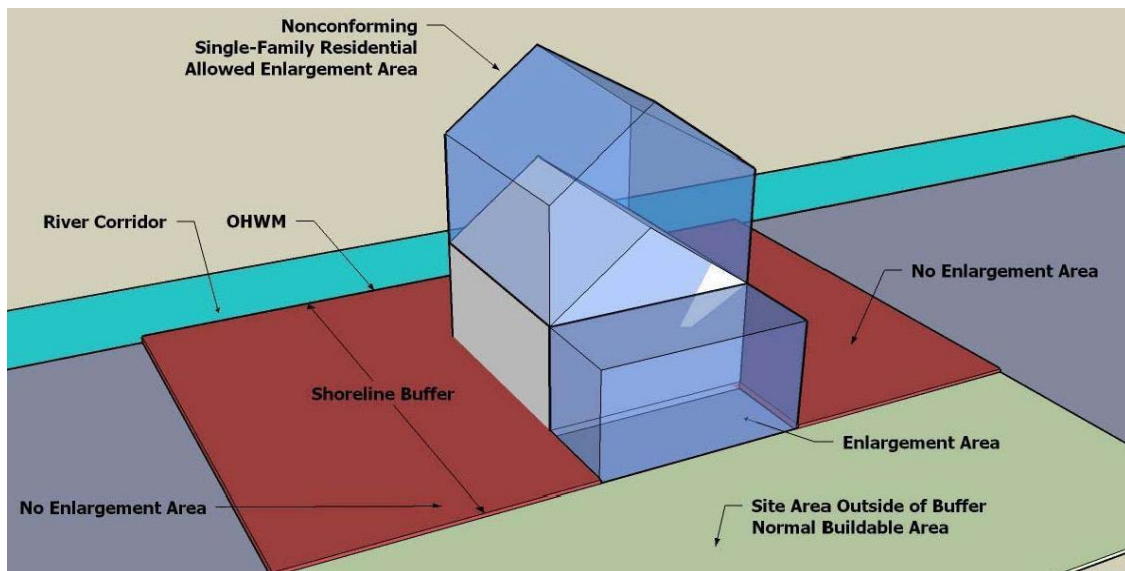


FIGURE 1

Possible Expansion to a Nonconforming Single-Family Residence

- E. Existing residential buildings that have a change in use to another legal, conforming use shall conform to the buffer and structure setback requirements and all other requirements of the Program.
- F. A use which is listed as a conditional use but which existed prior to adoption of this Program or any amendment thereto, and for which a conditional use permit has not been obtained, shall be considered a nonconforming use.
- G. A structure for which a variance has been issued shall be considered a legal nonconforming structure, and the requirements of this section shall apply as they apply to preexisting nonconformities.
- H. A structure which is being or has been used for a nonconforming use shall not be used for a different nonconforming use, except as provided below, and only upon the approval of a shoreline conditional use permit:
 - 1. No reasonable alternative conforming use is practical;
 - 2. The proposed use will be as consistent with the policies and provisions of the Act and this Program and as compatible with uses in the area as the preexisting use; and
 - 3. Conditions may be attached to the permit that are deemed necessary to assure compliance with the requirements of this Program and the policies of the Act and to assure that the use will not become a nuisance or hazard.
- I. If a nonconforming use is discontinued for 12 consecutive months or 12 months during any 2-year period, the nonconforming rights shall expire and any subsequent use shall be conforming.

DEVELOPMENT OF A NONCONFORMING LOT

- A. An undeveloped lot, tract, parcel, site or division of land which was established in accordance with local and state subdivision requirements prior to the effective date of the Act or this Program and does not conform to the present lot size standards may be developed if permitted by other land use regulations of the City if such development conforms to all other requirements of this Program and the Act.
- B. When lot size would prevent development of a nonconforming lot consistent with the applicable buffer or setback requirements, the Community Development Director may authorize development through

the issuance of a shoreline variance permit under the following conditions:

1. A written request is received from the project proponent.
 2. The development will be located as far landward as possible from the ordinary high-water mark.
 3. The decision of the Community Development Director is based upon the shoreline variance criteria.
- C. Upon receiving a written request for development of a nonconforming lot, the Community Development Director shall mail notice of the request to all property owners within 300 feet. At a minimum, the notice shall state the following:
1. The decision on the request will be made within 10 days from the date that the notice was mailed; and
 2. Interested citizens may contact the Community Development Director for further information.
- D. Appeal of the Community Development Director's decision shall be made in accordance with the appeal procedures set forth in Chapter 17.88.100 of the Napavine Subdivision & Zoning Standards.

5. MASTER PROGRAM GOALS

This section describes the overall goals of the Master Program. These goals are informed by WAC 173-26 and the governing principles as outlined in Section 1.

The general policies and regulations in Section 6, and the specific use and modification policies and regulations in Sections 7 and 8 are the means by which these goals are implemented. Achievement of these goals shall be consistent with the state's policies of avoiding cumulative impacts and ensuring no net loss of shoreline processes, functions, and values.

- These goals are not listed in order of priority.

CONSERVATION

Purpose

As required by RCW 90.58.100(2)(f), the conservation goals address the protection of natural resources, scenic vistas, aesthetics, and vital shoreline areas for fisheries and wildlife for the benefit of present and future generations.

Goals

- A. Preserve, enhance and protect shoreline resources (i.e., wetlands and fish and wildlife habitats) for their ecological functions and values, and aesthetic and scenic qualities.
- B. Maintain and sustain natural shoreline formation processes through effective shoreline management.
- C. Promote restoration and enhancement of areas that are biologically and/or aesthetically degraded while maintaining appropriate use of the shoreline.
- D. Protect and enhance native shoreline vegetation to maintain water quality, fish and wildlife habitat, and other ecological functions, values and processes.

ECONOMIC DEVELOPMENT

Purpose

As required by RCW 90.58.100(2)(a), the economic development goals address the location and design of industries, transportation facilities, port facilities, tourist facilities, commerce and other developments that are particularly dependent on their location on or use of the shorelines.

Goals

- A. Encourage viable, orderly economic growth through economic activities that benefit the local economy and are environmentally sensitive. Such activities should not disrupt or degrade the shoreline or surrounding environment.
- B. Accommodate and promote water-oriented commercial uses and development, giving highest preference to water-dependent uses.
- C. Encourage water-oriented recreational use as an economic asset that will enhance public enjoyment of the shoreline.
- D. Encourage economic development in areas already partially developed with similar uses when consistent with this Program and the Napavine Comprehensive Plan.

HISTORIC, ARCHEOLOGICAL, CULTURAL, SCIENTIFIC AND EDUCATIONAL RESOURCES

Purpose

As required by RCW 90.58.100(2)(g), these goals address protection and restoration of buildings, sites and areas having historic, archeological, cultural, scientific or educational significance.

Goals

- A. Maintain finite and irreplaceable links to the past by identifying, preserving, protecting, and where appropriate, restoring historic, archaeological, cultural, scientific and educational (HACSE) sites.
- B. Protect HACSE sites and buildings identified on national, state or local historic registers from destruction or alteration, and from encroachment by incompatible uses.
- C. Foster greater appreciation for shoreline management, maritime activities, environmental conservation, natural history and cultural heritage by educating and informing citizens of all ages through diverse means.
- D. Ensure that tribal organizations and the Washington State Department of Archaeology and Historic Preservation are involved in the review of projects that could potentially affect such resources.

PUBLIC ACCESS

Purpose

As required by RCW 90.58.100(2)(b), the public access goals address the ability of the public to reach, touch and travel on the shorelines of the state and to view the water and the shoreline from adjacent locations.

Goals

- A. Increase the ability of the general public to reach, touch, and enjoy the water's edge, to travel on the waters of the state, and/or to view the water and the shoreline from adjacent locations, provided that private rights, the public safety, and shoreline ecological functions and processes are protected consistent with the U.S. and State constitutions, and state statutes.
- B. Locate, design, manage and maintain public access in a manner that protects shoreline ecological functions and processes and the public health and safety.
- C. Design and manage public access in a manner that ensures compatibility with water-dependent uses.
- D. Where appropriate, acquire access to shorelands. Encourage cooperation among the City and Lewis County, landowners, developers, other agencies and organizations to enhance and increase public access to shorelines as specific opportunities arise.
- E. Provide and protect visual access to shorelines.
- F. Require public access to and along the shorelines as a condition of approval for shoreline development activities commensurate with the impacts of such development and the corresponding benefit to the public, and consistent with constitutional limitations.
- G. Develop and manage public access to prevent adverse impacts to adjacent private shoreline properties and developments.

RECREATION

Purpose

As required by RCW 90.58.100(2)(c), the recreational goals address the creation and expansion of water-oriented public recreational opportunities.

Goals

- A. Encourage diverse recreational opportunities in shoreline areas that can support such use and development without human health, safety, and/or security risks, and without adverse effects on shoreline functions, processes, values, private property rights, and/or neighboring uses.
- B. Plan for future shoreline recreational needs and acquire (i.e. through purchase, donation or other agreement) shoreline areas that have a high potential to provide recreation areas.
- C. Provide for both active and passive recreational needs when developing recreational areas.
- D. Support other governmental and non-governmental efforts to acquire and develop additional shoreline properties for public recreational uses.

RESTORATION AND ENHANCEMENT

Purpose

As required by WAC 173-26-186, the restoration and enhancement goals address reestablishment, rehabilitation and improvement of impaired shoreline ecological functions, values and/or processes.

Goals

- A. Improve impaired shoreline ecological functions and/or processes through voluntary public and private programs and actions that are consistent with this Program and other approved restoration plans.
- B. Provide fundamental support to restoration work by various organizations by identifying shoreline restoration priorities, and by organizing information on available funding sources for restoration opportunities.
- C. Target restoration and enhancement towards improving habitat requirements of priority and/or locally important wildlife species.

SHORELINE USE

Purpose

As required by RCW 90.58.100(2)(e), the shoreline use goals address the general distribution, location, and extent of housing, business, industry, transportation,

agriculture, natural resources, aquaculture, recreation, education, navigation and other categories of public and private land use.

Goals

- A. Ensure that shoreline use patterns are compatible with the ecological functions and values of the shoreline and avoid disruption of natural shoreline processes.
- B. Protect water quality and aquatic habitat with all new shoreline development.
- C. Increase protection of shoreline ecological resources by properly siting and regulating water-dependent and residential uses that have preferred status for use of waterfront lands.
- D. Encourage uses that allow for or include restoration so that areas affected by past activities or catastrophic events can be improved.
- E. Ensure that all new development is consistent with the Napavine Comprehensive Plan, development standards and Napavine Critical Areas Ordinance.
- F. Limit development intensity in ecologically sensitive and fragile areas.
- G. Reduce health and safety risks by limiting development in areas subject to flooding, erosion, landslides, channel migration and other hazards.

TRANSPORTATION AND UTILITIES

Purpose

As required by RCW 90.58.100(2)(d), transportation and utilities goals address circulation and the general location and extent of thoroughfares, transportation routes and other public utilities and facilities.

Goals

- A. Develop efficient and economical transportation and utility systems in a manner that assures the safe movement of people, goods and services without adverse effects on shoreline use and development or shoreline ecological functions, processes or values.

- B. Locate, construct and maintain new transportation and utility facilities in areas that do not require shoreline stabilization, dredging, extensive cut/fill and other forms of shoreline alteration.

6. GENERAL POLICIES AND REGULATIONS

The following general policies and regulations apply to all shorelines of the state that are located in Napavine, regardless of the specific shoreline environment designation. They are to be used in conjunction with the more specific shoreline use and modification policies and regulations in Sections 7 and 8. Policies are statements of intent directing or authorizing a course of action.

- General policies and regulations are not listed in order of priority.

ENVIRONMENT IMPACT MITIGATION

Policies

All shoreline use and developments should be carried out in a manner that avoids and minimizes adverse impacts so that the resulting ecological condition does not become worse than the current condition. This means assuring no net loss of ecological functions and processes and protecting critical areas identified in Section 6 that are located in the shoreline. Should a proposed use or development potentially create significant adverse environmental impacts not otherwise avoided or mitigated by compliance with this Program, the Community Development Director should require mitigation measures to ensure no net loss of shoreline ecological functions.

Regulations

- A. To the extent Washington's State Environmental Policy Act of 1971 (SEPA) RCW 43.21C, is applicable, the analysis of environmental impacts from proposed shoreline uses or developments shall be conducted consistent with the rules implementing SEPA, Title 18 of the NMC and WAC 197-11.
- B. Where required, mitigation measures shall be applied in the following sequence of steps listed in order of priority.
 1. Avoiding the impact altogether by not taking a certain action or parts of an action;
 2. Minimizing impacts by limiting the degree or magnitude of the action and its implementation by using appropriate technology or by taking affirmative steps to avoid or reduce impacts;
 3. Rectifying the impact by repairing, rehabilitating or restoring the affected environment;

4. Reducing or eliminating the impact over time by preservation and maintenance operations;
 5. Compensating for the adverse impact by replacing, enhancing, or providing substitute resources or environments (compensatory mitigation);
 6. Monitoring the impact and the compensation projects and taking appropriate corrective measures.
- C. In determining appropriate mitigation measures applicable to shoreline development, lower priority measures shall be applied only where higher priority measures are determined to be infeasible or inapplicable.
 - D. Required mitigation shall not be in excess of that necessary to assure that proposed uses or development will result in no net loss of shoreline ecological functions.
 - E. Mitigation actions shall not have a significant adverse impact on other shoreline functions fostered by the policies of the Shoreline Management Act.
 - F. When compensatory measures are appropriate pursuant to the priority of mitigation sequencing above, preferential consideration shall be given to measures that replace the impacted functions directly and in the immediate vicinity of the impact. However, alternative compensatory mitigation within the watershed that addresses limiting factors or identified critical needs for shoreline resource conservation based on watershed or comprehensive resource management plans applicable to the area of impact may be authorized. Authorization of compensatory mitigation measures may require appropriate safeguards, terms or conditions as necessary to ensure no net loss of ecological functions.

CRITICAL AREAS AND SHORELINE VEGETATION CONSERVATION

Policies

- A. Adopt regulations to assure that development within the shoreline jurisdiction results in no net loss of ecological functions necessary to sustain existing shoreline natural resources.
- B. Provide a level of protection to critical areas within the shoreline area that assures no net loss of shoreline ecological functions necessary to sustain shoreline natural resources. If conflicts between the SMP and the critical

area regulations arise, the regulations that are most consistent with the SMA or its WAC provisions will govern.

- C. Allow activities in critical areas that protect and, where possible, restore the ecological functions and ecosystem-wide processes of the City's shoreline.
- D. Preserve, protect, restore and/or mitigate for unavoidable impacts to wetlands and fish and wildlife habitat conservation areas within and associated with the City's shorelines to achieve no net loss of critical areas and their functions.
- E. Developments in shoreline areas that are identified as geologically hazardous should be avoided.
- F. Actions taken to reduce flood damage or hazards should not result in a net loss of ecological functions. Uses, developments, and shoreline modifications that may significantly or cumulatively increase flood hazards should not be allowed.
- G. Limit the removal of vegetation along the shoreline to the minimum necessary to accommodate the approved shoreline uses and development.
- H. Prefer native vegetation along the shoreline over a site cleared of vegetation to create views and lawns.
- I. Allow limited selective clearing of native shoreline vegetation for approved uses provided that slope stability and ecological functions are not compromised.
- J. Preserve existing native vegetation along the shoreline and require planting as mitigation when impacts to vegetation for authorized uses cannot be avoided.
- K. Provide flexibility when balancing overlapping shoreline policies regarding vegetation conservation, a preference for water-oriented uses, and requirements to provide public access.
- L. Development and shoreline modifications that would interfere with the process of channel migration and may cause significant adverse impacts to property or public improvements should not be allowed.

Regulations

- A. All shoreline uses and activities shall be located, designed, constructed and managed to protect and/ or enhance the ecological functions and ecosystem-wide processes provided by critical areas including, but not limited to: wetlands, fish and wildlife habitats, critical aquifer recharge areas, geologically hazardous areas and frequently flooded areas as defined and designated by the Napavine Municipal Code.
- B. Critical areas within shoreline jurisdiction will be protected by the Napavine Critical Areas Ordinance (NCAO), last codified by Ordinance ~~464 on December 22, 2009~~ 651 on October 10, 2023. These provisions are hereby adopted by reference as a part of this Program, and shall not be amended as they are applied in shoreline jurisdiction without an amendment to this Master Program. Critical areas include wetlands, critical aquifer recharge areas, streams, fish and wildlife habitat conservation areas, frequently flooded areas, and geologically hazardous areas.
- C. ~~Exceptions~~ Modifications to the applicability of the critical areas regulations in shoreline jurisdiction are listed below.
1. Section 14.10.050 “Uses:” Within shoreline jurisdiction, stormwater facilities (limited uses, subsection D) shall be limited to the outer 25% of critical area buffers. Any further encroachment requires a variance.
 2. Section 14.10.060 “Variances:” Within the shoreline jurisdiction, any variances to the provisions of the NCAO shall be processed as a shoreline variance.
 3. Section 14.10.080 “Reasonable Use Exception:” Within shoreline jurisdiction, reasonable use exceptions shall be processed as a shoreline variance.
 4. Section 14.10.100 ~~(B)(2) “Review Process:”~~ “Development Standards:” Within shoreline jurisdiction, all uses, activities and development in critical areas within shoreline jurisdiction shall be subject to review to avoid cumulative or temporal losses of ecological function.
 5. Section 14.10.120 (E)(2)~~(a)~~ “Wetlands, Applicability:” Identification of wetlands and delineation of their boundaries within shoreline jurisdiction shall be done in accordance with the approved federal wetland delineation manual and applicable regional supplements. All areas within the City meeting the wetland designation criteria in that procedure are hereby.

designated critical areas and are subject to the provisions of this Chapter.

