

# COMPREHENSIVE PLAN

2017-2037



# CITY OF NAPAVINE

## COMPREHENSIVE PLAN 2017-2037

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

The City's 2017 Plan update guides the growth and establishes the long-range vision for

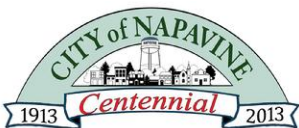
Napavine, identifying important characteristics that the community desires to retain, promote or foster. The Community Vision Statements reflect the City's identity and values, express its future aspirations, and guide the development of the Comprehensive Plan:

1. The City of Napavine endeavors to be a self-supporting community with its transportation system, water services, sewer services, and park facilities adequate to support its local economic base.
2. The City of Napavine cherishes its existing character provided by city parks and community beautification. It supports local efforts such as community cleanup programs to build on and reinforce the City's identity as a clean, well-groomed community.
3. The City of Napavine is a close knit community which supports children and adult activities that are safe and free of drugs and crime.

The 2017 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 updated exhibits and sections related to environmental review, compliance with the State Environmental Policy Act (SEPA), and critical areas.

### ***Implementation***

The 2017 Plan Update was adopted by the Napavine City Council August 11, 2017 under Ordinance Number 564. It 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.



# ACKNOWLEDGMENTS

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# INTRODUCTION

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 the City completed a mandated update to the Plan. This 2017 Plan represents the latest required update and reflects the most recent goals and policies of the City of Napavine.

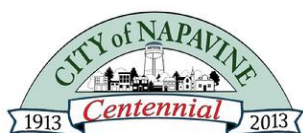
The GMA requires that comprehensive plans and development regulations be subject to continuing review and evaluation, pursuant to RCW 36.70A.130. For a community's plan to remain effective, it must continue to evolve. A current and relevant comprehensive plan allows the community to benefit from new 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 2015. The update process began with a thorough review of the 2006 Comprehensive Plan, with each element of the Plan updated to reflect current conditions within the City of Napavine. Throughout 2015 and 2016, the City of Napavine Planning Commission reviewed the 2017 Draft update chapters at several meetings and review sessions. Public meetings followed, giving citizens the opportunity to comment on the Comprehensive Plan Update elements. The 2017 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 following items highlight the changes included in the 2017 Plan Update:

- Executive Summary. The summary provides a synopsis of the Plan Update and the individual elements.
- SEPA Compliance. An Environmental Impact Statement was prepared in conjunction with the 1997 Comprehensive Plan. An addendum to the original non-project EIS was completed for the 2006 Plan update. An Environmental Summary has been included in Chapter 5 of this 2017 Plan Update.
- Land Use Element. The Land Use Element was substantially revised to reflect the City of Napavine's current direction of maintaining its existing Urban Growth Area Boundaries (UGA). Plans to expand the UGA that were in the 2006 Plan have since been modified. 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.
- Capital Facilities Plan Element. This element has been combined with the Utilities and Parks & Recreation elements.
- Utilities Element. The element describes all services provided, planned for, paid for, and delivered by providers other than the jurisdiction. This element has been combined with the Capital Facilities and Parks & Recreation elements.
- Essential Public Facilities: This has been combined under the Capital Facilities Element.
- Transportation Element. Updates have been made.
- Economic Development Element. The most recent economic data and employment statistics have been incorporated, including the impacts of the 2008 recession on the City.
- Parks & Recreation Element. Updates have been made. This element has been combined with the Capital Facilities Plan and Utilities elements.
- Future Land Use Map. Updates have been made.
- Appendices & Exhibits. Exhibits have been updated and appendix documents added.

The 2017 Comprehensive Plan Update replaces the 2006 comprehensive plan.





## CONSISTENCY WITH STATE, COUNTY & 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. Further, the GMA is the basis for regulatory reform legislation passed in 1995 to improve how permits are issued in Washington State. The GMA has been amended several times, and is codified in Chapter 36.70A RCW. GMA requires the fastest growing counties and cities to plan extensively in accordance with these state goals:

- Focus urban growth in urban areas
- Reduce sprawl
- Provide efficient transportation
- Encourage affordable housing
- 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 the environment
- Manage shorelines wisely
- Encourage citizen participation and regional coordination

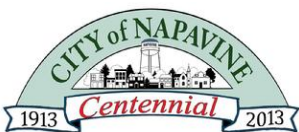
### **County & City Planning Goals**

The Napavine Comprehensive Plan Update is consistent with Countywide Planning Policies for Lewis County and was developed in compliance with the GMA. The goals and policies described in the 2006 Plan Update are built upon the Napavine's Community Vision Statements. These principles reflect the City's identity and values, express its future aspirations, and guide the development of the Comprehensive Plan:

1. The City of Napavine endeavors to be a self-supporting community with its transportation system, water services, sewer services, and park facilities adequate to support its local economic base.
2. The City of Napavine cherishes its existing character provided by city parks and community beautification. It supports local efforts such as community cleanup programs to build on and reinforce the City's identity as a clean, well-groomed community.
3. The City of Napavine is a close knit community which supports children and adult activities that are safe and free of drugs and crime.

### **COMPREHENSIVE PLAN UPDATE ORGANIZATION**

The Plan Update is divided into sections, according to the elements required by the GMA: Land Use, Housing, Capital Facilities Plan & Utilities, Economic Development, and Transportation. The Utilities and Parks & Recreation Elements have been combined under the Capital Facilities Element. Shoreline and other critical area goals, policies and regulations are included with the Land Use Element. Each element is generally organized around the following: GMA requirements, purpose of the element, existing conditions and goals and policies that ensure consistency with relevant state, county and city policy and regulation.



# SEPA COMPLIANCE

## PLANNING CONTEXT

The State Environmental Policy Act, or SEPA, (RCW 43.21C) was enacted in 1971 to ensure that governmental decisions are made with an understanding of their potential impacts on the natural and built environments. In growth management planning, SEPA review is required when a county or city proposes adoption of countywide planning policies, comprehensive plans, sub-area plans, or development regulations; and when development permit applications are processed.

Updating an existing comprehensive plan is also an action that requires environmental review under SEPA. The environmental review addresses any probable significant adverse impacts that will result from the updated comprehensive plan, and that were not analyzed when the existing plan was adopted.

SEPA requires agencies to address cumulative impacts. This can be difficult if each project is evaluated individually in isolation from other related proposals. With comprehensive planning under GMA, cities and counties are able to look at the big picture, evaluate cumulative impacts of development, and determine appropriate mitigation measures to apply to individual, future proposals.

Decisions on the amendment of comprehensive plans and the associated EIS documents are referred to in the SEPA Rules as “non-project actions” (WAC 197-11-704(2)(b)). The purpose of an EIS in analyzing a non-project action is to help the public and decision-makers identify and evaluate the environmental effects of alternative policies, implementation approaches, and options related to future growth. While plans and regulations do not directly result in alteration of the physical environment, they do provide a framework within which future growth and development—along with resulting environmental impacts—will occur.

### ***1997 Comprehensive Plan EIS***

An environmental review of the 1997 Napavine Comprehensive Plan and its alternatives determined that an EIS was necessary under SEPA. The Comprehensive Plan was modified to include the EIS, creating a single integrated document, as authorized by WAC 197-11-235. The City used a phased approach which allowed for incremental environmental review as new information became available after the adoption of the 1997 Comprehensive Plan and as subsequent regulatory action required more detailed evaluation.