6. Section 14.10.120 (E) ~~(5)(3)(a) and (b)~~ “Wetlands, Exempted Wetlands:” All wetlands within shoreline jurisdiction are subject to review. Isolated Category III and IV wetlands less than 1,000 square feet in size are exempt from the normal mitigation sequencing process in Section 6. They may be filled if impacts are fully mitigated based on provisions in Section 14.10.110 (F), Appendix B.
 7. Section 14.10.120 (E) ~~(6)(c) (8)(e) and (d)~~ “Wetland Buffer Reduction:” Wetland buffer averaging or reductions beyond 25% of the required base buffer shall require a variance.
- D. Any provision of the NCAO that is not consistent with the Shoreline Management Act Chapter, 90.85 RCW, and supporting Washington Administrative Code chapters shall not apply in shoreline jurisdiction.
 - E. The provisions of the City’s NCAO do not extend shoreline jurisdiction beyond the limits specified in this Program.
 - F. Required critical area buffers consist of an undisturbed area of native vegetation or areas identified for restoration under a specific permit or mitigation plan. Along the Newaukum River, this buffer is generally 200 feet. Buffers on shoreline waterbodies are defined as the “OHWM setback” in Table 2 of this SMP and are subject to the provisions for critical area buffers in this SMP. Where native vegetation exists, it shall be preserved to the maximum extent feasible consistent with safe construction practices, and other provisions of this section. Native trees, shrubs and groundcover shall be preserved to maintain and provide shoreline ecological functions such as habitat, shade and slope stabilization.
 - G. Within critical area buffers, no more than 15 percent of the area with shoreline the clearing of shoreline vegetation shall be minimized to cleared for approved uses or activities outlined in regulation K below. All native trees in the buffer over 4 inches in diameter at breast height shall be retained, to the full extent practicable. Trees determined by the City to be hazardous or diseased may be removed if ~~because of~~ their location ~~is~~ are at risk of damaging permanent physical improvements to property or causing personal injury.
 - H. The Community Development Director may allow removal of vegetation exceeding that described above where an applicant agrees to replacement

plantings that are demonstrated to provide greater benefit to shoreline ecological functions (generally replanting with native vegetation) than would be provided by strict application of this section.

- I. NCAO buffer regulations shall not apply to the removal of aquatic weeds and fresh water algae undertaken pursuant to WAC 173-201.
- J. In the absence of a development proposal, existing, lawfully established landscaping and gardens within a buffer may be maintained in their existing condition including but not limited to mowing lawns, weeding, removal of noxious and invasive species, harvesting and replanting of garden crops, pruning and replacement planting of ornamental vegetation or indigenous native species to maintain the condition and appearance of such areas as they existed prior to adoption of this code, provided this does not apply to areas previously established as mitigation sites, or other areas protected via conservation easements or similar restrictive covenants.
- K. Alterations to critical areas and/or their buffers may be allowed without a shoreline variance to accommodate allowed uses listed below, provided the uses are constructed and maintained in a manner that minimizes adverse impacts on shoreline ecological functions and complies with the Program and all applicable regulations for critical areas. Other shoreline permits and/or exemptions may be necessary.
 - 1. Uses and activities allowed or exempted in the City's NCAO per 14.10.050.C. and 14.10.070 also subject to the provisions in this SMP;
 - 2. Bridges and water-dependent utilities;
 - 3. Pedestrian trail access from upland areas to the shoreline, viewing platforms, wildlife viewing blinds and other similar water-oriented and water-dependent uses;
 - 4. Allowed water dependent uses in all shoreline environments. The uses must increase public access to the shoreline, provided that development is located, designed, constructed and operated to minimize critical area and buffer disturbance to the maximum extent feasible. Such development or redevelopment shall restore or enhance degraded ecological functions as mitigation. Such development shall not be exempt from the provisions of Section 6, Environmental Impact Mitigation and Critical Areas and Shoreline Vegetation Conservation.

- L. New or expanded development or uses in the shoreline, including subdivision of land, which would likely require structural flood hazard reduction measures within a stream, channel migration zone or floodway over the life of the development is prohibited.
- M. The following uses may be authorized within floodways or channel migration zones if there is no other feasible option: actions to protect or restore ecological functions, existing and ongoing agricultural uses provided no new restrictions to channel movement occur, bridges, utility lines and other public utility and transportation structures, and repair and maintenance of an existing legal use.
- N. New structural flood hazard reduction measures shall be consistent with an adopted comprehensive flood hazard management plan approved by the Department of Ecology. Such plan must evaluate cumulative impacts to the watershed.
- O. Critical area assessments and reports as required by the NCAO (as incorporated into this SMP) may be combined with any special reports or assessments required by later sections of this SMP at the discretion of the Community Development Director and as long as all requirements of both sections of the NCAO and this SMP are addressed.
- ~~P. Credits from a certified mitigation bank may be used to compensate for unavoidable impacts.~~
- Q. Mitigation for impacts to critical areas and their buffers shall be carried out in accordance with the NCAO as incorporated into this SMP. In addition to the information that is required in mitigation or enhancement reports therein, the applicant shall demonstrate in such report how the mitigation sequence in Section 6 of this SMP has been followed.

PUBLIC ACCESS

Policies

- A. Land uses that provide opportunities for substantial numbers of the people to enjoy the shorelines of the state are preferred.
- B. Physical or visual access to shorelines should be incorporated in all new development when the development would either generate a demand for one or more forms of such access, and/or would impair existing legal access opportunities or rights. Public health and safety concerns should also be adequately addressed and maintenance of shoreline ecological functions and/or processes should be assured.

- C. Provide public access as a part of a residential development of single family units on five or more lots, or when there has been significant historical usage by the public. Historic use is regular use by the public over a period of years rather than incidental or occasional use by one or only few members of the public. This policy is not intended to apply to construction of an individual dwelling on a single lot.
- D. Non water-oriented, water enjoyment, and water related uses or activities located on the shoreline should provide public access as a public benefit.
- E. Public access area and/or facility requirements should be commensurate with the scale and character of the development and should be reasonable, effective and fair to all affected parties including but not limited to the land owner and the public.
- F. Public access design should provide for public safety and minimize potential impacts to private property, individual privacy, and protect shoreline ecological functions and processes.
- G. Shoreline development by public entities, such as local governments, port districts, state agencies, and public utility districts, should provide public access measures as part of each development project, unless such access is shown to be infeasible or incompatible due to reasons of safety, security, or impact to the shoreline.

Regulations

- A. Public access shall consist of a dedication of land or a physical improvement in the form of a walkway, trail, bikeway, corridor, viewpoint, park, deck, observation tower, pier, boat launching ramp, dock or pier area, or other area serving as a means of view and/or physical approach to public waters and may include interpretive centers and displays.
- B. Public access shall be evaluated for all shoreline permits. Public access will not be required for the following uses.
 - 1. Agriculture;
 - 2. Dredging;
 - 3. Ecological restoration or enhancement activities not associated with development, unless done by a public entity;

4. Instream structures;
 5. Landfill and excavation;
 6. Shoreline stabilization, unless done by a public entity; and
 7. Single-family residential development of four or fewer lots.
- C. In addition to the list of uses in Subsection B above, the Community Development Director may waive public access requirements when one or more of the following provisions apply:
1. Unavoidable health or safety hazards to the public exist that cannot be prevented by any practical means;
 2. Inherent security requirements of the use cannot be satisfied through the application of alternative design features or other solutions;
 3. The cost of providing the access, easement, alternative amenity, or mitigating the impacts of public access is unreasonably disproportionate to the total long term cost of the proposed development;
 4.  Significant environmental impacts will result from the public access that cannot be mitigated; or
 6. Significant undue and unavoidable conflict between any access provisions and the proposed use and/or adjacent uses would occur and cannot be mitigated.
- D. Before public access is waived per Subsection C above, the City must determine that all reasonable alternatives have been exhausted; including, but not limited to:
1. Regulating access by such means as maintaining a gate and/or limiting hours of use;
 2. Designing separation of uses and activities (e.g. fences, terracing, use of one-way glazing, hedges, landscaping, etc.);
 3. Providing for access at a site geographically separated from the proposal such as a street end, vista, or trail system.
- E. When provisions for public access are waived, this decision shall be made in writing listing the rationale per Subsections C and D above, and shall be

archived so that this decision can be reviewed by the Washington State Department of Ecology during the next master program update cycle.

- F. Parcels within shoreline jurisdiction, which do not front onto a stream, or wetland shoreline will not be required to provide shoreline public access. They may be required to provide public access to other parcels along the shoreline (e.g., water's edge), where this is needed.
- G. If public access on shoreline parcels is demonstrated to be infeasible or inappropriate on site due to significant interference to operations or hazards to life and property, alternative visual access opportunities may be provided at a location not directly adjacent to the water such as a viewpoint, observation tower, or other areas serving as a means to view public waters.
- H. This master program shall seek opportunities to increase public access to existing publicly owned shorelines, such as street ends, and unopened rights-of-ways. Public access to the shoreline shall be balanced with the preservation of shoreline habitat and ecological functions on a case-by-case basis.
- I. Public access shall incorporate the following location and design criteria:
 - 1. Where open space is provided along the shoreline, and public access can be provided in a manner that will not adversely impact shoreline ecological functions and/or processes, a public pedestrian access walkway parallel to the ordinary high water mark of the property is preferred. The walkway shall be buffered from sensitive ecological features and provide limited and controlled access to sensitive features and the water's edge where appropriate. Fencing may be provided to control damage to plants and other sensitive ecological features, where appropriate. Trails shall be constructed of permeable materials and limited in width to reduce impacts to ecologically sensitive resources. Wider trails constructed with non permeable materials may be considered for shared use trails or public access that is part of a boardwalk, as long as impacts to ecologically sensitive resources are minimized to the greatest extent possible. For details, see the NCAO as incorporated into this SMP, Section 14.10.050 (C)(1).
 - 2. Public access shall be located adjacent to other public areas, accesses and connecting trails, connected to the nearest public street; and include provisions for handicapped and physically impaired persons where feasible.

3. Where views of the water or shoreline are available and physical access to the water's edge is not present or appropriate, a public viewing area shall be provided.
 4. Design shall minimize intrusions on privacy by avoiding locations adjacent to windows and/or outdoor private open spaces or by screening or other separation techniques.
 5. Design shall provide for the safety of users, including the control of offensive conduct through public visibility of the public access area, or through provisions for oversight. The Community Development Director may authorize a public access to be temporarily closed in order to develop a program to address offensive conduct. If offensive conduct cannot be reasonably controlled, alternative facilities may be approved through a permit revision.
 6. Public amenities appropriate to the use of a public access area such as benches, picnic tables and sufficient public parking to serve the users shall be provided.
 7. Commercial developments that attract a substantial number of persons and developments by government/public entities may be required to provide public restrooms, facilities for disposal of animal waste and other appropriate public facilities.
- J. The minimum width of public access easements shall be 10 feet in width, with 20 feet being the preferred width where significant public use is expected. The Community Development Director may reduce the width of public access easements if undue hardship would result or increase the width if necessary to serve the intended function. However, the reduction or enlargement shall only be what is necessary to achieve the intended purpose and such justification and circumstances shall be outlined in writing and archived per Public Access Regulation E, above.
- K. Required public access sites shall be fully developed and available for public use at the time of occupancy of the use or activity or in accordance with other provisions for guaranteeing installation through a monetary performance assurance.
- L. Public access facilities shall be maintained over the life of the use or development. Future actions by successors in interest or other parties shall not diminish the usefulness or value of required public access areas and associated improvements.

- M. Public access provisions shall run with the land and be recorded via a legal instrument such as an easement, or as a dedication on the face of a plat or short plat. Such legal instruments shall be recorded with the Lewis County Auditor's Office prior to the time of building permit approval, occupancy or plat recordation, whichever comes first.
- N. Maintenance of the public access facility shall normally be the responsibility of an accepted public or non-profit agency through a formal agreement recorded with the Lewis County Auditor's Office. However, if appropriate given the use, this responsibility may be required of the owner, future home owners association, or other entity approved by the City.
- O. Public access facilities shall be available to the public 24 hours per day unless specific exceptions are granted through the shoreline permit.
- P. The standard City or other approved signs that indicate the public's right of access and hours of access shall be installed and maintained by the owner/developer. Such signs shall be posted in conspicuous locations at public access sites.

WATER QUALITY

Policies

- A. Shoreline uses and activities should be located, designed, constructed and maintained to avoid significant ecological impacts by altering water quality, quantity, or hydrology.
- B. Setbacks, buffers, storm water storage basins and low-impact development techniques and materials should be designed to avoid negative impacts on water quality.
- C. Measures for controlling erosion, stream flow rates, or flood waters through the use of stream control works should be located, designed, constructed and maintained so as to avoid degradation of existing water quality.
- D. The City will seek to improve water quality, quantity, and flow characteristics in order to protect and restore ecological functions and ecosystem-wide processes of shorelines within Shoreline Management Act jurisdiction. This will be implemented through the regulation of development and activities, through the design of new public works, such as roads, drainage, and water treatment facilities, and through coordination with other local, state, and federal water quality regulations and programs.

- E. Prohibit uses and activities that pose a risk of contamination of ground or surface waters, such as:
 - 1. Storage, disposal, or land application of waste (excluding secondary/tertiary treated effluent from municipal sewer systems), including solid waste landfills,
 - 2. Operations for confinement feeding of animals,
 - 3. Junk yards and auto wrecking yards,
 - 4. Storage of hazardous or dangerous substances within a floodplain, and
 - 5. Alterations to structures and uses served by septic systems that do not meet state septic requirements.

Regulations

- A. New development within shoreline jurisdiction shall not be allowed to be served by septic systems.
- B. When existing development operating on septic systems is proposed for expansion or intensification, such development shall be required to connect to municipal sewer.
- C. New development shall provide stormwater management facilities designed, constructed, and maintained in accordance with the City's current stormwater management standards. Alternative measures may be considered where it can be demonstrated that off-site facilities would provide better treatment, or where common retention, detention and/or water quality facilities meeting such standards have been approved as part of a comprehensive stormwater management plan.
- D. Best management practices for control of erosion and sedimentation shall be implemented for all development in shorelines through an approved temporary erosion and sediment control plan, or administrative conditions.
- E. Wood treated with creosote, copper chromium arsenic or pentachlorophenol is prohibited in or above shoreline water bodies.
- F. All materials that may come in contact with water shall be constructed of materials, such as untreated wood, concrete, approved plastic composites or steel, that will not adversely affect water quality or aquatic plants or

animals. Materials used for decking or other structural components shall be approved by applicable state agencies for contact with water to avoid discharge of pollutants from wave splash, rain, or runoff.

PARKING

Policies

- A. Allow parking within the shoreline jurisdiction only in support of an approved use.
- B. Design and construct parking facilities to minimize off-site light and glare by using fully shielded and appropriately aimed fixtures to provide appropriate lighting levels.
- C. Locate parking facilities landward from the ordinary high water mark.
- D. Link parking facilities with the shoreline and to the buildings they serve by walkways.

Regulations

- A. Parking facilities within the shoreline are only allowed as necessary to support an authorized use. Parking as a primary use is prohibited.
- B. Parking facilities shall be located landward of the principal building, except when the parking facility is within or beneath the structure and adequately screened or in cases when an alternate orientation would have less adverse impact on the shoreline.
- C. Over water parking facilities are prohibited.
- D. Parking facilities shall be designed and landscaped to minimize adverse impacts upon adjacent shorelines and abutting properties.
- E. Parking facilities shall provide safe and convenient pedestrian circulation within the parking area and to the shorelines.
- F. Parking facilities shall comply with the water quality regulations outlined in the Water Quality Section, above, including on-site stormwater control measures.

SIGNAGE

Policies

- A. Design signs within shoreline jurisdiction so that they interfere as minimally as possible with visual access to the shoreline.
- B. Design and locate signs to insure compatibility with the shoreline environment designation, and adjacent land and water uses.
- C. Prohibit billboards within all shoreline environment designations.

Regulations

- A. Off-premise signs are prohibited within any shoreline environment designation. Traffic signs are not to be considered off-premise signs.
- B. All public access shall be marked with signs approved by the Community Development Director.

HISTORICAL OR ARCHEOLOGICAL RESOURCES

Policies

- A. Coordinate development review within the shoreline with the Washington State Department of Archaeology and Historic Preservation, and affected Indian tribes regarding historic or archaeological interest.
- B. Provide for the protection, rehabilitation, restoration and reconstruction of historic structures listed on the federal, state or local historic registers.
- C. Report the discovery of a historic or prehistoric site during excavation or development to the Washington State Department of Archeology and Historic Preservation and to the affected Indian tribes.
- D. Encourage the enrollment of historic structures or sites on the Federal, state or local historic registers.

Regulations

- A. The protection, rehabilitation, restoration, and reconstruction of historic structures shall be governed by *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Applying the Standards* (1992), as amended.

- B. The City shall consult with the Washington Department of Archaeology and Historic Preservation and the affected Indian tribes when known sites are proposed for development. Their comments and recommendations shall be given substantial weight, which may result in denying a development permit where the historic or archaeological value of the site outweighs the development value.
- C. The discovery of archaeological resources or sites during excavation or development shall be reported to the Community Development Director, the Washington State Department of Archaeology and Historic Preservation, and the affected Indian tribes.
- D. Should a historic, cultural or archeological site or artifact of potential significance be discovered in the process of development on the shoreline, then work on that portion of the development site shall be stopped immediately and reported to the Community Development Director, Washington State Department of Archaeology and Historic Preservation, and Tribes with interest as soon as possible.
- E. When warranted by preliminary evaluation or an inadvertent discovery occurs, the Community Development Director shall then require a site assessment be conducted by a professional archeologist or historic preservation professional, as applicable, to determine the significance of the discovery and the extent of damage to the resource. Once the site assessment is complete, it shall be distributed to the Washington Department of Archaeology and Historic Preservation, and the affected Tribe for a 15-day review period. In the case of case of human remains, this shall be a 30-day review period.
- F. If there is a positive determination of a site's significance, the Community Development Director may require additional provisions that are deemed to be reasonable and necessary. If the site is determined not to be significant by the above listed agencies or governments, or if the above listed agencies or governments have failed to respond within the applicable review period following receipt of the site assessment, such stopped work may resume.

SCIENTIFIC OR EDUCATIONAL USES

Policies

- A. Scientific studies and educational uses of the shoreline should be conducted in such a way so to minimize environmental impacts and comply with management policies associated with the applicable environmental designation.

- B. Shoreline permits should be required for scientific and educational activities which may significantly affect water quality or natural systems.

Regulations

- A. Scientific or educational uses and activities are limited to those which will not:
 - 1. Jeopardize existing wildlife populations or organisms;
 - 2. Permanently alter the character of biological habitats; or
 - 3. Degrade the character of the shoreline environment in which they are located.
- B. Temporary disruptions of biological systems may be permitted when a scientific activity will result in their restoration or improvement.
- C. Permits encompassing a variety of activities over an extended period of time may be granted provided limits on the duration of approval are established.
- D. Temporary facilities necessary for the conduct of a scientific project shall be removed at the conclusion of the prescribed research activity period.
- E. Proposals for shoreline development or use in or on known sites of scientific value that would adversely affect, damage, or diminish such resources shall be prohibited. Such proposals may be allowed by shoreline conditional use permit if it is shown that the materials, artifacts or resources are recoverable and transferrable through adequate evaluation by qualified personnel.

7. USES AND ACTIVITIES POLICIES AND REGULATIONS

This section describes policies and regulations that apply to specific uses and activities in shoreline jurisdiction. Policies and regulations are intended to work in concert with all other policies and regulations contained in this Program.

Uses and activities shall be subject to the policies and regulations for those specific uses or activities. When there are no regulations for a specific use or activity, the proposed use shall assure no net loss of shoreline ecological functions and shall require a Shoreline CUP.

- Refer to Table 1 for shoreline uses and activities by shoreline environment.
- Refer to Table 2 for regulations by shoreline environment.

GENERAL POLICIES

- A. Evaluate new shoreline developments and uses for their effects on public health.
- B. Assess project-specific impacts and a project's potential for net loss of ecosystem-wide processes or ecological functions during permit review.
- C. Require mitigation of site specific development impacts to protect existing ecological functions.
- D. Prohibit private or public development which would degrade existing ecological functions.
- E. Eliminate prohibited shoreline uses and poor quality shoreline conditions on a site when authorizing a new shoreline development or activity.
- F. Encourage developers, property owners, community groups and others to enhance degraded shorelines and return them to an ecologically functioning condition.
- G. Provide appropriate enforcement measures which insure that all conditions are met, and require that improvements or mitigation is installed, monitored and maintained.
- H. Monitor and track developments approved within shoreline jurisdiction so that this data will be available during future reviews and updates of this Program.

TABLE OF USES AND ACTIVITIES BY SHORELINE ENVIRONMENT DESIGNATION

TABLE 1
Uses and Activities by Shoreline Environment Designation

Uses and Activities	Urban Conservancy*	Aquatic*
Agriculture	X	NA
Aquaculture	X	X
Boating Facilities	X	X
Commercial Water-oriented Non water-oriented	C ¹ /P ² X C	X X
Forest Practices	X	X
Industrial	X	X
Mining	X	X
Recreation Water-oriented Non water-oriented	C ^{1,3} /P ² X	C ³ X
Residential	X	X
Solid Waste Disposal	X	X
Transportation Roads Trail/Shared use path	C ¹ /P ² P	C C
Utilities	C ¹ /P ²	C

(1) Within 100 feet from the ordinary high water mark.

(2) Beyond 100 feet from the ordinary high water mark.

(3) Including limited Water-Dependent uses (recreational boat launch ramps and associated mooring piles).

P = Permitted Use; Use may require Substantial Development Permit or statement of exemption approval

C = Requires a Shoreline Conditional Use Permit

X = Prohibited; not eligible for a Substantial Development Permit, Shoreline Conditional Use Permit, or Shoreline Variance

*See Section 2 for the descriptions of these Shoreline Environment Designations.

TABLE OF REGULATIONS BY SHORELINE ENVIRONMENT DESIGNATION

TABLE 2
Regulations by Shoreline Environment Designation

Regulations	Urban Conservancy	Aquatic
Commercial <i>Water oriented</i> OHWM setback Building height Maximum impervious surfaces	150' <u>100'³</u> 35' 30%	NA NA NA
<i>Non-water Oriented</i> OHWM setback Building height Maximum impervious surfaces	<u>100'³</u> <u>35'</u> <u>30%</u>	<u>NA</u> <u>NA</u> <u>NA</u>
Recreation Development <i>Water oriented²</i> OHWM setback Building height Maximum impervious surfaces	150' <u>100'^{1,3}</u> 25' 30%	NA NA NA
Transportation Roads OHWM setback	200'	NA
Utilities OHWM setback Building height	100' ³ 35'	NA NA

- (1) Water-Dependent uses may be located within the OHWM setback (boat launch ramps and associated mooring piles) if mitigation is provided to ensure no net loss of shoreline ecological functions, consistent with the provisions of this SMP.
- (2) Allowed Water-Oriented recreational development is intended specifically for recreational facilities including pedestrian paths, picnic areas and public park facilities.
- (3) The City of Napavine will require that mitigation is provided if future commercial, recreational, and utility development occurs adjacent to the 100-foot OHWM setback, including the enhancement and restoration of the 100-foot setback area with native vegetation as a condition of the shoreline permit.

OHWM setback = Ordinary high water mark setback is regulated as a critical area buffer on the shoreline waterbody.

NA = Not applicable, refer to the appropriate Master Program section for additional standards.

AGRICULTURE

Policies

Agriculture is incompatible with goals for shoreline areas along the Newaukum River.

Regulations

Agriculture is prohibited in shoreline jurisdiction.

AQUACULTURE

Due to the possible conflict with other beneficial uses of water within an urban area, aquaculture uses and facilities are incompatible within the shoreline areas of the City.

Policies

- A. Prohibit aquaculture uses and facilities within all shoreline environment designations.

Regulations

- A. Uses and facilities for aquaculture are prohibited within all shoreline environment designations.

BOATING FACILITIES

Boating facilities are incompatible with goals for shoreline areas along the Newaukum River.

Policies

- A. Boating facilities should be prohibited within all shoreline environment designations. Boat launch ramps and associated mooring piles are specifically allowed as a water-dependent recreational use, see Recreation section below.

Regulations

- A. All boating facilities including piers, docks, and marinas ~~and launch ramps~~ are prohibited within all shoreline environment designations. Boat launch ramps and associated mooring piles are specifically allowed as a water-dependent recreational use, see Recreation section below.

COMMERCIAL



Policies

- A. Plan and construct commercial development to minimize adverse environmental and visual impacts and to assure no net loss of ecological functions.
- B. Encourage the clustering of commercial development to minimize the loss of shoreline ecological functions and to increase open spaces.
- C. Provide access to the shoreline for customers of new commercial development and the general public.
- D. Measures to conserve native vegetation along shorelines should be required for all commercial development. Vegetation conservation should include avoidance or minimization of clearing or grading, restoration of areas of vegetation impacted, and control of invasive or non-native vegetation.
- E. The restoration of degraded shoreline ecological functions should be required as mitigation for new or expanded commercial structures within shoreline jurisdiction. The degree and type of restoration is to be commensurate with any unavoidable loss of ecological functions at that site.
- F. All commercial structures and accessory uses should be designed and located so as to preserve views and vistas to and from the water.
- G. Allow commercial development only when there are adequate provisions for utilities, circulation and access.
- H. Prohibit new over water commercial development.



Regulations

Commercial uses and activities may be allowed by shoreline environment designation as listed in Table 1, and shall be subject to the regulations of Table 2 and the regulations listed below.



- A. ~~New commercial development must be water oriented.~~ New non water-oriented commercial development is ~~prohibited~~ allowed provided that the conditions below are met:



- a. WAC 173-26-241(3)(d):
 - (i) The use is part of a mixed-use project that includes water-dependent uses and provides a significant public benefit with respect to the Shoreline Management Act's objectives such as providing public access and ecological restoration; or
 - (ii) Navigability is severely limited at the proposed site; and the commercial use provides a significant public benefit with respect to the Shoreline Management Act's objectives such as providing public access and ecological restoration.
- b. Mitigation is provided as a condition of the shoreline permit if future development occurs adjacent to the 100-foot OHWM setback, including the enhancement and restoration of the 100-foot shoreline setback area with native trees and shrubs.
- B. Commercial development over water is prohibited.
- C. Commercial development shall be sited and designed to protect views, vistas and aesthetic values and to minimize impacts to the character of the shoreline environment and the views of neighboring property owners.
- D. All commercial developments and uses shall provide for vegetation conservation in accordance with the Critical Areas and Shoreline Vegetation Conservation section and comply with the mitigation sequence, both in Section 6 of this Program.
- E. Commercial uses shall incorporate appropriate design and operational elements so that they meet the definition of water-oriented uses.
- F. Public access and ecological restoration shall be considered as mitigation for impacts to shoreline resources unless they are infeasible or inappropriate.
- G. New commercial development shall comply with the water quality regulations which include on-site stormwater control measures.
- H. Commercial development will not result in a net loss of shoreline ecological functions or have significant adverse impact to other shoreline uses, resources and values provided for in RCW 90.58.020 such as navigation, recreation and public access.

FOREST PRACTICES

Forest practices are incompatible with goals for shoreline areas along the Newaukum River. Resource areas for forest practices are designated in appropriate areas outside the boundaries of the City.

Policies

- A. Prohibit forest practices within all shoreline environment designations.

Regulations

- A. Forest Practices are prohibited in all shoreline environment designations.
- B. For the purpose of this Program, preparatory work associated with the conversion of land to non-forestry uses and/or developments shall not be considered forest practices and shall be reviewed in accordance with the provisions for the proposed non-forestry use, the general provisions of this Program, including vegetation conservation, and shall be limited to the minimum necessary.

INDUSTRIAL

Industrial uses and facilities are incompatible with goals for shoreline areas along the Newaukum River.

Policies

- A. Prohibit industrial uses within all shoreline environment designations.

Regulations

- A. Industrial uses are prohibited within all shoreline environment designations.

MINING

Mining facilities are incompatible with goals for shoreline areas along the Newaukum River.



Policy

- A. Prohibit mining uses within all shoreline environment designations.

Regulation



- A. Mining uses are prohibited within all shoreline environment designations.

RECREATION

Policies

- A. Acknowledge a priority for recreational development along shorelines, when primarily related to access to, enjoyment and use of the water.
- B. Consider all recreational development projects on the basis of their compatibility with the environment.
- C. Plan public access to recreational locations such as fishing streams to prevent concentration of use pressures.
- D. Link shoreline parks and public access points through linear open spaces. Such open space may include trails located in accordance with applicable policies.
- E. Design recreational developments to preserve, enhance, or create scenic views and vistas.
- F. Locate parking areas inland, away from the immediate edge of the water and recreational beaches. Link the parking to the shoreline by walkways.
- G. Allow facilities for intensive recreational activities only where sewage disposal and pest control can be accomplished to meet public health standards without altering the environment adversely.
- H. Encourage access to public waters as part of a City recreation plan, or private development.
- I. Encourage low intensity recreational uses on floodplains with largely intact ecological processes and functions and allow high intensity recreational uses on floodplains that have been modified and are upland of the ordinary high water mark.
- J. Commercial recreational development should be consistent with the provisions for commercial development in Section 7 of this SMP.
- K. Allow recreational boat launches ramps and associated mooring piles within shorelines consistent with the regulations listed below.

Regulations

Recreational uses and activities may be allowed by shoreline environment designation as listed in Table 1, and shall be subject to the regulations of Table 2 and the regulations listed below.

- A. Assure that recreational development is given priority and is primarily related to access to, enjoyment and use of the water and shorelines of the state.
- B. Public recreational development and public access associated with those facilities shall be located, designed and operated in a manner consistent with the purpose of the shoreline environment designation and that minimizes the impact on shoreline ecological functions.
- ~~C. Non-water-oriented recreation facilities or structures are prohibited within shoreline jurisdiction.~~
- D. Recreational events and temporary uses in the public interest may be approved by the Community Development Director when those uses will not damage the shoreline area.
- E. Public or private recreation areas which cater to the use of all-terrain or off-road vehicles as the primary recreational activity are prohibited within shoreline jurisdiction.
- F. Recreational developments shall be designed with consideration of public access and public view corridors.
- G. Public access points must provide parking space appropriate for the intended use, or document the rationale for not providing parking in a shoreline permit application.
- H. Recreational developments shall provide facilities for nonmotorized access, such as pedestrian, bicycle and/or equestrian path links to the shoreline.
- I. All public access shall be marked with signs approved by the Community Development Director.
- J. New recreational facilities shall comply with the water quality regulations, which include on-site stormwater control measures.
- K. Commercial recreational development shall be consistent with the provisions for commercial development in Section 7.



- L. Any recreational boat launches ramps and associated mooring piles within shorelines are subject to the critical area regulations of the NCAO including avoiding and minimizing impacts when determining location for development.
- M. Mitigation shall be provided as a condition of the shoreline permit if future water-dependent or water-oriented development occurs adjacent to or within the 100-foot OHWM setback, including the enhancement and restoration of the 100-foot shoreline setback area with native trees and shrubs.

RESIDENTIAL

Residential uses and facilities are incompatible with goals for shoreline areas along the Newaukum River.

Policy

- A. Prohibit residential uses within all shoreline environment designations.

Regulation

- A. Both single-family and multi-family residential uses are prohibited within all shoreline environment designations.

SOLID WASTE DISPOSAL

Policy

- A. Prohibit facilities that handle solid waste within all shoreline environment designations.

Regulation

- A. Uses for which the primary purpose is the disposal, handling, storage and transfer of solid waste (excluding secondary/tertiary treated effluent from municipal sewer systems) are prohibited within all shoreline environment designations.

TRANSPORTATION

Policies

- A. Locate new and expanded arterials and freeways away from and outside of shoreline jurisdiction unless there are no feasible alternatives.
- B. Design roads and trails/shared use paths to be located as far landward as possible, to fit the topography and utilize existing corridors so that minimum alterations of natural conditions will be necessary.
- C. Design, construct and maintain roads and shared use paths to minimize erosion and to permit natural movement of ground water and flood waters.
- D. Piers and bridges are preferred to the placement of fill within the shoreline for the road and shared use path crossings.
- E. Dispose of construction debris, overburden, and other waste materials in such a way as to prevent their entry by erosion from drainage, high water, or other means into any surface water body.
- F. Rely upon the City of Napavine Transportation Plan Element of the Comprehensive Plan to identify new transportation crossings or corridors within shoreline areas.

Regulations

Transportation uses and activities may be allowed by shoreline environment designation as listed in Table 1, and shall be subject to the regulations of Table 2 and the regulations listed below.

- A. Roads and shared use paths shall be designed to cross shoreline areas by the shortest, most direct route feasible.
- B. Future community transportation corridors within shoreline areas shall be prohibited unless shown/included in the City's Transportation Plan Element of the Comprehensive Plan.
- C. The placement of fill for roads and shared use paths within shoreline jurisdiction shall be restricted to the smallest possible footprint for the intended purpose.
- D. Bridges for roads and shared use paths may be located within salmon and steelhead habitat provided that the following conditions are met:
 - 1. An alternative alignment is not feasible;
 - 2. The project is located and designed to minimize its impacts on the environment;

- 
 - 3. Any adverse impacts are mitigated; and
 - 
 - 4. Open-piling and piers required to construct the bridge may be placed waterward of the ordinary high water mark, if no alternative method is feasible.
- E. The placement of fill for roads and shared use paths may be allowed in water bodies, wetlands, side channels and on accretion beaches if:
 - 1. All structural and upland alternatives have been proven to be infeasible;
 - 2. The transportation facilities are necessary to support uses consistent with this master program; and
 - 3. Such review is undertaken as a shoreline conditional use.
- F. Appropriate design and erosion control techniques shall be used to construct or repair roads and shared use paths so they assure no net loss of shoreline ecological functions and processes.
- G.  Where permitted to parallel shorelines, roads shall be setback a sufficient distance from the ordinary high water mark to minimize loss of ecological functions.
- H. A public trail may be allowed within the required critical area buffer and setback in accordance with the provisions of Regulation K of the Critical Areas and Shoreline Vegetation Conservation subsection in Section 6.
- I. New transportation projects shall comply with the water quality regulations, which include on-site stormwater control measures.

UTILITIES

Policies

- A. Utilities in shoreline areas should not obstruct or destroy scenic views.
- B. Place utilities underground when feasible, or design them to do minimal damage to the aesthetic qualities of the shoreline area. Where compelling reasons exist to place utilities above ground, such as impacts to ecological functions or values, this may be permitted with full mitigation of aesthetic impacts.

- C. Locate utilities outside of shoreline jurisdiction, unless there are no feasible alternatives. When necessary, locate them as far landward as possible and preserve the natural landscape, shoreline ecology, and minimize conflicts with present and planned land uses.
- D. When utility placement occurs in shoreline areas, banks and shorelands should be restored to their pre-project configuration, replanted with native species, and maintained until the new vegetation is established.
-  E. Sewage treatment, water reclamation and power plants should be designed and located so as not to interfere with, and to be compatible with recreational or other public uses of the water and shorelands.
- F. Recycling or land disposal of sewage wastes is preferred to new sewage outfalls to shoreline waterbodies. Where no alternative to outfalls into water exist, the location is to be part of an approved regional sewage management plan.
- G. Use utility rights-of-way for public access to and along shoreline waterbodies, where feasible.
- H. Design and construct bridge-like structures for above water crossing of utilities rather than fill.
- I. Use best available science and mitigation sequencing in accordance with the environmental impact mitigation regulations in Section 6 to locate new utility corridors within shoreline areas. Co-locate new major transmission facilities along existing utility corridors, where possible.