Four land use scenarios and one 'No Action' alternative were proposed in the 1997 Comprehensive Plan and EIS. The City selected Alternative 3 as the Preferred Alternative. The alternatives were developed based upon considerable citizen involvement, the Office of Financial Management's population growth projections, and coordination with Lewis County and regional jurisdictions to ensure consistency with local and regional plans. The alternatives are briefly described as follows (Appendix 1, 1997 Comprehensive Plan and EIS):

**Alternative 1** High density development within existing city limits only

**Alternative 2** Slower growth within city limits; moderate growth in the UGA

**Alternative 3** Preferred Alternative) High density development within city limits; low growth in the UGA

**Alternative 4** High density development within city limits; high growth in the UGA

**No Action** No action taken by City to update the Comprehensive Plan; therefore this alternative would be in direct violation of the GMA.

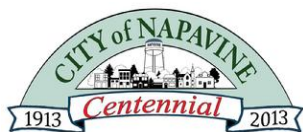
### **2006 Comprehensive Plan EIS Addendum**

When the City updated its Comprehensive Plan in 2006 a determination was made that adverse environmental impacts were likely to occur as a result of the policies and goals contained in the update. In particular, the 2006 Plan proposed a significant expansion of the City's UGA, which prompted the determination that the Plan would have adverse environmental impacts. For this reason, the City elected to do an addendum to the 1997 EIS, as provided for under the SEPA rules, Chapter 197-11 WAC.

### **2017 Comprehensive Plan EIS Addendum**

The SEPA Responsible Official has determined that the 2017 update is not likely to result in significant adverse impacts. However, an EIS Addendum is being completed to simply identify/update changes in the current draft, compared to the 2006. This is consistent with how Addendum is defined in the SEPA rules, as "an environmental document used to provide additional information or analysis that does not substantially change the analysis of significant impacts and alternatives in the existing environmental document." [WAC 197-11-706].

It must be noted that while the 2006 Plan proposed a significant expansion of the City's UGA, only half, or 404 acres were approved. Furthermore, the current Plan is not proposing a UGA expansion. For this reason, many of the anticipated adverse environmental impacts that were part of the 2006 analysis are not relevant to the current analysis.



# 2006 EIS ADDENDUM

## **FACT SHEET**

### ***Action Sponsor and Lead Agency***

City of Napavine

### ***Proposed Action***

Legislative adoption of 2017 Addendum to the 1997  
Napavine Comprehensive Plan Final EIS and 2006 Addendum

### ***Responsible Official***

Steve Ashley, Community Development Director

### ***Contact Person***

Steve Ashley, Community Development Director, or  
Cris Dodd, Community Development Administrative Assistant  
City of Napavine  
(360) 262-9231

### ***Required Approvals***

Adoption by the Napavine City Council

### ***Location of Background Data***

Copies of the 2017 Comprehensive Plan Update and EIS Addendum may be found at City Hall, located at 407 Birch Ave SW in Napavine, Washington.

### ***Date of Issuance***

August 24, 2017

### ***Environmental Summary***

Adverse environmental impacts were predicted to occur if the new goals and policies proposed in the 2006 Comprehensive Plan Update were initiated. This environmental analysis supplements the description of the affected environment, impacts, and mitigation included in the 1997 Comprehensive Plan EIS and 2006 Addendum. Because the information presented in the 1997 Comprehensive Plan EIS remains essentially accurate, new existing conditions (affected environment) information is provided only for those elements of the environment that have significantly changed or for which significant new information has become available.

The 2006 Comprehensive Plan Update EIS Addendum (2006 EIS Addendum) primarily included updates for population growth projections, the Urban Growth Area, housing needs, and traffic data. The following sections describe changes to the affected environment, impacts and mitigation for the proposals described in the 2006 Comprehensive Plan Update. The 2017 Update also primarily includes updated population, housing and economic data. The primary difference with respect to potential environmental impacts between the 2006 Comprehensive Plan and the 2017 update is that the City is not currently planning to expand its UGA. Therefore, the current update actually has less potential for environmental impacts than what was proposed in 2006.

## NATURAL ENVIRONMENT

### *Earth*

#### *Affected Environment*

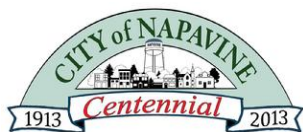
The 1997 Comprehensive Plan EIS described existing conditions for the earth elements of geology, soils, topography, and erosion. The discussion remains relevant for the 2017 EIS Addendum. The City of Napavine adopted its Critical Areas Ordinance (CAO) in 2009 (Ordinance #464). The CAO employs best available science to protect the critical area functions and values. Critical areas include vital fish and wildlife habitat areas, wetlands, critical aquifer recharge areas, frequently flooded areas and geologically hazardous areas such as bluffs.

#### *Impacts*

Comprehensive Plan revisions have primarily included updates for population growth projections, housing trends, traffic data, and a new Capital Facilities Plan.

Future development in the City of Napavine would result in the eventual removal or modification of the earth resulting from construction, transportation and capital improvement projects. Potential significant impacts to earth elements described in the 1997 Comprehensive Plan EIS remain relevant for this environmental review process. In summary, the impacts analysis describes:

- Potential unstable slope conditions along the northern edge of the Napavine Prairie.
- Grading and filling may occur as a result of residential construction and road building
- Erosion may occur on individual building sites as the result of construction, transportation and capital improvement projects
- New impervious areas will be added due to housing and road construction



### ***Mitigation***

New construction will meet City standards and uniform building code requirements for siltation and erosion control. Impacts would be minimized with implementation of federal, state, and county regulations, including SEPA and the Lewis County Critical Area Ordinance.

### ***Unavoidable Adverse Impacts***

Increased development within the City of Napavine is an unavoidable consequence of population growth and migration. Population growth will generate the potential for increased erosion and sedimentation. Sediment reaching lakes, wetlands, and streams could have adverse impacts on the nutrient balances and other water quality indicators in these receiving waters if not properly addressed.

## ***Air***

### ***Affected Environment***

The Air element discussion in the 1997 Comprehensive Plan EIS remains relevant for the 2017 EIS Addendum.

### ***Impacts***

Growth and development within the City of Napavine could affect air quality through auto emissions, residential wood stoves, and emissions related to commercial and industrial activity. Dust emissions would result from construction of new homes, roadways, and capital improvement projects.

### ***Mitigation***

Dust control measures would be implemented for construction projects in accordance with industry standards, the uniform building code, and city engineering and road construction standards.

### ***Unavoidable Adverse Impacts***

Pollutant emissions that affect air quality will increase in association with population growth in the City of Napavine. Future city- and county-wide emissions will gradually increase over time, regardless of implementation of mitigation measures.

## ***Water***

### ***Affected Environment***

The 1997 Comprehensive Plan EIS described existing conditions for surface water, groundwater, and stormwater. The content of the 1997 EIS remains largely accurate.

The City of Napavine's Critical Areas Ordinance contains land use overlay districts for Critical Aquifer Recharge Areas, Frequently Flooded Areas, Geologically Hazardous Areas, Fish and Wildlife Habitat Areas, and Wetlands. These overlay districts include listings of allowable and prohibited uses within the overlay boundaries and guide growth around critical areas.

**Impacts**

Impacts on surface water and groundwater resources would generally correspond to the level of growth. As development continues, increases in impervious surfacing would be expected. This could potentially decrease local groundwater recharge, reduce surface water flows during dry periods, and contribute to localized flooding problems. As growth occurs, increases in the numbers of pollutant sources associated with more intense uses could occur, potentially contaminating surface waters and groundwater.