Regulations

Utility uses and activities may be allowed by shoreline environment designation as listed in Table 1, and shall be subject to the regulations of Table 2 and the regulations listed below.

- A. Utility facilities and lines shall be designed and located to assure no net loss of shoreline ecological functions, preserve the natural landscape, and minimize conflicts with present and planned land and shoreline uses while meeting the needs of future populations in areas planned to accommodate growth.
- B. Utility production and processing facilities, such as power plants and sewage treatment plants, or parts of those facilities that are non-water oriented, shall not be allowed in shoreline areas unless it can be demonstrated that no other feasible option is available.

- C. Utility transmission facilities such as power lines, cables and pipelines shall be located outside of the shoreline area where feasible. When the utility needs to be located within shoreline jurisdiction, mitigation sequencing pursuant to the environmental impact regulations in Section 6 shall be used to justify the location, and existing rights of way and utility corridors shall be used, to the extent feasible.
- D. In-water utility corridors may be located within salmon and steelhead habitat provided that the following conditions are met:
 - 1. An alternative alignment is not feasible;
 - 2. The project is located and designed to minimize its impacts on the environment;
 - 3. Any adverse impacts are mitigated;
 - 4. Any fill is located landward of the ordinary high water mark; and
 - 5. Open-piling and piers required to construct a bridge necessary for a utility crossing may be placed waterward of the ordinary high water mark, if no alternative method is feasible.
- E. Applications for permits for utility facilities and lines shall document how the size of the facility or line has been minimized within the shoreline area and shall identify the methods of revegetation of the affected area to predevelopment elevations, replanting with native or pre-existing species, and provisions for the maintenance and care for the newly planted vegetation.
- F. Installation of utility service to a development within shoreline jurisdiction shall not require a separate shoreline permit, but shall be regulated by the specific use regulations for the activity and the standards of this section.
- G. Utilities shall be placed underground unless such undergrounding would be economically or technically prohibitive, or would be significantly detrimental to the environment.
- H. Utility facilities shall be designed for minimal environmental and aesthetic impact.
- I. Underwater utilities shall be located at a depth sufficient to prevent interference between the utility and other shoreline use activities.

- J. Utility facilities and lines shall identify safeguards to ensure that no long-term damage will be caused to the adjacent or downstream environment should an accident occur involving that facility or line.
- K. New utility facilities shall comply with the water quality regulations, which include on-site stormwater control measures.
- L. Mitigation shall be provided as a condition of the shoreline permit if future development occurs adjacent to the 100-foot OHWM setback, including the enhancement and restoration of the 100-foot shoreline setback area with native trees and shrubs.

8. SHORELINE MODIFICATION POLICIES AND REGULATIONS

The policies and regulations in this chapter apply to all types of shoreline modifications. Shoreline modifications are generally related to construction of a physical element such as a dike, breakwater, dredged basin, or fill, but modifications can include other actions such as clearing, grading, application of chemicals, or significant vegetation removal.

Shoreline modifications usually are undertaken in support of or in preparation for a shoreline use. An example for a marine shoreline setting would be fill (shoreline modification) required for a cargo terminal (industrial use) or dredging (shoreline modification) to allow for a marina (boating facility use).

Refer to Table 3 for shoreline modifications by shoreline environment.

TABLE OF SHORELINE MODIFICATIONS BY SHORELINE ENVIRONMENT DESIGNATION

TABLE 3
Shoreline Modifications by Shoreline Environment Designation

Shoreline Modifications	Urban Conservancy	Aquatic
Dredging and Disposal	C	C
Fill Ecological Restoration Project All Other Activities	P C	P C
Overwater Structures (piers/docks/floats)	X	X
Restoration and Enhancement	P	P
Shoreline Stabilization Bioengineering Revetments, Gabions and Bulkheads	P C	C C
Breakwaters, Jetties and Groins	X	X
Dikes, Levees, and Instream Structures	C	C

P = Modification may require Substantial Development Permit or statement of exemption.

C = Requires a Shoreline Conditional Use Permit.

NA = Not applicable, refer to the appropriate Master Program section for additional standards.

GENERAL POLICIES

- A. Development should be designed and located so that future shoreline modifications are unnecessary, including protective measures such as filling, bulkheading, shoreline berms, or substantial grading of the site.
- B. Insure that permits for shoreline modifications follow mitigation sequencing in the environmental impact mitigation regulations in Section 6.
- C. Allow structural shoreline modifications only where they are demonstrated to be necessary to support or protect an allowed primary structure or legally existing shoreline use that is in danger of loss or substantial damage, or are necessary for reconfiguration of the shoreline for mitigation or enhancement purposes.
- D. Only shoreline modifications that are appropriate to the specific type of shoreline and environmental conditions for which they are proposed should be allowed.
- E. Shoreline modifications that have a lesser impact on ecological functions are preferred over those with more impacts so that shoreline modifications do not individually or cumulatively result in a net loss of shoreline ecological functions.

DREDGING AND DREDGE DISPOSAL

Policies

- A. Allow dredging in locations where a comprehensive management plan has been evaluated and authorized by local and state governmental entities, and only when significant ecological impacts are minimized and when mitigation is provided.
- B. New development should be designed and located to avoid and minimize the need for new and maintenance dredging.
- C. Conduct dredging in such a manner as to minimize damage to natural systems in both the area to be dredged and the area for deposit of dredged materials.
- D. Dispose dredged material at a site where chemicals in high concentrations cannot cause significant harm to resident biota.

- E. Plan and conduct dredging so as to minimize interference with navigation and adverse impacts to other shoreline uses, properties and values.
- F. Allow dredging of less than five hundred (500) cubic yards as part of ecological restoration or enhancement, beach nourishment, public access or public recreation provided it is otherwise consistent with the policies and provisions of this master program.
- G. Allow dredging for the following activities:
 - 1. In conjunction with a water-dependent use of water bodies or adjacent shorelands;
 - 2. In conjunction with a bridge, navigational structure or wastewater treatment facility for which there is a documented public need and where other feasible sites or routes do not exist;
 - 3. Maintenance of irrigation reservoirs, drains, canals or ditches for agricultural and stormwater purposes;
 - 4.  Removal of gravel for flood management purposes consistent with an adopted flood hazard reduction plan and only after a biological and geomorphological study demonstrates that extraction has a long-term benefit to flood hazard reduction, does not result in a net loss of shoreline ecological processes and functions and is part of a comprehensive flood management solution;
 - 5. Restoration or enhancement of shoreline ecological processes and functions benefiting water quality and/or fish and wildlife habitat;
 - 6. Minor trenching to allow the installation of authorized shoreline stabilization measures or necessary underground pipes or cables if no alternative, including boring, is feasible, and:
 - a. Impacts to fish and wildlife habitat are avoided to the maximum extent possible;
 - b. The utility installation does not increase or decrease the natural rate, extent or opportunity of channel migration;
 - c. Appropriate best management practices are employed to prevent water quality impacts or other environmental degradation.

Regulations

Dredging may be allowed as listed in Table 3, and shall be subject to the regulations below.

- A. All permits which include dredging shall supply a dredging plan which includes the following information:
 - 1. A description of the applicable purpose of the proposed dredging and an analysis of compliance with the policies and regulations of this Program.
 - 2. A detailed description of the existing physical character, shoreline geomorphology and biological resources (including migratory, seasonal and spawning use) provided by the area proposed to be dredged, including:
 - a. A site plan map outlining the perimeter of the proposed dredge area, including the existing bathymetry depths and data points at a minimum of two (2) foot increments in depth.
 - b. A habitat survey must be conducted and Washington State Department of Fish and Wildlife (WDFW) must be contacted to ensure the survey is conducted according to the most recent survey guidelines.
 - c. Information on stability of bedlands adjacent to proposed dredging and spoils disposal areas.
 - 3. A detailed description of the physical, chemical and biological characteristics of the dredge spoils to be removed.
 - a. Physical analysis of material to be dredged: material composition and amount, grain size, organic materials present, source of material, etc.
 - b. Chemical analysis of material to be dredged: volatile solids, chemical oxygen demand (COD), grease and oil content, mercury, lead and zinc content, etc.
 - c. Biological analysis of material to be dredged.
 - 4. A description of the method of materials removal, including facilities for settlement and movement.

- a. Dredging procedure: length of time it will take to complete dredging, method of dredging and amount of materials removed.
 - b. Frequency and quantity of project maintenance dredging.
- 5. Detailed plans for dredge spoil disposal, including specific land disposal sites and relevant information on the disposal site, including but not limited to:
 - a. Spoils disposal area, including:
 - i. Physical characteristics including location, topography, existing drainage patterns, surface and ground water;
 - ii. Size and capacity of disposal site;
 - iii. Means of transportation to the disposal site;
 - iv. Proposed dewatering and stabilization of spoils;
 - v. Methods of controlling erosion and sedimentation; and
 - vi. Future use of the site and conformance with land use policies and regulations.
 - b. Total initial spoils volume.
 - c. Plan for disposal of maintenance spoils for at least a 50-year period.
- 6. Hydraulic modeling studies sufficient to identify existing geo-hydraulic patterns and probable effects of dredging.
- B. Dredging and dredge disposal shall be prohibited on or in archaeological sites that are listed on the Washington State Register of Historic Places.
- C. Dredging to construct canals or small basins for water ski landings or swimming holes is prohibited.
- D. Limit dredging to support water dependent uses, navigation, public access, and restoration. Prohibit dredging which will cause unmitigated damage to

shallow water habitat used by salmon and steelhead for migration corridors, rearing, feeding and refuge

- E. The removal of river gravel bars may be allowed when all of the following conditions can be met:
 - a. The gravel removed from the river or stream does not exceed the average annual recruitment of bedload material as shown by an approved geomorphic and sediment transport analysis. Additional gravel may be removed where the applicant can demonstrate the channel capacity has been significantly reduced.
 - b. The gravel is removed from the area between the existing water level and the permanently vegetated portions of the bank.
 - c. The project will not cause any adverse impacts on salmon and steelhead habitat, especially through increased sedimentation.
- F. Dredging waterward of the OHWM for the primary purpose of obtaining fill material shall not be allowed, except when the material is necessary for restoration of ecological functions. When allowed, the site where the fill is to be placed must be located waterward of the OHWM.
- G. Dredge disposal sites shall adhere to the following conditions:
 - 1. Containment dikes and adequate settling basins shall be built and maintained so that the site's discharge water carries a minimum of suspended sediment. Required basins shall be designed to maintain at least 1 foot of standing water at all times to encourage proper settling.
 - 2. Proper diversion of surface discharge shall be provided to maintain the integrity of the natural streams, wetlands and drainages.
 - 3. Shoreline ecological functions and processes will be preserved, including protection of surface and ground water; erosion, sedimentation, floodwaters or runoff will not increase adverse impacts to shoreline ecological functions and processes or property.
 - 4. Runoff water shall be controlled so as to enter a waterway through grassy swales or other treatment features that assures protection of water quality and other environmental resources.
 - 5. Underground springs and aquifers shall be identified and protected.

6. The outside face of dikes shall be sloped at 1-1/2 to 1 (horizontal to vertical) or flatter and seeded with grass and/or native vegetation. Landscaping and buffer areas may be required.
7. Sites shall be adequately screened from view. Dredge disposal in shoreline areas shall not impair scenic views.
8. Dredge materials deposited upland and not part of a permitted dike or levee shall constitute fill, and when deposited within the jurisdiction of this master program, shall comply with the fill regulations of this master program.

FILL

Policies

- A. Shoreline use and development should be designed and located to minimize the need for fill.
- B. The mitigation sequence should be used to limit the size and location of fills.
- C. Shoreline fill should be designed and located to avoid causing significant damage to existing ecological values or natural resources, or create a risk of significant injury to life or adjacent property.
- D. The perimeter of a fill should be designed to avoid or eliminate erosion and sedimentation impacts, both during initial landfill activities and over time. Natural appearing and self-sustaining control methods are preferred over structural methods.
- E. Fill for water-dependent uses should be prioritized over fill for other purposes
- F. Allow the deposition of fill material in water areas for:
 1. Habitat improvement,
 2. A beneficial use in riverbed enhancement;
 3. Mitigation actions;
 4. Water dependent uses;

5. Public access; or
 6. Clean up and disposal of contaminated sediments.
- G. Require a shoreline conditional use permit for any fill placed waterward of the ordinary high-water mark for any use except ecological restoration.
 - H. Require fill projects to provide mitigation to prevent a net loss of shoreline ecological functions.
 - I. Prohibit the placement of fill in floodways or wetlands, unless part of an approved ecological restoration activity.

Regulations

Fill may be allowed as listed in Table 3, and shall be subject to the regulations below.

- A. Fills shall consist of clean materials including such earth materials as clay, sand, and gravel, and also may include oyster or clam shells. The use of solid wastes and organic debris, such as wood and other vegetative materials, in a fill are prohibited.
- B. Fills for riverbed enhancement shall be designed, constructed, and maintained to prevent, minimize and control all material movement, erosion, and sedimentation from the affected area.
- C. Shoreland fill shall support native vegetation and be replanted to blend with the surrounding environment.
- D. Fills may be allowed only when it can be demonstrated that the proposed action will not:
 1. Result in significant damage to water quality, fish, and/or wildlife habitat; and
 2. Adversely alter natural drainage and circulation patterns, currents, river and tidal flows or significantly reduce flood water capacities.
- E. Fill which will interfere with public rights of navigation and rights corollary thereto shall not be permitted unless there is an overriding public interest.
- F. Fill for the sole purpose of creating new dry land is prohibited.

- G. Fill within a 100-year floodplain is prohibited except when it can be clearly demonstrated that the geohydraulic characteristics and floodplain storage capacity will not be altered to increase flood hazard or other damage to life or property, individually or cumulatively.
- H. Fill of parcel within a 100-year floodplain for the purpose of raising the first floor elevation of a residential single family structure is prohibited. However a limited amount of fill will be allowed adjacent to an elevated foundation to protect the foundation from frost heave.
- I. Fill located waterward of the ordinary high water mark for the purpose of ecological restoration may be allowed subject to a shoreline substantial development permit, rather than a shoreline conditional use permit.

OVERWATER STRUCTURES

Overwater structures including piers, docks and floats are incompatible with goals for shoreline areas along the Newaukum River.

Policies

- A. Overwater structures including piers, docks and floats should be prohibited within all shoreline environment designations.

Regulations

- A. Overwater structures including piers, docks, and floats are prohibited within all shoreline environment designations.

RESTORATION AND ENHANCEMENT

Policies

- A. Insure that permits for restoration and enhancement projects address the environmental impact mitigation policies and regulations in Section 6.
- B. Encourage and facilitate cooperative restoration and enhancement programs between local, state, and federal public agencies, tribes, non-profit organizations, and landowners to address shorelines with impaired ecological functions and/or processes.
- C. Restoration efforts should incorporate the restoration of natural processes, as those will likely be the most successful actions over the long-term. These include reducing human caused sedimentation, improving riparian

conditions, restoration of natural stream flows, and a return to natural floodplain conditions.

- D. Integrate restoration and enhancement with other parallel natural resource management efforts such as *The Chehalis Basin Salmon Habitat Restoration Work Plan for WRIAs 22 and 23* (2008), as amended.
- E. Prioritize restoration actions and stand-alone projects in the following order:
 - 1. Create dynamic and sustainable ecosystems.
 - 2. Restore connectivity between stream/river channels, floodplains and hyporheic zones.
 - 3. Restore natural channel-forming geomorphologic processes.
 - 4. Mitigate peak flows and associated impacts caused by high stormwater runoff volume.
 - 5. Reduce sediment input to streams and rivers and associated impacts.
 - 6. Improve water quality.
 - 7. Restore native vegetation and natural hydrologic functions of degraded and former wetlands.
 - 8. Replant native vegetation in riparian areas to restore functions.
 - 9. Remove obsolete and no longer needed shoreline modifications.

Regulations

Restoration and enhancement may be allowed as listed in Table 3, and shall be subject to the regulations below.

- A. Restoration shall be carried out in accordance with an approved restoration plan and shall comply with the environmental impact mitigation policies and regulations in Section 6 of this Program.
- B. Shoreline restoration and enhancement projects including shoreline modification activities such as removal of vegetation, shoreline stabilization, dredging and filling may be allowed provided the primary

purpose of such action is clearly restoration of the natural character and ecological functions of the shoreline.

- C. In accordance with RCW 90.58.580, a Substantial Development Permit is not required for development on land that is brought under shoreline jurisdiction due to a shoreline restoration project. However, projects are still required to comply with the regulations of this Master Program
- D. Projects taking place on lands that are brought into shoreline jurisdiction due to a shoreline restoration project that caused a landward shift of the OHWM may apply to the Community Development Department for relief from the SMP development standards and use regulations under the provisions of RCW 90.58.580. Any relief granted shall be strictly in accordance with the limited provisions of RCW 90.58.580, including the specific approval of the Department of Ecology.

SHORELINE STABILIZATION

Shoreline stabilization includes actions taken to address erosion impacts to property and dwellings, businesses or structures caused by natural processes, such as floods, wind or wave action. These actions include structural and nonstructural methods. Nonstructural methods of shoreline stabilization include building setbacks, relocation of structures, groundwater and stormwater management, and planning and regulatory measures that avoid the need for structural stabilization.

Structural stabilization methods include hard and soft measures. Hard structural stabilization measures refer to those with solid, hard surfaces such as concrete bulkheads, while soft structural methods rely on less rigid materials such as vegetation enhancement, biotechnical measures, and gravel placement. Generally, the harder the construction measure, the greater the impact on shoreline processes.

Policies

- A. Prioritize shoreline stabilization measures in the following order of preference:
 - 1. No action (allow the shoreline to retreat naturally), increased building setbacks, and structure relocation.
 - 2. Upland vegetation enhancement and drainage controls.
 - 3. Flexible defense works constructed of natural materials including soft shore protection, bioengineering, protective berms or vegetative stabilization.