Increased development could indirectly affect surface water resources through the removal of vegetation and the addition of new impervious surfaces. Land use practices can cause increases in the peak flow and quantity of runoff, and decreases in the time required to deliver runoff to the stream. Without adequate stormwater detention, stream channels can be scoured and banks can be destabilized. Degradation of wetlands through sedimentation and degradation of water quality by sediments and other pollutants can also result. Increased development could also result in direct temporary impacts to surface water and wetlands resulting from road or capital improvement projects. Some filling and dredging activity will likely be required for access and utility construction.

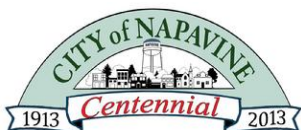
**Mitigation**

Water-related impacts resulting from continued City growth would be minimized with implementation of federal, state, and county regulations, including SEPA and the Lewis County Critical Area Ordinance.

The City of Chehalis Public Works provides collection and treatment of wastewater from the City of Napavine. The Wastewater Division also administers an Industrial Pretreatment Management program that ensures compliance with applicable State and Federal laws and prevents the introduction of pollutants into the treatment facility which would pass through the system inadequately treated, and into receiving waters or the atmosphere.

**Unavoidable Adverse Impacts**

Increased growth will occur in the City of Napavine, which will influence natural surface water systems and create impervious surfaces, possibly leading to cumulative reductions in groundwater recharge and associated discharge to streams. Groundwater quality could also be affected. Planning, monitoring, and analysis prior to initiating developments would be required to minimize adverse impacts to water systems.





## ***Plants & Animals***

### ***Affected Environment***

The discussion in the 1997 Comprehensive Plan EIS remains relevant for the 2017 EIS Addendum. Vegetation consists mostly of cleared pasture land with occasional deciduous and evergreen trees.

### ***Impacts***

Development projects could have direct and indirect impacts on vegetation. Direct impacts would involve the physical removal of vegetation. Increased growth requiring development could also result in temporary and permanent impacts to vegetation from road construction and utility installation. Potential indirect impacts include the loss and reduced function of vegetation as a result of population growth and development within the City of Napavine and its Urban Growth Boundary.

Continued growth may also lead to reduction or fragmentation of wildlife habitat, potentially altering habitat connectivity. Indirect effects could include a reduction in wildlife habitat quality and function due to increased human disturbance and associated factors in areas adjacent to wildlife habitat. Development puts greater pressure on the aquatic ecosystems that support fish populations by causing higher water temperatures, sedimentation, increased peak flows, reduced low flows, reduced groundwater, erosion, scour, pollution, channelization, and reduced riparian and wetland areas.

### ***Mitigation***

Temporary vegetation impacts can be reduced through the use of appropriate Best Management Practices. Impacts can be mitigated through the planting of native plant species and control of invasive non-native species. Low-impact development should be encouraged within areas of critical wildlife habitat and in areas where connectivity between habitats is important. Buffer enhancement associated with development should also be encouraged. Plant and animal impacts would be minimized with the implementation of federal, state, and county regulations, including SEPA and the Lewis County Critical Area Ordinance.

### ***Unavoidable Adverse Impacts***

Potential indirect impacts include the loss and reduced function of vegetation communities as a result of population growth and development. Both wildlife and fish habitat could be lost or reduced in function and value as a result of population growth and development.

## BUILT ENVIRONMENT

### *Land Use*

#### ***Affected Environment***

The 1997 Comprehensive Plan EIS discussed current land use, housing, aesthetics, noise, environmentally hazardous materials, and light and glare. The content of the 1997 Comprehensive Plan EIS remains largely accurate and consistent with the Preferred Alternative, which proposes slower growth within city limits and moderate growth in the UGA.

#### ***Impacts***

The City's residential use covers approximately 803 acres (less right-of-way, public uses, critical areas, and water equals a net residential area of 582 acres). In 2015, there were approximately 694 residential units within the city limits and UGA. Currently, the City and UGA density is 1.19 dwelling units per acre. In order to accommodate the projected 2030 population of 3,060 at the same density, it is estimated that 401 new residential units are needed. There are approximately 380 acres of vacant or underutilized residential land, which will accommodate approximately 450 new units. The City of Napavine will require approximately 233 acres to accommodate expected residential growth. Therefore, Napavine has adequate capacity to accommodate future growth and development with its City limits for the next 20 years. Although the current OFM population projects extend only to 2030, the City's excess capacity to accommodate residential development will be sufficient through 2035.

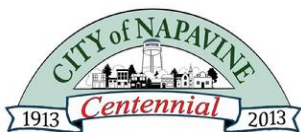
The City's commercial use covers a 491-acre area. That land is either designated commercial or has already been developed for commercial use. Commercial land area was greatly increased by the 261 acre Freeze/Jorgenson annexation in 2014, which increased the City's commercial land base from 230 acres to 491 acres.

The City currently has 731 acres of industrial lands which are either designated or developed for industrial use. This acreage is an increase from the 470 acres identified in 2005

Any future commercial and industrial activities that involve significant risk of exposure to toxic chemicals, hazardous waste, or spills will require additional environmental analysis. Typical commercial, industrial and light-manufacturing activities would involve a limited risk of toxic spills.

#### ***Mitigation***

Land use-related impacts would be minimized with implementation of state, county, and city codes and standards, required increases in building densities, the SEPA environmental review process, and the City of Napavine Critical Areas Ordinance.



In order to increase residential density the City encourages developers to make full use of the land. The City developed street standards that allow more housing units per acre in smaller subdivisions, and is considering reducing minimum lot sizes. The City of Napavine Land Use Policies will continue to serve as an additional guide for mitigating development impacts. The relevant policies include:

- The City shall designate areas for commercial and industrial use providing up to 15% of the urban area for each use located adjacent, or with direct access to, arterial streets and with adequate sewer services and water services for fire protection.
- 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 parks area shall be designated to meet the needs of persons of all income levels.
- The City shall consider small town themes and landscaping a required element in multi-family, commercial and industrial development.
- City development regulations shall provide for phasing of commercial, multi-family residential and industrial uses with increases in residential density. Floor-area ratios will be subject to phased capacity increases of public facilities. Phased public facility improvements shall be provided prior to occupancy. Development fees, latecomer agreements, and/or bonding shall be permitted.

Light and glare will be limited to individual properties under the City of Napavine Zoning Ordinance. All new construction and use of building materials will occur in compliance with City standards.

Reducing and controlling environmental health hazards posed by toxic chemicals, hazardous waste and spills would require strict compliance with state and federal regulations. It would also require identification, designation and monitoring of any hazardous material storage as required by state law.

Napavine envisions a UGA that is served by public sewer and water; offers a high level of police and fire service; high quality schools for all ages; parks and open space; and protection of critical areas. The City should continue to monitor housing and employment levels in relation to projected population growth levels and determine if adjustments to the Comprehensive Plan, Capital Facility Plan, or other supporting regulations are needed to ensure that all Comprehensive Plan elements, implementation plans, and associated goals and policies remain consistent.

### ***Unavoidable Adverse Impacts***

Population, employment and housing will inevitably increase. Additional population growth will increase the demand for housing. Additional housing and employment growth will in turn impact the natural and built environment and increase the demand for public services.

The Napavine community is divided by the Burlington Northern rail line extending between Seattle, Washington and Portland, Oregon. Noise generated from the trains will continue, though only intermittently. Increased levels of noise generated from traffic, residential and commercial activity will likely be unavoidable.