4. Rigid works such as bulkheads and walls constructed of materials such as riprap or concrete. Materials used for construction of shoreline stabilization are to be selected for long-term durability, ease of maintenance, compatibility with local shore features, including aesthetic values and flexibility for future uses.
 5. Applications that propose less preferred methods must demonstrate why preferred methods are not feasible.
- B. Structures and subdivisions of property along the shoreline should be designed and located to avoid the need for future shoreline stabilization.
- C. Shoreline stabilization should be located and designed to:
1. Protect and maintain shoreline ecological functions and the integrity of riparian features; and
 2. Not unnecessarily interfere with or decrease public access to public shorelines or with other appropriate shoreline uses including, but not limited to, navigation or private recreation.
 3. Fit the physical character and hydraulic energy potential of a specific shoreline reach, which may differ substantially from adjacent reaches.
- D. Public or quasi-public shoreline stabilization projects should be designed to accommodate multiple uses, restoration, and/or public access, where feasible.
- E. Limit new or expanded structural shoreline stabilization to shorelines where a geotechnical analysis demonstrates there is a need to protect an existing primary structure or principle use.
- F. Larger shoreline stabilization projects should be restricted to support water-dependent uses that benefit the region to the extent they outweigh potential resource losses from such works.
- G. Shoreline stabilization for the purpose of filling shorelines should be prohibited.
- H. Shoreline stabilization projects should include coordination with affected property owners and public agencies for a whole stream reach to address ecological and geo-hydraulic processes.

- I. Remove failing, harmful, unnecessary, or ineffective structures and restore shoreline processes and ecological functions by using less harmful long-term stabilization measures.

Regulations

- A. All proposals for structural shoreline stabilization shall be consistent with mitigation sequencing as outlined in the environmental impact mitigation policies and regulations in Chapter 6, as well as the critical areas and shoreline vegetation conservation policies and regulations in Chapter 6. When structural shoreline stabilization is allowed, mitigation shall be required for all adverse impacts to assure no net loss of shoreline ecological functions.
- B. New development shall be located and designed to avoid the need for future shoreline stabilization to the extent feasible. Subdivisions of land shall assure that any new lots created will not require shoreline stabilization in order for reasonable development to occur, as demonstrated by a geotechnical analysis.
- C. New or expanded structural shoreline stabilization measures shall not be allowed except when necessity is demonstrated in the following manner:
 1. It is conclusively demonstrated by a geotechnical analysis to be necessary to protect an existing primary structure or new non-water dependent development that is in danger from shoreline erosion caused by natural processes. Normal sloughing, erosion of steep bluffs, or shoreline erosion itself, without a geotechnical analysis, is not demonstration of need. For water dependent development, the threat of damage or erosion need not be from natural processes;
 2. The erosion is not being caused by upland conditions such as vegetation loss or drainage problems;
 3. Nonstructural measures such as placing development further from the shoreline, installing on site drainage improvements or planting vegetation are not feasible or not sufficient;
 4. The structure will not result in a net loss of shoreline ecological functions.
- D. New structural shoreline stabilization measures to protect restoration projects or hazardous substance remediation projects will be authorized when nonstructural stabilization is not feasible or not sufficient and when the structure will not result in a net loss of shoreline ecological functions.

- E. Existing shoreline stabilization structures may be replaced with a similar structure if there is a demonstrated need to protect principle uses or primary structures from erosion caused by natural processes. For purposes of this regulation, a structure or use must be within 25 feet of the ordinary high water mark (OHWM) for need to be automatically demonstrated. Structures or uses further than 25' from the OHWM shall require a geotechnical analysis per regulation F below to demonstrate need. Hard replacement structures shall not encroach waterward of the OHWM. Soft replacement methods that provide restoration of shoreline ecological functions may be permitted waterward of the OHWM. Also for purposes of this section, 'replacement' means the construction of a new structure to perform the stabilization function of an existing structure that can no longer adequately serve its purpose. Additions to or increases in size of an existing shoreline stabilization measure shall be considered a new structure.
- F. Geotechnical reports required by this section shall address the necessity for shoreline stabilization by estimating time frames and rates of erosion and report on the urgency associated with the specific situation. Hard armoring shall not be authorized except when the geotechnical analysis confirms there is a significant possibility that a structure or use will be damaged within 3 years as a result of shoreline erosion in the absence of such hard armoring. Where the geotechnical report confirms a need to prevent potential damage but the need is not as immediate as three years, the report may be used to justify more immediate authorization to protect against erosion using soft stabilization measures.

Bioengineering Regulations

- A. Bioengineering projects shall incorporate self-maintaining vegetation and materials over those which requiring routine maintenance, where feasible.
- B. Bioengineering projects shall be designed and constructed to:
 - 1. Ensure that water quality, fish and wildlife habitats and flood holding capacity are not degraded, and timed so that the survival of new plantings is optimized;
 - 2. Maximize the use of native vegetation;
 - 3. Minimize the structural soil stabilization components, including riprap; and
 - 4. Include vegetative buffers, fencing and/or other measures to avoid disturbance of the project site by livestock and vehicles.

- C. The waterward extent of bioengineering projects shall be limited to that which is necessary to achieve the intended results.
- D. Bioengineering shall be used when a geotechnical analysis confirms a need to prevent potential damage to a primary structure, but the need is not as immediate as within 3 years.
- E. Bioengineering projects shall incorporate the following:
 - 1. A diverse variety of native plant materials, including trees, shrubs and grasses, unless demonstrated infeasible for the particular site.
 - 2. All cleared areas shall be replanted following construction and irrigated (if necessary) to ensure that all vegetation is fully re-established within 3 years. Areas that fail to adequately reestablish vegetation shall be replanted with approved plant materials until such time as the plantings are viable.
 - 3. The shoreline buffer shall remain undisturbed to allow bank protection plantings to become established. The buffer shall exclude livestock, vehicles and activities that could disturb the site for a minimum of three years.
 - 4. All bioengineering projects shall be monitored and maintained as necessary. Areas damaged by pests and/or the elements shall be promptly repaired.
 - 5. All construction and planting activities shall be scheduled to minimize impacts to water quality and fish and wildlife aquatic and upland habitat and to optimize survival of new vegetation.

Revetment, Gabion and Bulkhead Regulations

- A. Revetments, gabions or bulkheads may be allowed to protect a legally existing primary structure or authorized shoreline use after the Community Development Director has determined that other techniques, such as bioengineering, are not feasible.
- B. New and repairs to exiting revetments, gabions and bulkheads for a nonconforming use are prohibited, unless it can be demonstrated that it is necessary for the maintenance of shoreline ecological functions and is in the public interest.
- C. Revetments, gabions and bulkheads are prohibited in wetlands and in salmon and trout spawning areas, except for the purpose of fish or wildlife habitat enhancement or restoration.
- D. Installation of a revetment, gabion or bulkhead to protect a platted lot where no structure presently exists is prohibited.
- E. The construction of a bulkhead for the primary purpose of retaining or creating dry land is prohibited.
- F. The design of revetments, gabions or bulkheads shall incorporate proper consideration of:
 - 1. Data on local geophysical conditions,
 - 2. Data on stream flow, velocity and flood capacity, and
 - 3. Effects on adjacent properties.
- G. Revetments or gabions shall incorporate downed logs, snags or existing large rocks into the design, where feasible. The use of tires, automobile bodies, scrap metal, paper products and solid waste materials is prohibited.
- H. Bulkheads are prohibited for any purpose if they will cause significant on-site or downstream erosion as determined through a geotechnical analysis.
- I. The design of revetments shall be in accordance with Washington Department of Fish and Wildlife most current edition of *Stream Habitat Restoration Guidelines* for freshwater shorelines.
- J. The design and construction of bulkheads shall conform to all other applicable state agency policies and regulations including the Washington Department of Fish & Wildlife criteria governing the design of bulkheads.

- K. Riprap used for revetments or gabions shall consist of clean quarried rock, free of loose dirt and any pollutants, and shall be of sufficient size and weight to prevent movement by wave or current action.
- L. When located on the convex (inside) bend of a stream or river, a proposed revetment shall be setback to allow streams to maintain point bars and associated aquatic habitat through normal accretion. Where revetments or similar structures have already cut off point bars from the stream, consideration shall be given to their relocation.
- M. Stairs may be built into a bulkhead, but shall not extend waterward of its face.

BREAKWATERS, JETTIES AND GROINS

Breakwaters, jetties and groins are incompatible with goals for shoreline areas along the Newaukum River.

Policies

A. Breakwaters, jetties and groins should be prohibited within all shoreline environment designations.

Regulations

A. Breakwaters, jetties and groins are prohibited within all shoreline environment designations.

DIKES, LEVEES AND INSTREAM STRUCTURES

Policies

- A. Applications for dike, levee and instream structure projects should address the environmental impact mitigation and Critical Areas and Shoreline Vegetation Conservation policies and regulations in Section 6.
- B. Non-structural flood hazard reduction solutions should be preferred over structural flood control devices, for example:
 - 1. Limiting development in historically flood-prone areas or historic channel migration areas;
 - 2. Regulating and limiting increases in peak stormwater runoff from new upland development; and

3. Land acquisition for additional flood storage.
- C. Structural flood hazard reduction measures should be limited to when they are necessary to protect existing legally established development and where non-structural flood hazard reduction measures have been determined to be infeasible.
- D. Dikes, levees and instream structures should be located, designed, and constructed to provide:
1. Protection of the physical integrity of the stream corridor and other properties that may be damaged by interruptions of the geohydraulic system;
 2. Protection of water quality and natural ground water movement;
 3. Protection of fish, vegetation and other life forms and their habitat vital to the aquatic food chain;
 4. Protection of recreation resources and aesthetic values such as point and channel bars, islands and other shore features and scenery;
 5. Dedicated public access where appropriate; and
 6. Protection of natural hydrologic and geomorphic channel and floodplain processes.
- E. Prohibit structural flood hazard reduction measures where they will result in any of the following:
1. Increased residential, commercial or industrial development in 100-year floodplains or channel migration areas;
 2. Loss of significant flood storage capacity in undeveloped 100-year floodplains; and
 3. Deflecting or constricting flood flows to a degree that will result in significantly increased flood heights on unprotected properties.
- F. Dikes, levees and instream structures should be designed and constructed to be:

1. Consistent with and incorporate elements from applicable watershed management plans, restoration plans and/or surface water management plans; and
 2. Compatible with continued long-term multiple use of shoreline resources by all appropriate user groups.
- G. Existing dikes, levees and instream structures should be removed, when feasible.
- H. Instream structures, dikes, levees and associated facilities should provide for the protection and preservation of natural and cultural resources including, but not limited to, fish, wildlife and water resources, sensitive areas such as wetlands, sensitive geologic and geohydraulic areas and waterfalls, erosion and accretion shoreforms and natural scenic vistas.
- I. For shoreline development by public entities, such as local governments, port districts, state agencies, and public utility districts, refer to the public access provision in Policy G of the public access policies in Section 6.

Regulations

Dikes, levees and instream structures may be allowed as listed in Table 3, and shall be subject to the regulations below.

General Regulations

- A. Dikes, levees and instream structures shall be subject to mitigation sequencing as outlined in the environmental impact mitigation regulations in Section 6 as well as critical area and shoreline vegetation conservation policies and regulations in Section 6. When allowed, mitigation shall be required for all adverse impacts to assure no net loss of shoreline ecological functions.

Dike and Levee Regulations

- A. New dikes and levees may be constructed as part of a shoreline environmental restoration project, a state-approved comprehensive flood control management plan, an approved watershed plan, or an approved stormwater drainage basin plan.
- B. Dikes and levees shall not be constructed with material dredged from the adjacent wetland or stream area unless part of a comprehensive flood and habitat plan.

- C. Dikes and levees shall not be placed in the floodway except as necessary for protection of bridges and roads.
- D. Dikes and levees shall be subject to the following:
 - 1. Such works shall be located and designed to protect shoreline ecological processes and functions,
 - 2. Such works shall be limited in size to the minimum height required to protect adjacent lands from the protected flood stage,
 - 3. Such works shall be set back to the greatest extent feasible landward of the floodway, ordinary high water mark, and wetlands,
 - 4. Such works are to be located near the tangent to outside meander bends so that the stream can maintain normal meander progression and utilize most of its natural flood water storage capacity,
 - 5. Such works shall not interfere with channel migration except to protect existing structures,
 - 6. Such works shall be designed and constructed to meet Natural Resources Conservation Service technical manual standards,
 - 7. Such works shall be constructed in coordination with the Washington Department of Fish and Wildlife (WDFW).

Instream Structure Regulations

- A. Instream structures shall be planned and constructed based on a state-approved comprehensive flood control management plan, when available, and in accordance with the local National Flood Insurance Program.
- B. Instream structures shall be permitted only when it is demonstrated by engineering and scientific evaluations that:
 - 1. They are necessary to protect health/safety and/or existing development.
 - 2. Non-structural flood hazard reduction measures are infeasible.
 - 3. Measures are consistent with an adopted comprehensive flood hazard management plan that evaluates cumulative impacts to the watershed system.

- C. Instream structures shall preserve valuable recreation resources and aesthetic values such as point and channel bars, side channels, islands and braided channels.
- D. A new instream structure (such as, but not limited to, high flow bypass, sediment ponds, instream ponds, retention and detention facilities, dams and weirs) shall be allowed only as part of an approved mitigation or restoration project, or approved watershed basin plan.
- E. Instream structures shall be designed to avoid modifying flows and water quality in ways that may adversely affect critical fish species.

9. DEFINITIONS

The terms used throughout this Program shall be defined and interpreted as indicated below. When consistent with the context, words used in the present shall include the future, the singular shall include the plural, and the plural the singular.

1. **Act or SMA.** The Shoreline Management Act of 1971 (Chapter 90.58 RCW, as amended).
2. **Accessory Building, Structure or Use.** The use of the land or a subordinate building or a portion of a principle building, such use being secondary or incidental to a permitted use or structure, whether such permitted use is on the same lot as the proposed accessory building or use, or on a contiguous lot or lots under the same ownership; provided, that the accessory structure or use may be established in conjunction with or after the establishment of the permitted structure or use.
3. **Agricultural Activities.** Agricultural uses and practices including, but not limited to: Producing, breeding, or increasing agricultural products; rotating and changing agricultural crops; allowing land used for agricultural activities to lie fallow in which it is plowed and tilled but left unseeded; allowing land used for agricultural activities to lie dormant as a result of adverse agricultural market conditions; allowing land used for agricultural activities to lie dormant because the land is enrolled in a local, state, or federal conservation program, or the land is subject to a conservation easement; conducting agricultural operations; maintaining, repairing, and replacing agricultural equipment; maintaining, repairing, and replacing agricultural facilities, provided that the replacement facility is no closer to the shoreline than the original facility; and maintaining agricultural lands under production or cultivation.
4. **Agricultural Equipment and Agricultural Facilities.** Include, but are not limited to:
 - A. The following used in agricultural operations: Equipment; machinery; constructed shelters, buildings, and ponds; fences; upland finfish rearing facilities; water diversion, withdrawal, conveyance, and use equipment and facilities including, but not limited to, pumps, pipes, tapes, canals, ditches, and drains;
 - B. Corridors and facilities for transporting personnel, livestock, and equipment to, from, and within agricultural lands;
 - C. Farm residences and associated equipment, lands, and facilities; and
 - D. Roadside stands and on-farm markets for marketing fruit or vegetables.

5. **Agricultural Commodities.** Any plants, or parts thereof, and animals produced by a farmer with their primary use being for sale, consumption, or propagation by man or animals.
6. **Agricultural Land.** Those specific land areas on which agricultural activities are conducted.
7. **Agricultural Products.** Includes, but is not limited to, horticultural, viticultural, floricultural, vegetable, fruit, berry, grain, hops, hay, straw, turf, sod, seed, and apiary products; feed or forage for livestock; Christmas trees; hybrid cottonwood and similar hardwood trees grown as crops and harvested within twenty years of planting; and livestock including both the animals themselves and animal products including, but not limited to, meat, upland finfish, poultry and poultry products, and dairy products.
8. **Amendment.** A revision, update, addition, deletion, and/or reenactment to an existing shoreline master program.
9. **Applicable Master Program.** The master program approved by the Department of Ecology pursuant to RCW 90.58.090(7) or 90.58.190(4).
10. **Approval.** An official action by a local government legislative body agreeing to submit a proposed shoreline master program or amendment to the Department of Ecology for review and official action pursuant to this chapter; or an official action by the Department of Ecology to make a local government shoreline master program effective, thereby incorporating the approved shoreline master program or amendment into the state master program.
11. **Aquacultural Practices.** Include the hatching, cultivating, planting, feeding, raising, harvesting and processing of fish, shellfish and aquatic plants and animals, and the maintenance and construction of necessary equipment, buildings and growing areas. Methods of aquaculture include but are not limited to fish hatcheries, fish pens, shellfish rafts, racks and longlines, seaweed floats and the culture of clams and oysters on tidelands and subtidal areas.
12. **Archaeological Resource/Site.** Includes a geographic locality in Washington, including, but not limited to, submerged and submersible lands and the bed of the sea within the state's jurisdiction, that contains archaeological objects.
13. **Archaeologist, Professional.** A person with qualifications meeting the federal secretary of the interior's standards for a professional archaeologist. Archaeologists not meeting this standard may be conditionally employed by working under the supervision of a professional archaeologist for a period of four years provided the employee is pursuing qualifications necessary to meet the federal secretary of the interior's standards for a professional archaeologist.

14. **Average Grade Level.** The average of the natural or existing topography of the portion of the lot, parcel, or tract of real property which will be directly under the proposed building or structure. In the case of structures to be built over water, average grade level shall be the elevation of the ordinary high water mark. Calculation of the average grade level shall be made by averaging the ground elevations at the midpoint of all exterior walls of the proposed building or structure.
15. **Bedlands.** Those submerged lands below the line of extreme low tide in marine waters and below the line of navigability of navigable lakes and rivers.
16. **Berm.** One or several linear deposits of sand and gravel generally paralleling the shore at or landward of OHWM; berms are naturally stable because of material size or vegetation.
17. **Billboard.** See “Signs and Billboards.”
18. **Bioengineering.** The practice of using natural vegetative materials (and often structural components) to stabilize shorelines and prevent erosion.
19. **Boating Facilities.** Includes marinas located both landward and waterward of the OHWM (dry storage and wet-moorage types); and launch ramps.
20. **Buffer.** An area measured landward perpendicularly from the ordinary high water mark that is intended to reduce the adverse impacts of adjacent land uses on shoreline ecological functions and provide important habitat for wildlife.
21. **Building.** Any structure designed for or used for the support, shelter or enclosure of persons, animals or personal property, and which is used in a fixed location on land, shorelands or tidelands.
22. **Bulkhead.** Either public or private wall usually constructed parallel to the shore at or immediately adjacent to the Ordinary High Water Mark. The primary purpose of a bulkhead is to contain and prevent the loss of soil caused by erosion or wave action.
23. **Channel Migration Zone (CMZ).** The area along a river within which the channel(s) can be reasonably predicted to migrate over time as a result of natural and normally occurring hydrological and related processes when considered with the characteristics of the river and its surroundings.
24. **Clearing.** The destruction or removal of vegetative ground cover and/or trees including, but not limited to, root material removal and/or topsoil removal. This

- includes such activities as clear cutting or selective harvest of trees, pulling out of stumps, hauling off of shrubs, slash piles, etc.
25. **Commercial Development.** Those uses involved in wholesale, retail, service and business trade. Examples include hotels, motels, grocery markets, shopping centers, restaurants, shops, offices and private or public indoor recreation facilities.
 26. **Community Development Director.** That person as appointed by the City to administer the provisions of these regulations within the City.
 27. **Conditional Use.** A use, development, or substantial development which is classified as a conditional use or is not classified within the master program.
 28. **Critical Areas.** Those areas with especially fragile biophysical characteristics and/or with significant environmental resources as identified in a scientifically documented inventory. *RCW 36.70A.030* defines “critical areas” as: wetlands; areas with a critical recharging effect on aquifers used for potable waters; fish and wildlife habitat conservation areas; frequently flooded areas; and geologically hazardous areas.
 29. **Department.** Washington State Department of Ecology.
 30. **Development.** A use consisting of the construction or exterior alteration of structures; dredging; drilling; dumping; filling; removal of any sand, gravel or minerals; bulkheading; pile driving; placing of obstructions; or any project of a permanent or temporary nature which interferes with the normal public use of the surface of the waters overlying lands subject to the Act at any stage of water level. “Development” does not include dismantling or removing structures if there is no other associated development or re-development.
 31. **Development Regulations.** The controls placed on development or land uses by a county or city, including, but not limited to, zoning ordinances, critical areas ordinances, all portions of a shoreline master program other than goals and policies approved or adopted under chapter 90.58 RCW, planned unit development ordinances, subdivision ordinances, and binding site plan ordinances together with any amendments thereto.
 32. **Dike.** An embankment to prevent flooding by a stream or other water body, often referred to as a levee.
 33. **Dredging.** The removal or displacement of earth or sediments such as gravel, sand, mud or silt and/or other materials or debris from any stream, river, lake or marine water body and associated shorelines and wetlands.

34. **Drilling.** The process of cutting a hole into the earth for the purpose of obtaining petroleum products.
35. **Dwelling.** A building or portion thereof, designed or used for residential occupancy. The term dwelling shall not be construed to mean a motel, rooming house, hospital or other accommodation used for more or less transient occupancy.
36. **Ecological Functions or Shoreline Functions.** The work performed or role played by the physical, chemical, and biological processes that contribute to the maintenance of the aquatic and terrestrial environments that constitute the shoreline's natural ecosystem.
37. **Ecosystem-Wide Processes.** The suite of naturally occurring physical and geologic processes of erosion, transport, and deposition; and specific chemical processes that shape landforms within a specific shoreline ecosystem and determine both the types of habitat and the associated ecological functions.
38. **Education.** Any development undertaken for the support of public or private research or education.
39. **Emergency.** An unanticipated and imminent threat to public health, safety or the environment which requires immediate action with a time too short to allow full compliance with this Master Program. Emergency construction does not include development of new permanent protective structures where none previously existed. Where new protective structures are deemed by the Community Development Director to be the appropriate means to address the emergency situation, upon abatement of the emergency situation the new structure shall be removed or any permits which would have been required by this SMP or the SMA, absent an emergency, must be obtained. Generally, flooding or other seasonal events that can be anticipated and may occur but are not imminent are not an emergency.
40. **Environment.** See “Shoreline Environment Designations.”
41. **Exempt.** Developments set forth in WAC 173-27-040 and RCW 90.58.030 (3)(e), 90.58.140(9), 90.58.147, 90.58.355, 90.58.356 and 90.58.515 which are not required to obtain a substantial development permit but which must otherwise comply with applicable provisions of the act and the local master program. In addition, projects and activities listed in RCW 90.58.355 and 90.58.356 are not required to obtain local review.
42. **Fair market value.** The open market bid price for conducting the work, using the equipment and facilities, and purchase of the goods, services and materials necessary to accomplish the development. This would normally equate to the cost of hiring a contractor to undertake the development from start to finish, including

the cost of labor, materials, equipment and facility usage, transportation and contractor overhead and profit. The fair market value of the development shall include the fair market value of any donated, contributed or found labor, equipment or materials.

43. **Feasible.** An action, such as a development project, mitigation, or preservation requirement, meets all of the following conditions:
- A. The action can be accomplished with technologies and methods that have been used in the past in similar circumstances, or studies or tests have demonstrated in similar circumstances that such approaches are currently available and likely to achieve the intended results;
 - B. The action provides a reasonable likelihood of achieving its intended purpose;
 - C. The action does not physically preclude achieving the project's primary intended legal use;
 - D. In cases where these guidelines require certain actions unless they are infeasible, the burden of proving infeasibility is on the applicant; and
 - E. In determining an action's infeasibility, the reviewing agency may weigh the action's relative public costs and public benefits, considered in the short- and long-term time frames.
44. **Fill.** The addition of soil, sand, rock, gravel, sediment, earth retaining structure, or other material to an area waterward of the OHWM, or on shorelands in a manner that raises the elevation or creates dry land.
45. **Flood Plain.** Synonymous with one hundred (100) year flood plain and means that land area susceptible to inundation with a one (1) percent chance of being equaled or exceeded in any given year. The limit of this area shall be based upon flood ordinance regulation maps.
46. **Floodway.** "Floodway" means the area that has been established in effective federal emergency management agency flood insurance rate maps or floodway maps. The floodway does not include lands that can reasonably be expected to be protected from flood waters by flood control devices maintained by or maintained under license from the federal government, the state, or a political subdivision of the state that can reasonably be expected to be protected from flood waters by flood control devices maintained by or maintained under license from the federal government, the state, or a political subdivision of the state.

47. **Forest Practices.** The raising and harvesting of trees as a crop as defined by WAC 222-16, as amended. Within the city or its urban growth area all class 1, 2 or 3 forest practices shall be administered as class 4 conversions, and shall be subject to local land use regulations.
48. **Geologically Hazardous Areas.** Areas susceptible to severe erosion or slide activity, such as unstable bluffs, and include areas with high potential for earthquake activity. They may be identified in critical areas inventories or the Coastal Zone Atlas. In general, they are not suitable for placing structures or locating intense activities or uses due to the inherent threat to public health and safety.
49. **Geotechnical Report or Geotechnical Analysis.** A scientific study or evaluation conducted by a qualified expert that includes a description of the ground and surface hydrology and geology, the affected land form and its susceptibility to mass wasting, erosion, and other geologic hazards or processes, conclusions and recommendations regarding the effect of the proposed development on geologic conditions, the adequacy of the site to be developed, the impacts of the proposed development, alternative approaches to the proposed development, and measures to mitigate potential site-specific and cumulative geological and hydrological impacts of the proposed development, including the potential adverse impacts to adjacent and down-current properties. Geotechnical reports shall conform to accepted technical standards and must be prepared by qualified professional engineers or geologists who have professional expertise about the regional and local shoreline geology and processes.
50. **Grading.** The movement or redistribution of the soil, sand, rock, gravel, sediment, or other material on a site in a manner that alters the natural contour of the land.
51. **Guidelines or SMP Guidelines.** Those standards adopted to implement the SMA policy for regulation of use of the shorelines of the state prior to adoption of master programs, and to provide criteria to local governments and Ecology for developing shoreline master programs (SMP). Chapter 173-26 WAC or as amended.
52. **Hazard Tree.** Any tree that is susceptible to immediate fall due to its condition (damage, disease, or dead) or other factors, which because of its location is at risk of damaging permanent physical improvement to property causing personal injury.
53. **Hazardous Waste.** Includes all dangerous and extremely hazardous waste as defined by RCW 70.105.010.

54. **Hearings Board.** The State Shorelines Hearings Board established by the act in RCW 90.58.170.
55. **Height or Building Height.** Measured from average grade level to the highest point of a structure: Provided, that television antennas, chimneys, and similar appurtenances shall not be used in calculating height, except where it obstructs the view of a substantial number of residences on areas adjoining such shorelines. Provided further, that temporary construction equipment is excluded in this calculation.
56. **Historic Place.** A building, structure, district, object or site on or determined to be eligible for the local, State or National Register of Historic Places.
57. **Historic Preservation Professional.** An individual who holds a graduate degree in architectural history, art history, historic preservation, or closely related field, with coursework in American architectural history, or a bachelor's degree in architectural history, art history, historic preservation or closely related field plus one of the following:
- A. At least two years of full-time experience in research, writing, or teaching in American architectural history or restoration architecture with an academic institution, historical organization or agency, museum, or other professional institution; or
 - B. Substantial contribution through research and publication to the body of scholarly knowledge in the field of American architectural history.
58. **Impervious Surface.** Those surfaces that do not allow the downward passage of water.
59. **Industrial Developments.** Facilities for processing, manufacturing and storage of finished or semi-finished goods.
60. **Junk.** Old iron, steel, brass, copper, tin, lead or other base metals; old cordage, ropes, rags, fibers or fabrics; old rubber; old bottles or other glass, bones; wastepaper, plastic and other waste or discarded material which might be prepared to be used again in some form; any or all of the foregoing; and motor vehicles, no longer used as such, to be used for scrap metal or stripping of parts; but "junk" shall not include materials or objects accumulated by a person as by-products, waste or scraps from the operation of one's own business or materials or objects held and used by a manufacturer as an integral part of one's own manufacturing process.
61. **Landfilling.** Refer to "Fill".
62. **Legislative Body.** The City Council of the City of Napavine.

63. **Levee.** A natural or man-made embankment on the bank of a stream for the purpose of keeping flood waters from inundating adjacent land. Some levees have revetments on their sides.
64. **Local Government.** Any county, incorporated city or town which contains within its boundaries shorelines of the state subject to chapter 90.58 RCW.
65. **Lot.** A fractional portion of subdivided land having fixed boundaries.
66. **Lot Area.** The area contained within the boundaries of a lot excluding any area below the ordinary high-water mark.
67. **Master Program.** The comprehensive use plan for a described area, and the use regulations together with maps, diagrams, charts, or other descriptive material and text, a statement of desired goals, and standards developed in accordance with the policies enunciated in RCW 90.58.020.
68. **Maximum Impervious Surface.** The largest amount of hard surfaces allowed with a parcel, which could include roofs, pavement, patios, walkways, and gravel parking areas.
69. **May.** Denotes an action is acceptable, provided it conforms to the provisions of this master program and the Shoreline Management Act.
70. **Mining.** Removal of naturally occurring metallic and nonmetallic minerals and other related materials, including sand, gravel and quarry rock from on, and beneath, the earth's surface normally for commercial and construction purposes. This can include deep pit, open pit, surface mining, quarrying, placer and hydraulic mining.
71. **Must.** Denotes a mandate; the action is required.
72. **Native Vegetation.** Refer to “Vegetation, native”.
73. **Natural or existing topography.** The topography of the lot, parcel, or tract of real property immediately prior to any site preparation or grading, including excavation or filling.
74. **Nonconforming Building or Structure.** A building or structure or portion thereof which was lawfully erected, altered or maintained, but because of the application of this Master Program no longer conforms to the requirements of the Master Program.

75. **Nonconforming Lot.** A parcel of land legally established prior to the effective date of the Shoreline Master Program which does not conform with the lot size or area requirements of this Master Program.
76. **Nonconforming Use.** A use or activity that was lawfully established prior to the effective date of the Shoreline Master Program but no longer conforms to the requirements of the Master Program.
77. **Nonwater-Oriented Uses.** Those uses that are not water-dependent, water-related, or water-enjoyment.
78. **Normal Maintenance.** This includes those usual acts to prevent a decline, lapse or cessation from a lawfully established condition.
79. **Normal Repair.** To restore a development to a state comparable to its original condition, including but not limited to its size, shape, configuration, location and external appearance, within a reasonable period after decay or partial destruction, except where repair involves total replacement which is not common practice or causes substantial adverse effects to the shoreline resource or environment.
80. **Off-Premise Sign.** Refer to “Sign, Off Premise”.
81. **Open Space.** Land and natural areas which retain their natural or semi-natural character because they have not been developed with structures, paving or other development and, for the purposes of this program, are normally required of residential and/or recreation developments.
82. **Ordinary High Water Mark (OHWM).** The mark on all lakes, streams and tidal water which will be found by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland, in respect to vegetation as that condition exists on June 1, 1971, as it may naturally change thereafter, or as it may change thereafter in accordance with permits issued by a local government or the Department of Ecology: Provided, that in any area where the ordinary high-water mark cannot be found, the ordinary high-water mark adjoining salt water shall be the line of mean higher high tide and the ordinary high-water mark adjoining fresh water shall be the line of mean high water.
83. **Over Water.** Location of a structure or development above the surface of the water, including placement of buildings on piling or floats.
84. **Parcel.** A tract or plot of land of any size which may or may not be subdivided or improved.

85. **Parking.** Any space or area specifically allotted for the purpose of temporary, daily or overnight off-street storage of motor vehicles to support a shoreline use authorized by the shoreline master program.
86. **Party of record.** Includes all persons, agencies or organizations who have submitted written comments in response to a notice of application; made oral comments in a formal public hearing conducted on the application; or notified local government of their desire to receive a copy of the final decision on a permit and who have provided an address for delivery of such notice by mail.
87. **Permit.** Any substantial development, variance, conditional use permit, or revision authorized under chapter 90.58 RCW.
88. **Person.** An individual, partnership, corporation, association, organization, cooperative, public or municipal corporation, or agency of the state or local governmental unit however designated.
89. **Primary Structure** means the structure associated with the principal use of the property. It may also include appurtenant structures (such as a garages, driveways, utilities, and septic tanks and drainfields) that cannot feasibly be relocated. It does not include structures such as tool sheds, gazebos, greenhouses or other ancillary improvements that can feasibly be moved landward to prevent the erosion threat.
90. **Priority Habitat.** “Priority habitat, local” or “local priority habitat” means a seasonal range or habitat element with which a species has a primary association, and which, if altered, may reduce the likelihood that the species will maintain and reproduce over the long-term. These might include areas of high relative density or species richness, breeding habitat, winter range and movement corridors. These might also include habitats that are of limited availability or high vulnerability to alteration, such as cliffs, talus and wetlands.
- “Priority habitat, state” or “state priority habitat” means a seasonal range or habitat element, so identified by the Washington State Department of Fish and Wildlife, with which a given species has a primary association, and which, if altered, may reduce the likelihood that the species will maintain and reproduce over the long term. These might include areas of high relative diversity or species richness, breeding habitat, winter range and movement corridors. These might also include habitats that are of limited availability or high vulnerability to alteration.
91. **Priority Species.** “Priority species, local” or “local priority species” means those species that may not be endangered or threatened from a statewide perspective, but are of local concern due to their population status or their sensitivity to habitat manipulation and have been designated as such.

- “Priority species, state” or “state priority species” means those species that are so identified by the Washington State Department of Fish and Wildlife due to their population status and their sensitivity to habitat manipulation. Priority species include those which are state-listed endangered, threatened and sensitive species.
92. **Property Lines.** The exterior boundaries of a lot or parcel.
93. **Provisions.** Policies, regulations, standards, guideline criteria or environment designations.
94. **Public Access.** Public access includes the ability of the general public to reach, touch, and enjoy the water’s edge, to travel on the waters of the state, and to view the water and the shoreline from adjacent locations. Examples of public access may include trails, paths, roads or view points by which the general public can reach or view public waters.
95. **Public Interest.** The interest shared by the citizens of the state or community at large in the affairs of government, or some interest by which their rights or liabilities are affected including, but not limited to, an effect on public property or on health, safety, or general welfare resulting from a use or development.
96. **Public Street.** Any street, way, road, alley or highway in public ownership.
97. **Recreation.** Facilities for refreshment of body and mind through play, amusement or relaxation. This includes passive uses such as hiking, canoeing, boating, photography and fishing. It also includes intensive uses such as boat launch ramps and associated mooring piles, motor vehicles, pedestrian paths, playgrounds and parks whether they are for public or private usage.
98. **Recreational Development.** Provides opportunities for the refreshment of body and mind through forms of play, sports, relaxation, amusement or contemplation. It includes facilities for passive recreational activities such as hiking, photography, viewing and fishing. It also includes facilities for active or more intensive uses such as parks, pedestrian paths, campgrounds, boat launch ramps and associated mooring piles, golf courses and their support buildings including clubhouses, and other outdoor recreation areas.
99. **Residential Development.** One or more buildings, structures, lots, parcels or portions thereof that are designed for and used or intended to be used to provide a place of abode for human beings. Residential development includes single-family dwellings; duplexes; other detached dwellings; floating homes; multi-family development (apartments), condominiums, townhouses and rowhouses; manufactured home parks; subdivisions; and short subdivisions, together with accessory uses and structures normally applicable to residential uses including but

not limited to garages, sheds, tennis courts, swimming pools, parking areas, fences, cabanas, saunas and guest cottages.