### ***Transportation***

#### ***Affected Environment***

The discussion presented in the 1997 EIS remains largely accurate. The primary changes in the 2017 Comprehensive Plan Update Transportation Element include updates to the Public Transportation and Pedestrian and Bicycle Connectivity sections.

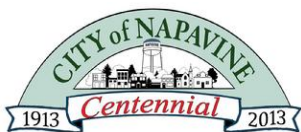
#### ***Impacts***

New roadways and streets will be necessary to accommodate future residential, commercial and industrial development. Roadway construction and use will affect environmental elements such as earth, water, plants and animals, and land use. The associated impacts would include new impervious surfaces, erosion, grading and filling, and encroachment on critical areas and habitats.

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 are expected to meet future capacity based on the designated level of service. Additional traffic and intersection studies would likely be required as population continues to grow. Presently, the existing roadway systems within the City are adequate and have excess capacity to serve projected future increases in traffic volumes.

#### ***Mitigation***

Transportation-related impacts resulting from continued City growth would be minimized with implementation of state, county, and city engineering and construction codes and standards, the SEPA environmental review process, and the Lewis County Critical Area Ordinance. Siting new residential, commercial and industrial development in dense areas and near existing arterials and collector routes will minimize impacts. The City may also impose development fees for new construction to offset impacts to roadway systems.



### ***Unavoidable Adverse Impacts***

Increases in future development will result in increased traffic volumes. Although congestion can be addressed through mitigation measures such as re-routing traffic and creating new routes, the increase in traffic itself is generally considered a significant unavoidable impact. Roadway development affects environmental elements such as earth, water, and plants and animals and increases impervious surfaces. Close monitoring of development plans and transportation improvements would be necessary to avoid long-term environmental impacts.

### ***Public Services & Utilities***

#### ***Affected Environment***

The Public Services & Utilities element discussion in the 1997 Comprehensive Plan EIS and 2006 Addendum remains relevant for the 2017 EIS Addendum.

#### ***Impacts***

Additional public service facilities such as fire and police protection, health care, and schools will be required as a result of projected growth. Increased infrastructure for residential, commercial and industrial energy and power (electric, natural gas, oil, wood stoves, solar) will also be necessary to support the growing population.

#### ***Mitigation***

Potential impacts of future development should be assessed and appropriate mitigation imposed through the State Environmental Policy Act (SEPA) and the City of Napavine Critical Areas Ordinance. Other mitigation may include development fees, latecomers agreements, right-of-way access, user fees, and energy efficient construction standards.

### ***Unavoidable Adverse Impacts***

With increased growth, there would inevitably be increased demand on public services and facilities.

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# 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 town 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, after a Newaukum Indian princess. 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.

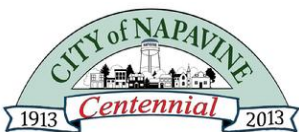


From 1900 to 1925 population reached a peak of 1,500 with nearly the same number of people living closer to the mills located just outside of town. When the first Napavine Comprehensive Plan was prepared in 1997, there were two restaurants, two markets, and a tavern, feed store, post office, fire station, 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 is home to 1,835 people and is comprised of 1,320 acres. This represents a population increase of approximately 460 people – or 26 percent – since the 2006 Comprehensive Plan Update. The City anticipates a population of 3,450 and a land area of 1,828 acres by 2035. This calculation is based on an extrapolation of previous Office of Financial Management estimates that Napavine will have a population of 3,060 by 2030.





# COMPREHENSIVE PLAN ELEMENTS

## LAND USE ELEMENT

### ***Growth Management Act Requirements***

The Growth Management Act requires cities to prepare a Land Use Element that designates the proposed general distribution, location and extent of land use. The analysis includes population densities, building intensities, and estimates of future population growth. The element must provide for protection of the quality and quantity of ground water used for public water supplies. Wherever possible, the land use element should consider utilizing urban planning approaches that promote physical activity. Where applicable, the land use element must review drainage, flooding, and storm water run-off in the area and provide guidance for preventing degradation of waters of the state.

### ***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. In defining the land use element, the City seeks to preserve its clean, well-groomed community while fostering an economically vibrant downtown.



### ***Existing Conditions***

As of 2016, the City is home to 1,835 people and is comprised of 1,320 acres. This represents a population increase of approximately 460 people – or 26 percent – since the 2006 Comprehensive Plan Update. Since 2006 Napavine has completed two annexations. In 2014 the City annexed 261 acres through the Freece/Jorgenson annexation. This annexation increased the amount of commercial and industrially zoned land to the City but did not result in a population increase. In 2015 the City annexed another 35 acres through the Koontz/Woodard Road annexation. This resulted in a small population increase of 12 residents and 10 housing units. The Koontz/Woodard Road annexation adds a modest amount of residentially zoned land to the City.

As a result of annexations since 2006, the City's Urban Growth Area (UGA) acreage has decreased from approximately 410 acres to 115 acres. There are two small UGAs of approximately totaling 107 acres combined. The only sizeable remaining UGA is located northeast of the City limits, situated west of Interstate 5, north of Forest Napavine Road, and east of Rush Road. This UGA totals 96 acres, though approximately 15 acres are encumbered by the I-5 right-of-way.

Although there has been a large reduction of UGA acreage since 2006, based upon the current capacity of the City to absorb population growth in underdeveloped residentially zoned areas within the City limits, this reduction of UGA acreage is not a constraint to meeting Growth Management Act mandates to plan for future growth.

### ***Zoning***

Lewis County designates Napavine as Rural Mixed Use. The City designates zoning for residential, commercial and industrial use areas. Napavine zoning includes the following designations: Commercial; Commercial/Industrial; CS (Service); Residential 1/Single Family Residential; Residential 2/Multi-Family Transitional Residential; and Residential 3/High Density Residential.

## **FUTURE LAND USE**

### ***Land Capacity & Needs Analysis***

As required by RCW 36.70A.130(3), the City must review designated UGA boundaries, densities, and patterns of urban growth, and revise the boundaries and permitted densities as needed to accommodate projected county growth for the succeeding 20 years.

As part of this update, the City conducted a Land Capacity & Needs Analysis for additional urban growth necessary to sustain the community through 2035. Although this Comprehensive Plan has a 20-year planning horizon, existing Office of Financial Management projections extend out only to



2030. Thus, 2030 is the horizon for the analysis, with conclusions based on this analysis extrapolated out to 2035. The analysis included population growth, existing and proposed land use classifications, development patterns, and land capacity. It also identified relevant State and local policies related to meeting the land capacity needs for commercial, industrial and residential development in Napavine. Based on the results of the analysis, the City concludes it currently has adequate land capacity to accommodate future growth and development through 2035. The City anticipates a population of 3,450 and a land area of 1,828 acres by 2035.

***Residential Land Needs***

The City’s residential use covers approximately 803 acres (less right-of-way, public uses, critical areas, and water equals a net residential area of 582 acres). In 2015, there were approximately 694 residential units within the city limits and UGA. Currently, the City and UGA density is 1.19 dwelling units per acre. In order to accommodate the projected 2030 population of 3,060 at the same density, it is estimated that 401 new residential units are needed. There are approximately 380 acres of vacant or underutilized residential land, which will accommodate approximately 450 new units. The City of Napavine will require approximately 233 acres to accommodate expected residential growth. Therefore, Napavine has adequate capacity to accommodate future growth and development within its City limits for the next 20 years. Although the current OFM population projects extend only to 2030, the City’s excess capacity to accommodate residential development will be sufficient through 2035.