- 100. **Restore, Restoration or Ecological Restoration.** The reestablishment or upgrading of impaired ecological shoreline processes or functions. This may be accomplished through measures including, but not limited to, revegetation, removal of intrusive shoreline structures and removal or treatment of toxic materials. Restoration does not imply a requirement for returning the shoreline area to aboriginal or pre-European settlement conditions.
- 101. **Revetment.** A sloped shoreline structure (constructed of riprap or other substantial material) built to protect an existing eroding shoreline or newly placed fill against waves, wakes, currents, or weather.
- 102. **Riprap.** Broken stone placed on shoulders, slopes or other such places to protect them from erosion.
- 103. **Roads.** Those passageways, and associated facilities and activities used by or associated with pedestrians and vehicles, including but not limited to: all public and private roads; major highways; freeways; the corridors in which they are placed; bridges; culverts; riprapping; landfills; cuts; turnouts; driveways; rest stations; viewpoints; picnic areas; landscaping; and soil erosion safeguards.
- 104. **Scientific Research and Education.** Any development undertaken for the support of public or private science research or education.
- 105. **Setback.** An area in which development of structures is restricted. Setbacks apply to structures and in general are intended to: assure that development is located a safe distance from bluffs and other natural features, including required vegetative buffers; improve shoreline aesthetics; protect shoreline views; and keep enough space between developments and natural shoreline processes (e.g., wave action and erosion) to avoid the need for bulkheading or other shoreline stabilization measures.
- 106. **Shall.** Denotes a mandate; the action must be done.
- 108. **Shorelands or Shoreland Areas.** Those lands extending landward for 200 feet in all directions as measured on a horizontal plane from the ordinary high water mark; floodways and contiguous floodplain areas landward two hundred feet from such floodways; and all wetlands and river deltas associated with the streams, lakes, and tidal waters which are subject to the provisions of the Shoreline Management Act; the same to be designated as to location by the Department of Ecology.

109. **Shoreline Areas or Shoreline Jurisdiction.** All shorelines of the state and shorelands as defined in RCW 90.58.030.
110. **Shoreline Environment Designation.** The classifications of shorelines of the state established by the master program to differentiate between areas where existing uses, physical features and the goals of the community imply differing objectives regarding their use and future development.
111. **Shoreline Management Act.** The Shoreline Management Act of 1971 (Chapter 90.58 RCW, as amended).
112. **Shoreline Master Program or Master Program.** The comprehensive use plan element for a described area, and the use regulations together with maps, diagrams, charts, or other descriptive material and text, a statement of desired goals, and standards developed in accordance with the policies enunciated in RCW 90.58.020. As provided in RCW 36.70A.480, the goals and policies of a shoreline master program for a city approved under chapter 90.58 RCW shall be considered an element of the city's comprehensive land use plan. All other portions of the shoreline master program for a county or city adopted under chapter 90.58 RCW, including use regulations, shall be considered a part of the city's development regulations.
113. **Shoreline Modifications.** Those actions that modify the physical configuration or qualities of the shoreline area, usually through the construction of a physical element such as a dike, breakwater, pier, weir, dredged basin, fill, bulkhead, or other shoreline structure. They can include other actions, such as clearing, grading, application of chemicals or significant vegetation removal.
114. **Shoreline Permit.** Refer to “Permit”.
115. **Shorelines.** All of the water areas of the state, including reservoirs, and their associated shorelands, together with the lands underlying them; except
- A. Shorelines of statewide significance;
 - B. Shorelines on segments of streams upstream of a point where the mean annual flow is twenty cubic feet per second or less and the wetlands associated with such upstream segments; and
 - C. Shorelines on lakes less than twenty acres in size and wetlands associated with such small lakes.
116. **Shorelines of Statewide Significance.** Shorelines of Statewide Significance are defined in RCW 90.58.030(2)(f). There are no Shorelines of Statewide Significance in Napavine.

117. **Shorelines of the State.** The total of all shorelines and shorelines of statewide significance within the state.
118. **Should.** Denotes that the particular action is required unless there is a demonstrated, compelling reason, based on policy of the Shoreline Management Act and WAC 173-26, against taking the action.
119. **Signs and Billboards.** Devices of any material or medium, including structural component parts, used or intended to be used to attract attention to the subject matter for advertising, identification or informative purposes.
120. **Sign, Off-Premise.** Any sign used to advertise goods or services not generally available on the premises on which the display is located.
121. **Significant Vegetation Removal.** The removal or alteration of trees, shrubs, and/or ground cover by clearing, grading, cutting, burning, chemical means, or other activity that causes significant ecological impacts to functions provided by such vegetation. The removal of invasive or noxious weeds does not constitute significant vegetation removal. Tree pruning, not including tree topping, where it does not affect ecological functions, does not constitute significant vegetation removal.
122. **Solid Waste.** All solid, semi-solid, and liquid wastes including garbage, rubbish, ashes, plastics, industrial wastes, wood wastes and sort yard wastes associated with commercial logging activities, swill, demolition and construction wastes, abandoned vehicles and parts of vehicles, household appliances and other discarded commodities.
123. **Solid Waste Disposal.** The discharge, deposit, injection, dumping, spilling, leaking or placing of any solid or hazardous waste on any land area on or in the water.
124. **State Master Program.** The cumulative total of all master programs approved or adopted by the Department of Ecology.
125. **Street.** See Road.
126. **Street, Public.** A street in public ownership.
127. **Structure.** A permanent or temporary edifice or building, or any piece of work artificially built or composed of parts joined together in some definite manner, whether installed on, above, or below the surface of the ground or water, except for vessels.

128. **Submerged Lands.** Those areas below the ordinary high-water mark of marine waters, lakes and rivers.
129. **Substantially Degrade.** Means to cause significant ecological impact.
130. **Substantial Development.** Any development of which the total cost or fair market value exceeds eight thousand, five hundred and four dollars (\$8,504), or any development which materially interferes with the normal public use of the water or shorelines of the state. The dollar threshold established in this subsection must be adjusted for inflation by the office of financial management every five years, beginning July 1, 2007, based upon changes in the consumer price index during that time period. "Consumer price index" means, for any calendar year, that year's annual average consumer price index, Seattle, Washington area, for urban wage earners and clerical workers, all items, compiled by the bureau of labor and statistics, United States department of labor. The office of financial management must calculate the new dollar threshold and transmit it to the office of the code reviser for publication in the Washington State Register at least one month before the new dollar threshold is to take effect.
131. **Surface Water Body.** Any water area which is within the shorelines of the state.
132. **Trail or Shared Use Path.** A facility physically separated from motorized vehicular traffic to accommodate pedestrians, bicyclists and other non-motorized vehicles. Such trails and paths may be used for commuting and recreational purposes and may connect neighborhoods and other destinations.
133. **Transmit.** To send from one person or place to another by means of mail, email, or hand delivery. The date of transmittal for mailed items is the date that the document is certified for mailing or, for hand-delivered items, is the date of receipt at the destination.
134. **Transportation Facilities.** Those structures and developments that aid in land and water surface movement of people, goods and services. They include roads and highways, bridges and causeways, bikeways, trails, and shared use paths.
135. **Utilities.** Services and facilities that produce, convey, store, process or dispose of electric power, gas, water, sewage, stormwater, communications (including cellular towers), oil, waste and the like.
136. **Utilities, Accessory.** Those small-scale distribution or on site features or services connected directly to the uses along the shoreline.

137. **Variance.** Is a means to grant relief from the specific bulk, dimensional or performance standards set forth in the applicable master program and not a means to vary a use of a shoreline.
138. **Vegetation, Native.** Native plants commonly found in Lewis County. Generally comprised of three vegetative levels including an overstory of trees, an understory of shrubs, and a floor of herbs.
139. **Water-Dependent Use.** A use or portion of a use which cannot exist in a location that is not adjacent to the water and which is dependent on the water by reason of the intrinsic nature of its operations.

Water-dependent uses include, but are not limited to:

- A. Aquaculture,
 - B. Boat launch facilities,
 - C. Ferry terminals,
 - D. Hydroelectric power plants,
 - E. Marinas,
 - F. Marine construction, dismantling and repair,
 - G. Marine and limnological research and education,
 - H. Private and public docks for moorage,
 - I. Piers facilitating public access to shorelines of the State
 - J. Terminal and transfer facilities for marine commerce and industry
 - K. Water intakes and outfalls,
 - L. Log booming, and
 - M. Tug and barge facilities.
140. **Water-Enjoyment Use.** A recreational use or other use that facilitates public access to the shoreline as a primary characteristic of the use; or a use that provides for recreational use or aesthetic enjoyment of the shoreline for a substantial number of people as a general characteristic of the use and which through location, design, and operation ensures the public's ability to enjoy the physical

and aesthetic qualities of the shoreline. In order to qualify as a water-enjoyment use, the use must be open to the general public and the shoreline-oriented space within the project must be devoted to the specific aspects of the use that fosters shoreline enjoyment.

Water-enjoyment uses include but are not limited to:

- A. Aquarium, with direct water intake
- B. Restaurants
- C. Public golf courses and clubhouses
- D. Museums
- E. Shared use paths
- F. Boardwalks, and
- G. Viewing towers

141. **Water-Oriented Use.** A use that is water-dependent, water-related, or water-enjoyment, or a combination of such uses.
142. **Water Quality.** The physical characteristics of water within shoreline jurisdiction, including water quantity, hydrological, physical, chemical, aesthetic, recreation-related, and biological characteristics. Where used in this chapter, the term "water quantity" refers only to development and uses regulated under this chapter and affecting water quantity, such as impermeable surfaces and storm water handling practices. Water quantity, for purposes of this chapter, does not mean the withdrawal of ground water or diversion of surface water pursuant to RCW 90.03.250 through 90.03.340.
143. **Water-Related Use.** A use or portion of a use which is not intrinsically dependent on a waterfront location but whose economic viability is dependent upon a waterfront location because: a) The use has a functional requirement for a waterfront location such as the arrival or shipment of materials by water or the need for large quantities of water; or b) The use provides a necessary service supportive of the water-dependent uses and the proximity of the use to its customers makes its services less expensive and/or more convenient.

Water-related uses include, but are not limited to:

- A. Warehousing or storage facilities,
- B. Support services for fish hatcheries,
- C. Seafood processing plants,
- D. Wood products manufacturing,
- E. Log storage,
- F. Watercraft sales, and
- G. Boating supplies.

144. **Wetlands.** Areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from non-wetland areas to mitigate the conversion of wetlands.

ORDINANCE NO. 674

AN ORDINANCE OF THE CITY OF NAPAVINE, WASHINGTON, ADOPTING CHAPTER 5.17 OF THE CITY OF NAPAVINE MUNICIPAL CODE ESTABLISHING REGULATIONS FOR MOBILE FOOD TRUCKS, PROVIDING FOR LICENSES AND PERMITS, LOCATION REQUIREMENTS, HEALTH AND SAFETY STANDARDS, AND ENFORCEMENT; AND PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

RECITALS:

WHEREAS, the City of Napavine , Washington (the “City”) is a Code City under the laws of the State of Washington; and

WHEREAS, pursuant to RCW 35A.11.020, the City may adopt and enforce ordinances of all kinds relating to and regulating the City’s local or municipal affairs and appropriate to the good government of the City; and

WHEREAS, mobile food trucks have shown interest in conducting business within the city; and

WHEREAS, the operation of mobile food trucks must be regulated to ensure public health, safety, and compatibility with existing land uses; and

WHEREAS, the City Council finds it in the best interest of the City to establish reasonable standards and a permit process for the operation of mobile food trucks within city limits; and

WHEREAS, the Council desires to create a new chapter 5.17 of the Napavine Municipal Code as set forth herein.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NAPAVINE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. New Chapter. Chapter 5.17 of the Napavine Municipal Code is hereby created to read as follows:

Chapter 5.17

MOBILE FOOD TRUCK

Sections:

- 5.17.010 Definitions.
- 5.17.020 Purpose.
- 5.17.030 Activities requiring a license.
- 5.17.040 Exemptions.
- 5.17.050 Application for Mobile Food Vendor Business License.
- 5.17.060 Fees.

- 5.17.070 Renewal.
- 5.17.080 Term of License.
- 5.17.090 Exhibition of License.
- 5.17.095 Health Regulations.
- 5.17.100 Permitted Locations.
- 5.17.110 Temporary Food Vendor/Special Events.
- 5.17.120 Regulations Applicable to Mobile Food Vendors.
- 5.17.130 Revocation or Denial of Permit and/or License.
- 5.17.140 Violation/Penalty.

5.17.010 Definitions.

“City” means the City of Napavine, Washington.

“Mobile food unit” or “Food Truck” means a licensed and operable motor vehicle or trailer, or a pushcart, used to serve, vend, or provide ready-to-eat food or nonalcoholic beverages for human consumption from an approved and fixed location.

“Mobile food vendor” means any business operator or vendor who conducts business from a motor vehicle or trailer upon public streets or private property, referred to in this chapter as “vendor.”

“Right-of-way” or “ROW” means land acquired or dedicated for public roads, streets, alleys, and/or sidewalks, regardless of whether or not these facilities have been constructed.

“Temporary Mobile Food Vendor” means any mobile food vendor who operates in the city for a temporary set period of time not to exceed four (4) hours per day for not more than four (4) days at the same location at a time.

“Permanent Mobile Food Vendor” means any mobile food vendor who operates in the city at the same approved and fixed location for more than four (4) hours per day and/or more than four (4) days at all times.

“Person” means and includes and shall be used interchangeably with the terms “company” “corporation,” “individual,” “owner,” “partnership,” “proprietorship,” and “sole proprietorship,” and shall mean any individual, receiver, administrator, executor, assignee, trustee in bankruptcy, trust, estate, firm, joint venture, club, business trust, association, society, or group of individuals acting as a unit, whether mutual, cooperative, fraternal, religious, profit, nonprofit, or otherwise.

5.17.020 Purpose.

The purpose of this chapter is to provide guidance on mobile food vending or food trucks within the city limits, promote the city’s vision for its downtown and its aesthetic values, allow mobile food vending as a special amenity, and to protect the health, safety, and welfare of residents and visitors.

5.17.030 Activities requiring a license.

- A. It is unlawful for any person to operate within the city a mobile food unit, as defined in this chapter, without having first obtained a mobile food vendor business license or a temporary mobile food vendor business license.

- B. A separate mobile food vendor business license shall be required for each mobile food unit.
- C. No person shall sell or offer food products at any location until the mobile food vendor has been duly licensed. General business license provisions (Chapter 5.02 NMC) shall apply to this special license. In addition to the provisions set forth in this chapter, a city-issued general business license (Chapter 5.02 NMC) shall be required.
- D. All permanent and temporary signs for the mobile food unit or by the mobile food vendor shall meet and be subject to the requirements of the City's current sign code.
- E. A temporary mobile food vendor shall apply for and receive a temporary mobile food vendor license prior to operating within the city.
- F. A permanent mobile food vendor shall apply for and receive a mobile food vendor license prior to operating within the city

5.17.040 Exemptions.

The provisions of this chapter shall not be applied to:

- A. Temporary lemonade stands, garage sales, or youth fundraisers.
- B. Delivery or distribution of food, goods, or products ordered or purchased by customers from a source or point of sale other than a mobile vehicle operated for the purpose of soliciting customers while located on city streets or private property.

5.17.050 Application for mobile food vendor business license.

- A. Any person desiring to operate a mobile food unit within the City of Napavine shall make a written application for a mobile food vendor business license to the Community Development Department. The applicant shall attest to the truthfulness of the information provided in the application and shall complete the entire application by providing, at a minimum, the following information:
 - 1. Name, signature, phone number, email contact, and current business address of the applicant or if applicant is a sole proprietor, then current place of residence; and
 - 2. Completed Lewis County Public Health Food Establishment Application and Checklist.
 - 3. A site plan depicting the following:
 - a. Vehicle ingress and egress; and
 - b. Location of the mobile food unit, proposed signs—temporary and permanent, and accessory equipment such as tables and canopies, if any; and
 - c. Site conditions including property lines, parking, and buildings.
 - 4. Photograph of the mobile food unit, proposed signs—temporary and permanent, and any accessory equipment.
 - 5. Evidence of current Washington State vehicle registration for mobile food unit and valid driver's license.
 - 6. Permission to Use Property Form - The mobile food vendor must obtain a signed agreement between the property owner and the mobile food vendor allowing use of the property for the mobile food vendor business including written permission from the property owner for employees of the mobile food vendor to use the property owner's restroom. Portable Restrooms are not permitted.

7. Copies of all additional licenses or permits that are required by the Lewis County Health Department, the Washington State Department of Labor and Industries, and a valid city of Napavine business license. This requirement shall be met within thirty (30) days of approval of a mobile food vendor business license by the city of Napavine. However, no mobile food unit shall locate or operate within the city until all city, county, and state licenses have been issued.
 8. Proof of insurance as follows:
 - a. Proof of insurance in an amount not less than one million dollars (\$1,000,000) liability and designating the City of Napavine as an additional named insured when mobile food units are conducting business on city property. When not operating on city property, proof of insurance in an amount not less than \$1,000,000 and designating the owner of the property where the mobile food unit will be operated as an additional named insured. The applicant shall further sign an agreement to indemnify and hold the city harmless.
 - b. Certificate of public liability insurance in an amount not less than \$500,000 for injuries, including those resulting in death, resulting from any one occurrence, and on account of any one accident; and Property damage insurance of not less than \$25,000 for damages on account of any one accident or occurrence.
 9. Name(s) and address(es) of any person, firm, or corporation whom the applicant is employed by or represents; and the length of time of such employment or representation.
 10. A description of the item(s) or services being sold and/or a description sufficient for identification of the subject matter of the business in which the applicant will engage.
 11. Period of time for which the license is applied.
 12. Payment of all applicable fees.
- B. Applications must be submitted at least 65 days prior to the desired approval date.