***Commercial Land Needs***

The City’s commercial use covers a 491-acre area. That land is either designated commercial or has already been developed for commercial use. Commercial land area was greatly increased by the 261 acre Freeze/Jorgenson annexation in 2014, which increased the City’s commercial land base from 230 acres to 491 acres.

### ***Industrial Land Needs***

The City currently has 731 acres, which are either designated or developed for industrial use. This acreage is an increase from the 470 acres identified in 2005.<sup>1</sup>

### ***Open Space Corridors***

The City has numerous corridors that provide for the connection of critical areas, habitat and trails. In particular, the Newaukum River bisects the City, and this riparian corridor and its buffer provide a wildlife corridor. The City and its urban growth areas contain large undeveloped tracts that are suitable for walking, recreation and wildlife. The City's largest UGA contains over 50 acres of wetlands, providing habitat for both terrestrial and aquatic species.

### ***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.

### ***Resource Lands***

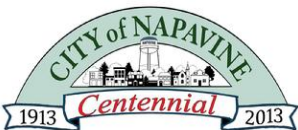
Based on the classification guidelines described in RCW 36.70A.050, RCW 36.70A.060, and WAC 365-190, the City determined that no Agricultural, Forest or Mineral Resource lands exist, or have been classified, within the city limits or Urban Growth Area.

### ***Critical Areas***

Environmentally sensitive 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 (Figure 4). In 2009, the City adopted a new Critical Areas Ordinance (City of Napavine Municipal Code Chapter 14 Napavine Critical Areas Ordinance (NCAO) established pursuant to RCW 36.70A.060). 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.

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<sup>1</sup> Note, however, that the increase in the industrial and commercial land bases is due to the 261 acre Freece/Jorgenson annexation in 2014. Because the area annexed is zoned Commercial/Industrial it can serve as a land base for both types of development. Overtime, as one type of use develops, it will mean that there is less land base available for the other. At this time, however, the newly annexed area is undeveloped and is equally available to both commercial and industrial uses.





### ***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 (Add new exhibit). 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. In addition, extensive wetlands are known to exist in the City's largest remaining UGA.

### ***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." (Figure 2)

### ***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. (Figure 3)

### ***Drainage Basins***

Napavine lies within the Chehalis River Drainage Basin. (Add new exhibit)

### ***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 does not indicate the presence of an annual flood frequency of 1% or greater. The Newaukum River Flood Area is identified as fish and wildlife habitat with development provisions as noted on page 36 under the heading "Fish and Wildlife Habitat Policies." (Figure 4)

### ***Geologically Hazardous Area***

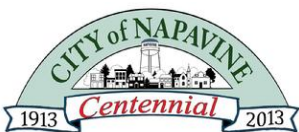
Landslide topography has been identified along steeper slopes north of the City and adjacent to the Newaukum prairie.

### ***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.

## ***GMA Goals related to Land Use and Critical Areas***

- Focus urban growth in urban areas
- Reduce sprawl
- 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 the environment
- Manage shorelines wisely
- Preserve important historic resources

### ***Countywide Planning Policies for Lewis County relating to Land Use and Critical Areas***

- Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
- Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
- Applications for local government permits should be processed in a timely and fair manner to ensure predictability.
- Maintain and enhance natural resource-based industries including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.
- Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.
- Protect the environment and enhance Lewis County's high quality of life including air and water quality, and the availability of water.

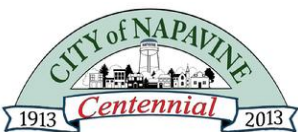
### ***City of Napavine Land Use Policies***

- The City shall designate areas for commercial and industrial use providing up to 15% of the urban area for each use located adjacent, or with direct access to, arterial streets and with adequate sewer services and water services for fire protection.

- 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.
- 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.
- Public facility uses shall be identified for up to 36% of the urban area
- The City will work with Lewis County to develop a transfer of development capability for use in the urban area.
- The City shall consider small town themes and landscaping a required element in multi-family, commercial and industrial development.
- The City development regulations shall provide for phasing of commercial, multi-family residential and industrial uses with increases in residential density. Floor-area ratios will be subject to the phased capacity increases of public facilities. Phased public facility improvements shall be provided prior to occupancy. Development fees, latecomer agreements, and/or bonding shall be permitted.

### ***City of Napavine Wetland Policies***

- Development proposed within, or adjacent to, identified wetland areas shall be required to utilize Planned Unit Development (PUD) for design approval of any development requested.
- A management plan developed by the applicant with the assistance of the Department of Ecology or other qualified wetland biologist acceptable to the City shall be required as a part of the application for review. The PUD plan shall establish the location of wetlands according to the State's four-tier rating system. Planned Unit Developments that cluster development in the uplands and lower-value areas and retain high-value wetlands will be considered.
- The number of units to be clustered may equal the total available number of residential units allowed under the City's zoning for the entire parcel. No commercial or industrial use will be permitted in high-value areas in order to protect water quality, human health and safety issues.





### ***City of Napavine Aquifer Recharge Area Policies***

- As required by State law, the City shall continue a well monitoring program to identify and maintain the wells' water quality.

### ***City of Napavine Groundwater Policy***

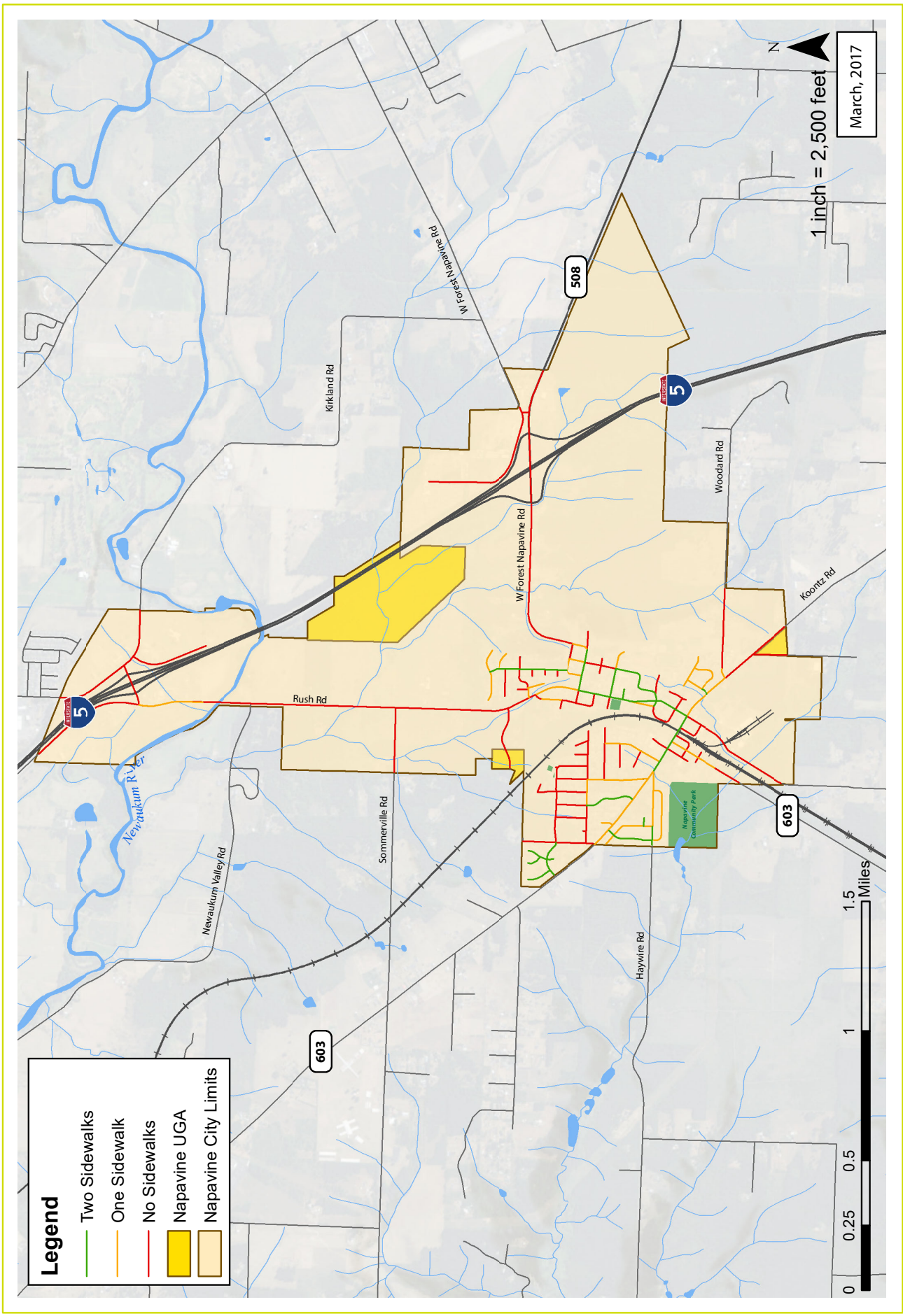
- To maintain GMA compliance, City policies regarding protection of the quality and quantity of ground water used for public water supplies will be in accordance with the Department of Ecology's Critical Aquifer Recharge Areas Guidance Document and the Water Resource Inventory Assessment (WRIA).

### ***City of Napavine Geologically Hazardous Area Policies***

- The City shall rely on the Uniform Building Code, and require that construction on or near steep slopes identified as greater than 30% be engineered.
- Where slopes are between 15-30%, the City may require engineering if the slopes have been, or will be, modified.

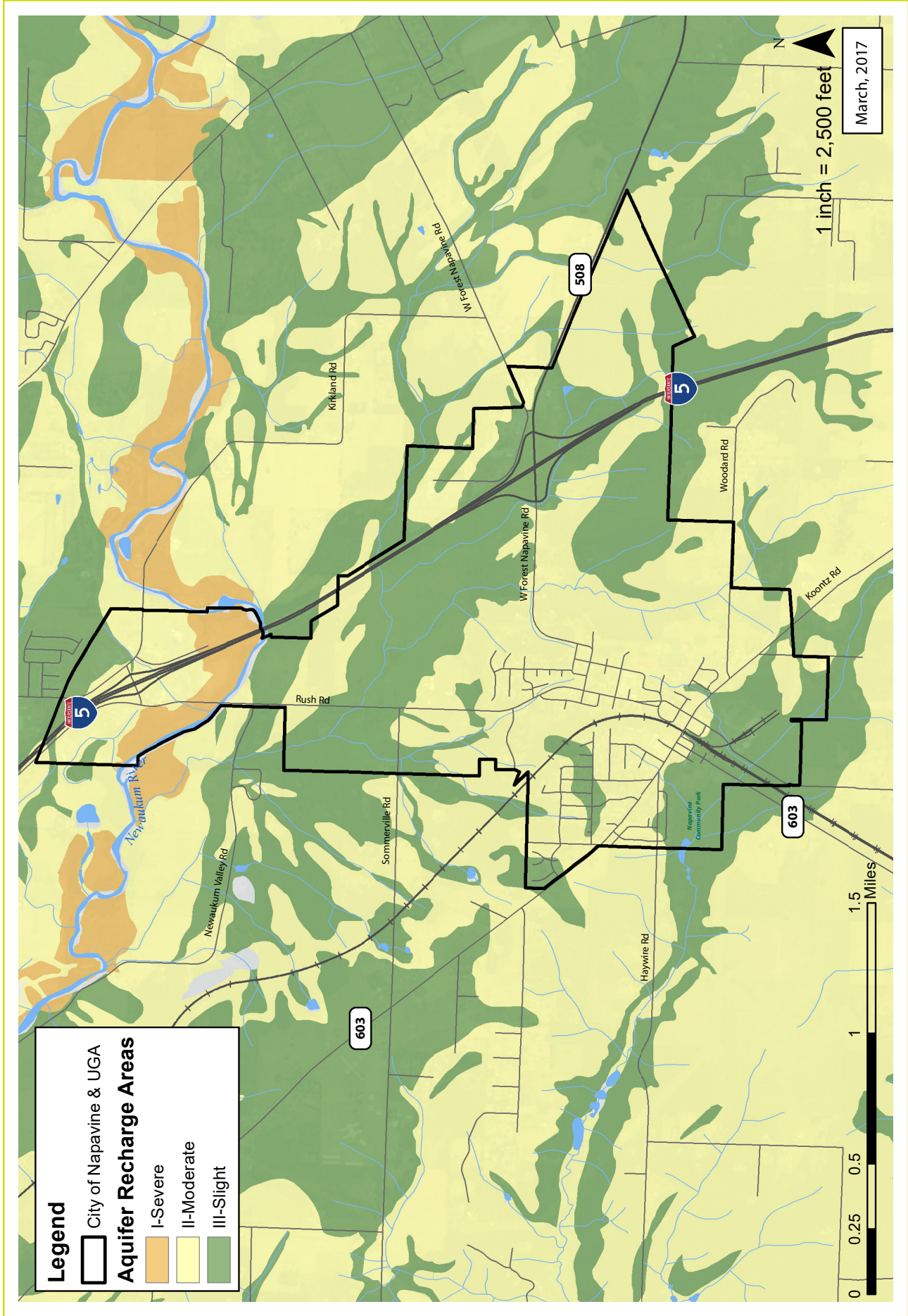
### ***City of Napavine Fish and Wildlife Habitat Policies***

- Development proposed within, or adjacent to, identified habitat conservation areas shall be required to utilize the Planned Unit Development approach for design approval of any development request.
- A management plan prepared by the applicant with assistance from the Department of Fish and Wildlife or a qualified habitat biologist acceptable to the City shall be required as a part of the application. The plan shall establish the location of habitat corridors, identify the buffer areas and locate the highest and lowest value habitat areas. Planned Unit Development will be considered for cluster development in upland and lower value areas and retain high value habitats in a natural state.
- The number of clustered residential units may equal the total number of units allowed under the City's zoning for the entire parcel, provided other health and safety issues included in the subdivision and zoning ordinance have been considered.