5.17.060 Fees.

The application fee and annual license fee for a food truck or mobile food vendor business license fee shall be established by the city council set by resolution. No application shall be deemed complete until all fees have been paid. Application fees and license fees are nonrefundable. Booster club/charity/fundraising may have the fee waived if requested by the Applicant and approved by the City.

5.17.070 Renewal.

Permanent mobile food vendors shall submit an application for renewal of their permanent mobile food vendor license with an updated site plan and annual license fee at least 65 days prior to the expiration of their mobile food vendor business license.

5.17.080 Term of license.

- A. The licenses issued pursuant to this chapter are not transferable.
- B. Expiration of license.

1. A license issued under this chapter for a permanent mobile food vendor shall expire December 31st each year.
2. A license issued under this chapter for a temporary mobile food vendor shall include on its license its dates of operation and its expiration date which shall not exceed the time period applied for in its application and no longer than four (4) days of operation.

5.17.090 Exhibition of license.

All licenses issued under this chapter shall be posted conspicuously on the mobile food unit.

5.17.095 Health regulations.

- A. All food vendors shall comply with all laws, rules, and regulations regarding food handling, and all vehicles, equipment, and devices used for the handling, storage, transportation and/or sale of food shall comply with all laws, rules and regulations respecting such vehicles, equipment, and devices as may be established by the Lewis County health department.
- B. Prior to city issuance of a license pursuant to this Chapter, all mobile food units engaged in the sale of food shall comply with all applicable laws, rules, and regulations regarding food handling, and all vehicles or conveyances used for the sale of food or merchandise by mobile food units shall comply with all applicable laws, rules, and regulations respecting such vehicles or conveyances as established by the city of Napavine, Lewis County health department, Lewis County Fire District 5, the Washington State Motor Vehicle Code, and the Napavine Municipal Code.

5.17.100 Permitted Locations.

- A. Mobile food vendors may be allowed on city-owned properties and rights-of-way pursuant to either city contract or a special event permit.
- B. Permanent mobile food vendors are allowed on private properties in commercial zones and industrial zones. At the time of application, the property's use must also be commercial. Mobile food vendors are subject to the following requirements:
 1. The mobile food unit shall not diminish required off-street parking for another use.
 2. All temporary signage associated with the mobile food unit shall be limited to 10 square feet and shall conform to the provisions of the City's then current sign code.
 3. The mobile food unit location and placement shall conform to the standard setbacks for the zoning district.
 4. The location and placement of the mobile food unit shall, at a minimum, comply with all site conditions including property lines, parking, and buildings.
 5. All mobile food units shall be connected to City utilities (water and sewer) by separate connection and water meter. All mobile food units and mobile food vendors shall be current on all city utility bills for water and sewer service. This requirement shall be verified by the City's Public Works Department and City's Utility Billing Department. Failure to maintain a current city utility connection for water and sewer services shall result in revocation of all mobile food vendor business licenses. No utility connection shall be made until all applications, fees, and billings are current with the City of Napavine.

6. If more than one (1) food truck is located on a commercial property there must be at least 10 feet of separation between each food truck.
7. No more than one (1) food truck per 1500 sq. feet, with a maximum of three (3) food trucks.

5.17.110 Temporary Food Vendor/Special Events

- A. In addition to all other requirements, temporary mobile food vendors may operate on private and public properties as part of an approved special event permit, subject to the following:
 1. City Business License.
 2. Special Event Application and approval.
 3. Temporary mobile food vendor business license.
 4. Payment of all applicable application fees.
 5. Permission to Use Property Form. The mobile food vendor must obtain an agreement signed between the property owner and the mobile food vendor authorizing the mobile food-vendor to use the property for the mobile food vendor business including the property owner's telephone number and written permission from the property owner for employees of the mobile food vendor to use the property owner's restroom. Portable Restrooms are prohibited.
 6. Approved Site Plan.
- B. Management of vendors, such as vendor selection, booth location, and products offered, shall be the responsibility of the event sponsor. Through the special event permit process, the city may regulate the location of vendors to protect the health, safety, and general welfare of the public and ensure that the event does not adversely affect the ability of the city to perform its duties and functions.
- C. Any mobile food vendors who wish to operate on a public right of way shall obtain a separate right of way permit in addition to all other requirements imposed in this chapter.
- D. Events sponsored by the city can occur at a frequency of the city's discretion.

5.17.120 Regulations applicable to mobile food vendors.

- A. Mobile food vendors shall operate their mobile food unit in accordance with the following:
 1. Comply with all provisions of the supplemental checklist.
 2. Restore the site area occupied by the mobile food unit or retail vendor to the original or better condition upon removal of the mobile food unit.
 3. Provide at least one garbage and one recycling container for customers.
 4. Operate only on an asphalt or paved surface unless otherwise approved through a special event permit.
 5. Mobile food units shall have a minimum clearance of 10 feet from other mobile food units, buildings, structures, and combustible structures.
 6. All mobile food units shall obtain fire district approval prior to operating in the city and shall comply with all fire district standards. This approval may include but is not limited to completing an inspection and certification process.
 7. Ensure sufficient queuing distance for customer vehicles.
 8. The maximum size for mobile food unit, including accessory structures, is 300 square feet.

9. A canopy or umbrella may be included with the mobile food unit. The canopy or umbrella shall be made of vinyl, canvas, or similar durable material. All parts of the canopy or umbrella must have a minimum of seven feet of vertical clearance to the ground.
10. Accessory seating and tables must meet the standards of the Americans with Disabilities Act and all associated state, local, and federal regulations.
11. Restroom facilities to be used by the mobile food unit employees shall be contained within the mobile food unit or located within 200 feet of the mobile food unit. Additionally, the site must have handwashing facilities that meet the requirements specified under WAC 246-215-05210, as it now exists or is hereafter amended or recodified. Written approval from the property owner of the restroom facility must be provided before approval of the mobile food vendor business license application.
12. If tables and chairs are provided for customer use, customer restroom facilities must be provided as required by the Lewis County health department. Written approval from the property owner of the restroom facility must be provided before approval of the mobile food vendor business license application.
13. Mobile food vendors must meet the setbacks to private property lines of the zoning district in which the proposed site of the mobile food unit is located.
14. Mobile food vendor units must be self-contained.
15. Outdoor lighting shall be required if not already provided by an existing use. All lighting shall be shielded and meet city development codes.
16. Electrical power generators are prohibited, unless noise impacts are mitigated and such mitigation is approved prior to such use.
17. Utility service connections are permitted. Electrical service connections may be permitted by the property owner or an adjacent property owner when the following requirements are met:
 - a. Electrical lines are not allowed overhead or lying on the sidewalk.
 - b. The outlet location must be placed outside walkways which are accessible to the public.
 - c. The electrical hookup must be permanently wired to the retail stand or mobile food unit and meet National Electrical Code and State building code requirements as to type, size, and grounding, terminating in an approved outside weatherproof type receptacle.
 - d. If electrical cords or hoses are connected to the mobile food unit, these must be routed in such a manner that they are behind the unit, do not cross travel lanes, and do not create a tripping hazard.
18. Mobile food vendors must keep the site clean and orderly at all times and pick up all refuse or debris.
19. Mobile food vendors located within parking lots shall not occupy more than 15 percent of the parking spaces required for the primary use of the property, and provide safe vehicular maneuvering area for its customers.
20. Mobile food vendors located within public right-of-way must:
 - a. Be located at least 100 feet from an existing food establishment.
 - b. This minimum distance may be reduced or waived if the existing establishment provides written statement approving the location.

21. Assure the public sidewalk remains accessible under the Americans with Disabilities Act and all associated state, local, and federal regulations.
- B. The mobile food unit or retail vendor shall not:
1. Operate on an unimproved property;
 2. Operate within five feet from any property line, unless located on a public right-of-way with an approved right of way permit;
 3. Obstruct any driveways or ingress/egress within the site;
 4. Obstruct a sidewalk, bicycle lane, or other pedestrian way;
 5. Obstruct the sight distance triangles for vehicles turning in and out of the site;
 6. Impede ADA access;
 7. Impede fire hydrant or fire lane access;
 8. Operate on any private or public property without permission of the property owner(s);
 9. Serve as a drive-through facility for vehicles;
 10. Operate in a designated loading zone;
 11. Remove the mobile food unit or retail vending unit from its wheels; or
 12. Use or remove code-required parking spaces for principal site uses.
- C. The mobile food unit and any attachments, accessory items, or customer queuing areas shall comply with the intersection and driveway sight distance and vision clearance triangles.

5.17.130 Revocation or Denial of Permit and/or License

- A. Any permit or license issued pursuant to this chapter may be revoked or denied, in writing, by the Community Development Director for any of the following causes:
1. Any fraud, misrepresentation, or false statement contained in the application for license.
 2. Any fraud, misrepresentation, or false statement made in connection with the selling of products.
 3. Any violation of this chapter.
 4. Any violation of building or fire codes of the City, County, or State.
 5. The conduct of business in areas prohibited by this chapter.
 6. Cited violation from another agency, such as the county health department or fire district.
 7. Improper or unlawful connection or reconnection to City utilities.
 8. Conducting the business licensed under this chapter in an unlawful manner or in such a manner as to constitute a breach of the peace or to constitute a menace to the health, safety, or general welfare of the public.
- B. Any permit or license issued pursuant to this chapter may be revoked or denied, in writing, by the City Treasurer for any of the following reasons:
1. Failure to obtain or renew a general business license.
 2. Failure to maintain a current city utility connection for water and sewer services.
- C. Prior to revocation of any permit or license issued pursuant to this chapter, notice shall be provided in writing and an opportunity to be heard by the community development director or city treasurer shall occur. The community development director or city treasurer shall issue their decision within ten business days of said hearing. The decision of the community development director shall be final subject only to the right of the permit holder or license holder to appeal said decision to the hearing examiner within fourteen days of the decision and

accompanied by an appeal fee established by resolution. The decision of the city treasurer shall be final.

- D. Any mobile food vendor shall not be entitled to a subsequent permit to engage in business as a mobile food vendor for one year after its permit or license is revoked by the community development director pursuant to this section.

5.17.140 Violation/Penalty.

- A. Unless a different penalty is provided for within a particular section of this chapter or otherwise provided by state or local law, any person found to be in violation of any provision of this chapter shall be deemed to have committed a civil infraction and shall be subject to the penalties prescribed in RCW 7.80.120, as it now exists or is hereafter amended, as follows:
1. A first violation within a period encompassing the preceding twelve months shall be a class 3 civil infraction.
 2. A second violation within a period encompassing the preceding twelve months shall be a class 2 civil infraction.
 3. Any subsequent violation within a period encompassing the preceding twelve months shall be a class 1 civil infraction.
- B. In addition, the court may also order a person found to have committed a civil infraction to make restitution.
- C. In addition to all other courts of competent jurisdiction, the Napavine Municipal Court shall have jurisdiction to hear violations of this chapter.

Section 2. Severability. If any section, sentence, clause, or phrase of this Ordinance should be held to be unconstitutional or unlawful by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this Ordinance.

Section 3. Effective Date. This ordinance shall take effect five (5) days after its publication, or publication of a summary thereof, in the City's official newspaper, or as otherwise provided by law.

Section 4. Corrections. Upon approval of the City Attorney, the City Clerk and the codifiers of this ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbers, section/subsection numbers, and any references thereto.

PASSED by the Council of the City of Napavine, Washington, and **APPROVED** by the Mayor of the City of Napavine at a regularly scheduled open public meeting thereof, this ____ day of November, 2025.

Shawn O'Neill, Mayor

Attest:

Approved as to form:

Rachelle Denham, City Clerk

James M.B. Buzzard, WSBA # 33555
City Attorney

Approved Reading:		/2025
Publication Date:		/2025
Effective Date:		/2025



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

To: Mayor and City Council

From: Rachelle Denham, City Clerk

RE: Clerk's Report for Council Meeting, November 12, 2025

Utility Billing Information

- ✓ October Bill Posting - City billed out a total of \$261,093.88
 - ✓ November Delinquencies – 53 accounts charged \$1,489.92
 - ✓ 3 Payment Plans Due by 11/28/2025
 - ✓ Receipted Oct/Nov \$230,666.04
 - ✓ YTD Billed \$1,236,364.62
 - ✓ Receipted YTD \$1,228,734.67
 - ✓ Total of 335 badger meters in the ground, up 5 since last reporting.
 - ✓ 53 EyeOnWater app users, up 1 from last reporting.
 - ✓ Senior Discount Renewals received for 2025 is 20 (water/sewer) **no change since last reporting**
 - ✓ Temp Non-Use Renewals received for 2025 (sewer 24/water 33) **up 2 since last reporting**
 - ✓ 2025 Dog License renewals 146 up 2 from last reporting.
 - ✓ 1 Park Reservation for November (no other reservations scheduled for balance of the year)
 - ✓ YTD total PAID park reservations 27, total collected \$1,550.
 - ✓ 27 Total YTD Full Move-In/Move-Outs
-



To: Mayor and City Council
From: Bryan Morris, PW/CD Director
RE: Staff Report for Council Meeting, November 12th, 2025

- **Planning Commission Meeting Minutes**

- Unsigned Planning Commission Meeting Minutes – November 3rd, 2025.
- Next Planning Commission meeting is November 17th, 2025.

- **Project Updates**

- Scots Industries - Water upgrade is complete. The foundation of the building has started. They have informed the city that they will pull all permits for the project this year.
- Cell tower on city property - Applicant is working with RCO to make sure the contract is following RCO guidelines. City staff is working on drafting the required email to RCO that formally informs RCO that the city plans to lease a portion of the park.
- TA Project - Per the developer/developer contractor, they will submit a complete submittal. WSDOT and developers' engineers are working towards complete approval for the off-site roundabout.
- Rush Road STIP - The Public Works Director reviewed the 60% plan and requested some changes.
- Woodard Road (Tiger Meadows) - City is waiting for developers to submit final plans, including lift station dedication plans.
- Jefferson Station - Contractor should be starting the project soon.
- Source Water Protection Grant - Waiting on determination for emergency source to be added to the existing water system. Two possible options. 1. Authorize the city to utilize more water out of the existing well by upgrading pumps. 2. Drill an emergency well. Either option would provide the city with 5 to 10 years to find a long-term solution. Need to meet with the tribes for any concerns with the creek behind city hall. The city has submitted grant applications to the state. DOH will start processing contract documents 10/06/2025, which can take up to 2 months. The suggested project end date is 09/30/2026. PFAS testing that was done in September for all water sources online came back non-detected!
- Baseball Field Lighting - The city is working on the scope, design and estimate for the baseball fields lights to be switched to LED for a grant application.



NAPAVINE PLANNING COMMISSION MINUTES
November 3, 2025 6:00 P.M.
Napavine City Hall, 407 Birch Ave SW, Napavine, WA

PLEDGE OF ALLEGIANCE:

INVOCATION: Invocation was led by **Director Morris**.

CALL TO ORDER:

Commissioner Graham opened the Planning Commission meeting to order at 6:00 PM

ROLL CALL:

Planning Commission present: Commissioner Morris, Commissioner Hollinger, Commissioner Torgerson, Commissioner Graham.

Commissioner Torgerson motioned to excuse Commissioner Haberstroh, seconded by Commissioner Hollinger.

APPROVAL OF AGENDA – As presented:

Commissioner Morris motioned to approve the agenda as presented, seconded by Commissioner Torgerson.

Vote on motion 3 ayes, 0 nay.

APPROVAL OF MINUTES:

Commissioner Morris motioned to approve regular meeting minutes from October 6, 2025, seconded by

Commissioner Hollinger. Vote on motion 3 ayes and 0 nay.

OLD BUSINESS:

1) Comprehensive Plan Update

Paul Dennis with Jackson Civil presented the sections of the Climate element and the complete draft Comprehensive Plan to the Planning Commission.

He noted that on page 16 of the Comprehensive Plan Update under Early Land Use, in the first paragraph they removed “after a Newaukum Indigenous princess” from the sentence.

Commissioner Hollinger motioned to forward the Climate Element and Draft Comprehensive Plan on to city council, seconded by Commissioner Morris. Vote on motion 3 ayes and 0 nay.

CONSIDERATION:

Director Morris requests that Paul Dennis with Jackson Civil send an email to staff outlining the steps that the city needs to take with the timeline of the Comprehensive Plan update.

GOOD OF THE ORDER:

Paul Dennis stated that they should be receiving the Critical Area Ordinance soon for review.

Commissioner Graham stated the next Planning Commission meeting is scheduled for November 17, 2025

ADJOURNMENT 6:43 pm

Commissioner Morris motioned to adjourn, seconded by **Commissioner Hollinger** **Vote 3 ayes, 0 nay.**

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

<https://fccdl.in/pxHqr58iwg>.

Respectfully submitted,

Bryan Morris, Community Development/Public Works Director

Planning Commission Chairperson

Napavine Police Department Monthly Call Activity Report

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

#	Type of Call
	Malicious Mischief
	MIP/Furninshing Liquor Mino
	Noise
	Overdose
2	Property/Lost/Found/Recovered
	Rescue-Minor/Major
	Robbery
	Runaway
	Sex Offenses/Pornography
	Shoplifting
	Suicide/Threats/Attempts
	Shooting/Weapons/Explosives/Hazard
1	Suspicious Circumstances
5	Suspicious Person/Vehicle
1	Traffic - Criminal
17	Traffic - Infractions
6	Traffic - Other/Hazards/Patrol
1	Tresspassing
1	Thefts/Larceny
1	Thefts (Motor Vehicle)/tmvwp/recstveh
	Vandalism
	Vehicular Assault
	Vehicle Prowl
1	Violation City Ordinance/Nuisance
5	Violation of Protection/Harrass Ord
6	Warrants/Wanted Person
	Welfare Checks
	911 Hang Up
1	Hit & Run Accident
	Security Check- Business/Residential
	Community Event
	Unlawful Imprisonment

96

OCTOBER MONTHLY TOTAL

1199

YEAR TO DATE 2025
(As of the end of Oct 2025)