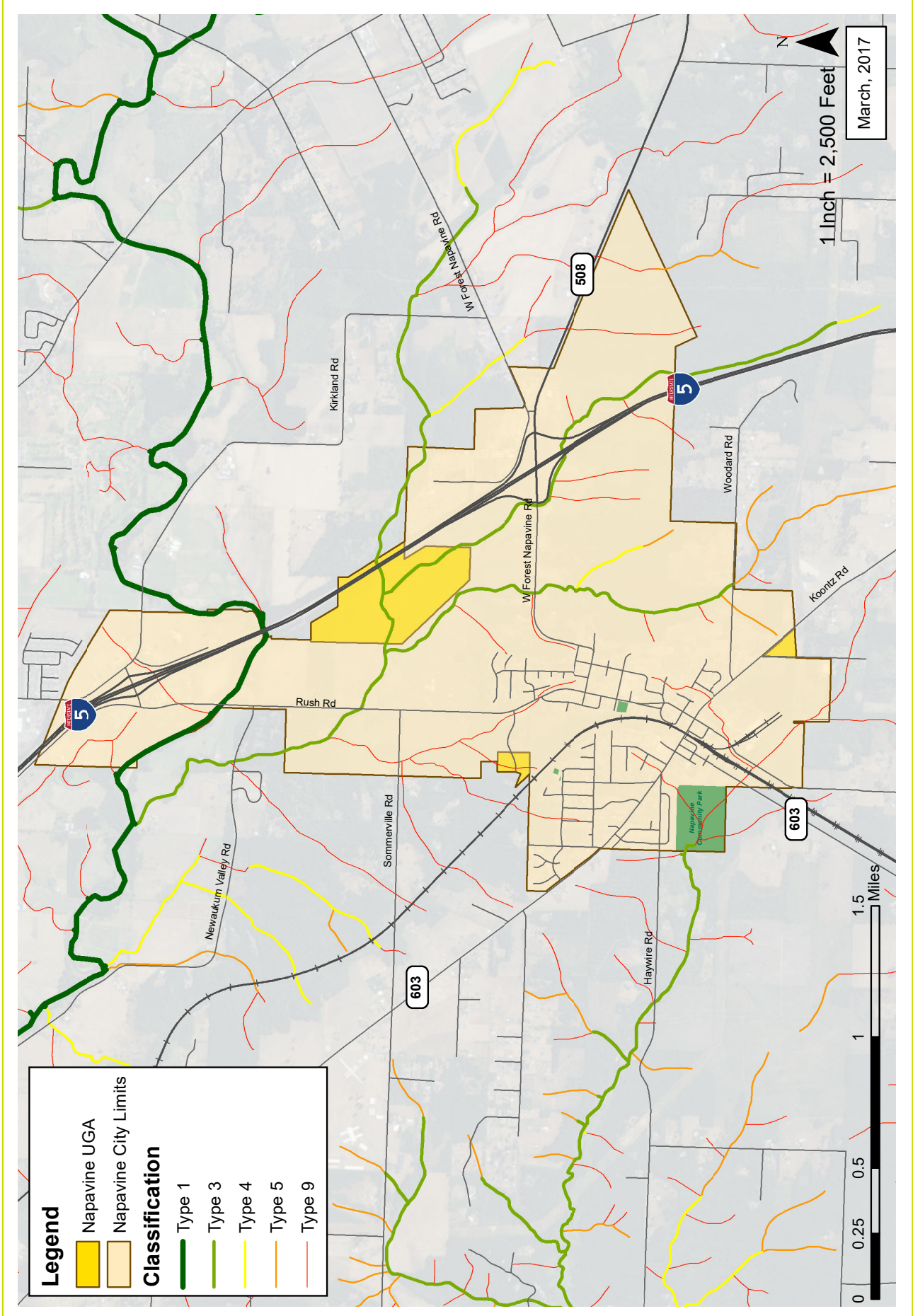


**Figure 1**  
Napavine, WA - Sidewalks Inventory



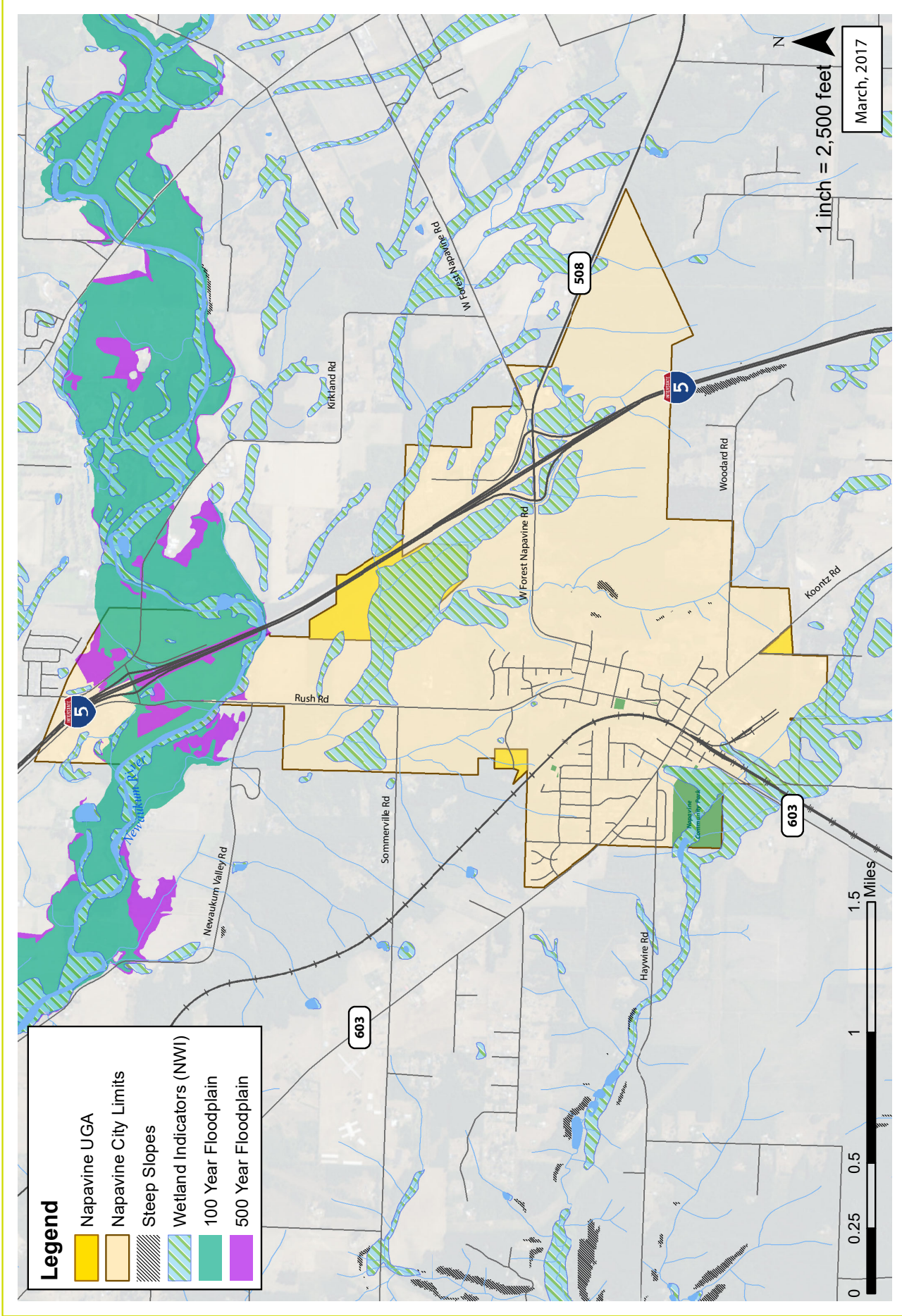


**Figure 2**  
 Napavine, WA - Aquifer Recharge Areas



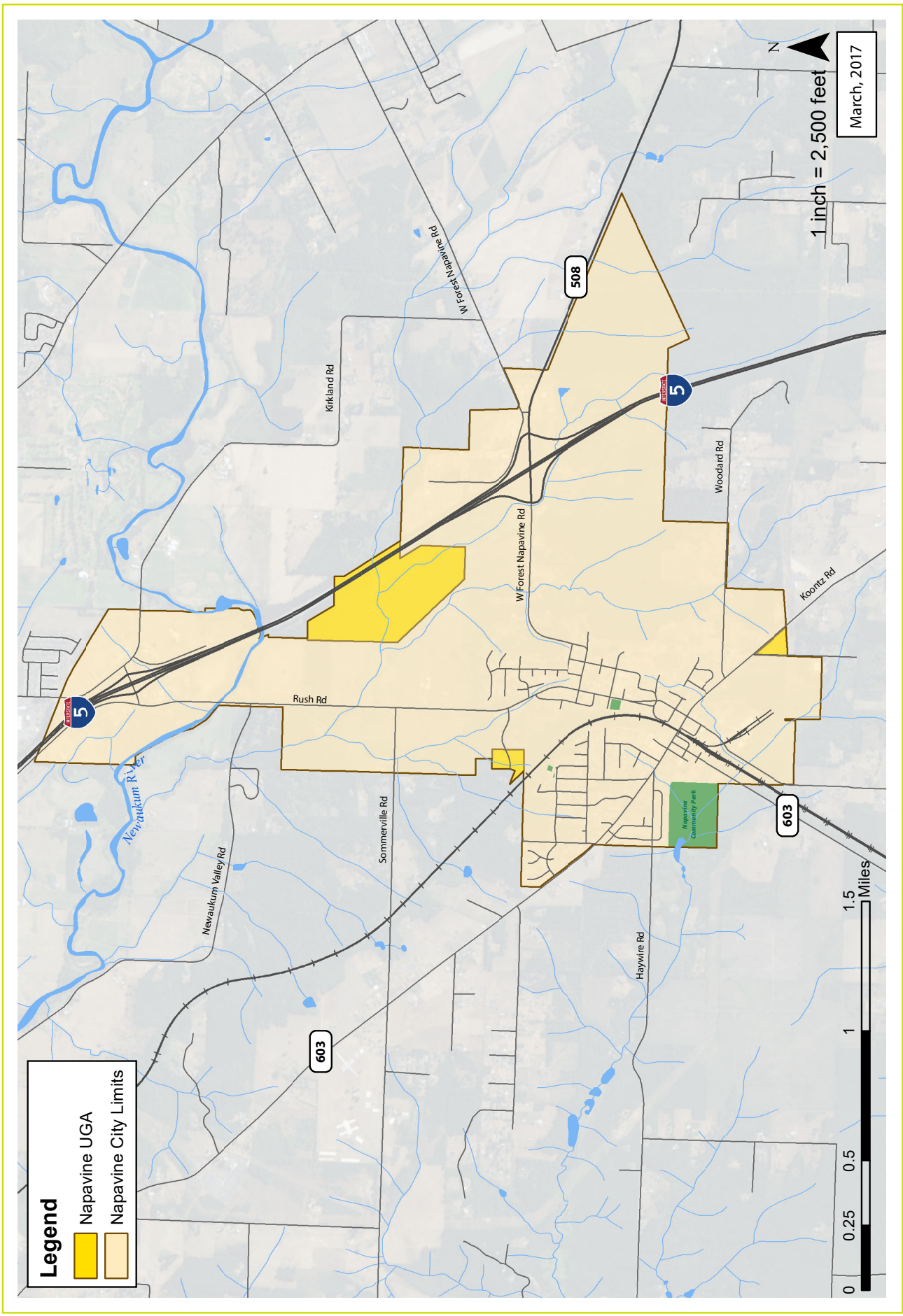
**Figure 3**  
Napavine, WA - Stream Classifications



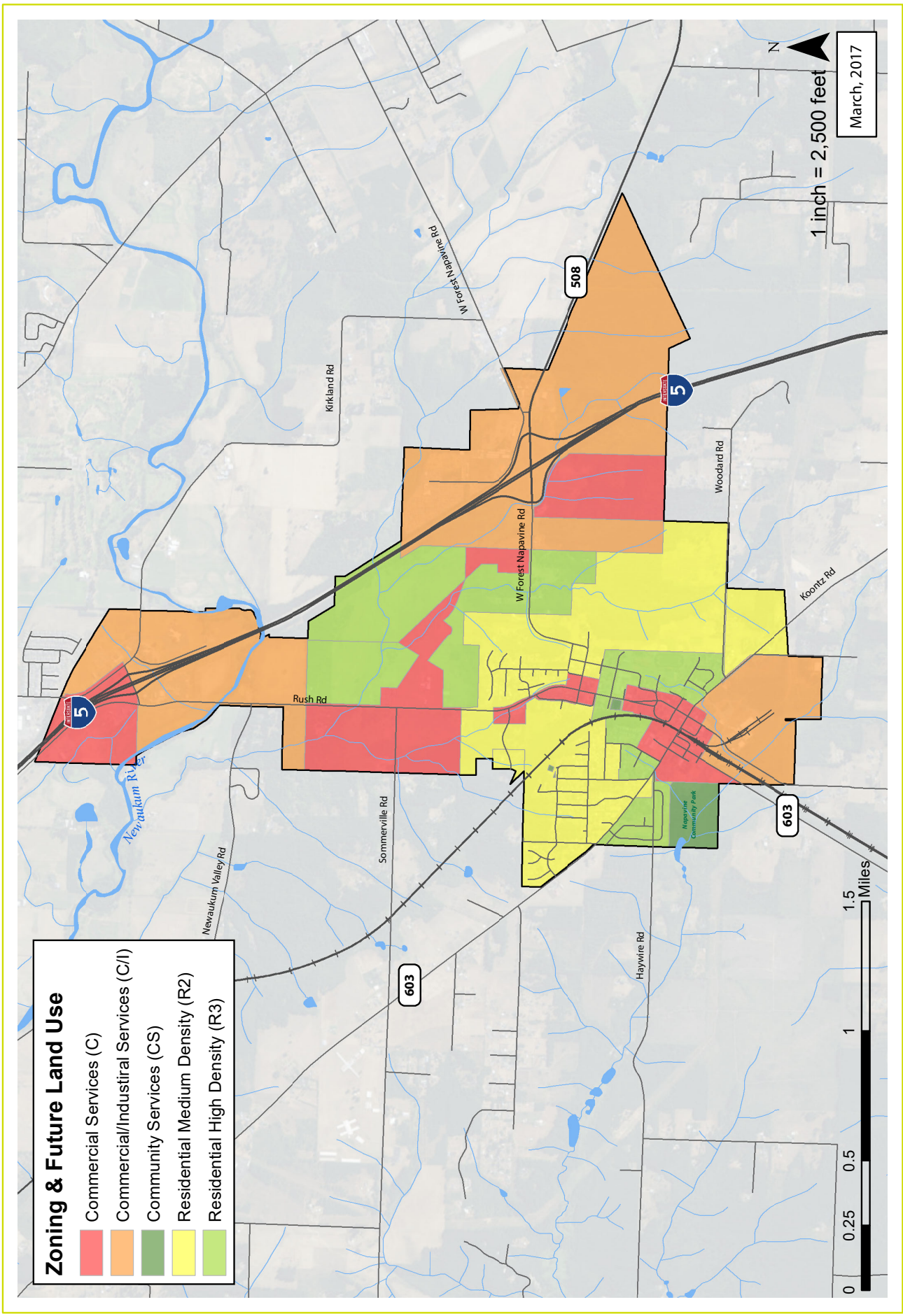


**Figure 4**  
Napavine, WA - Critical Areas



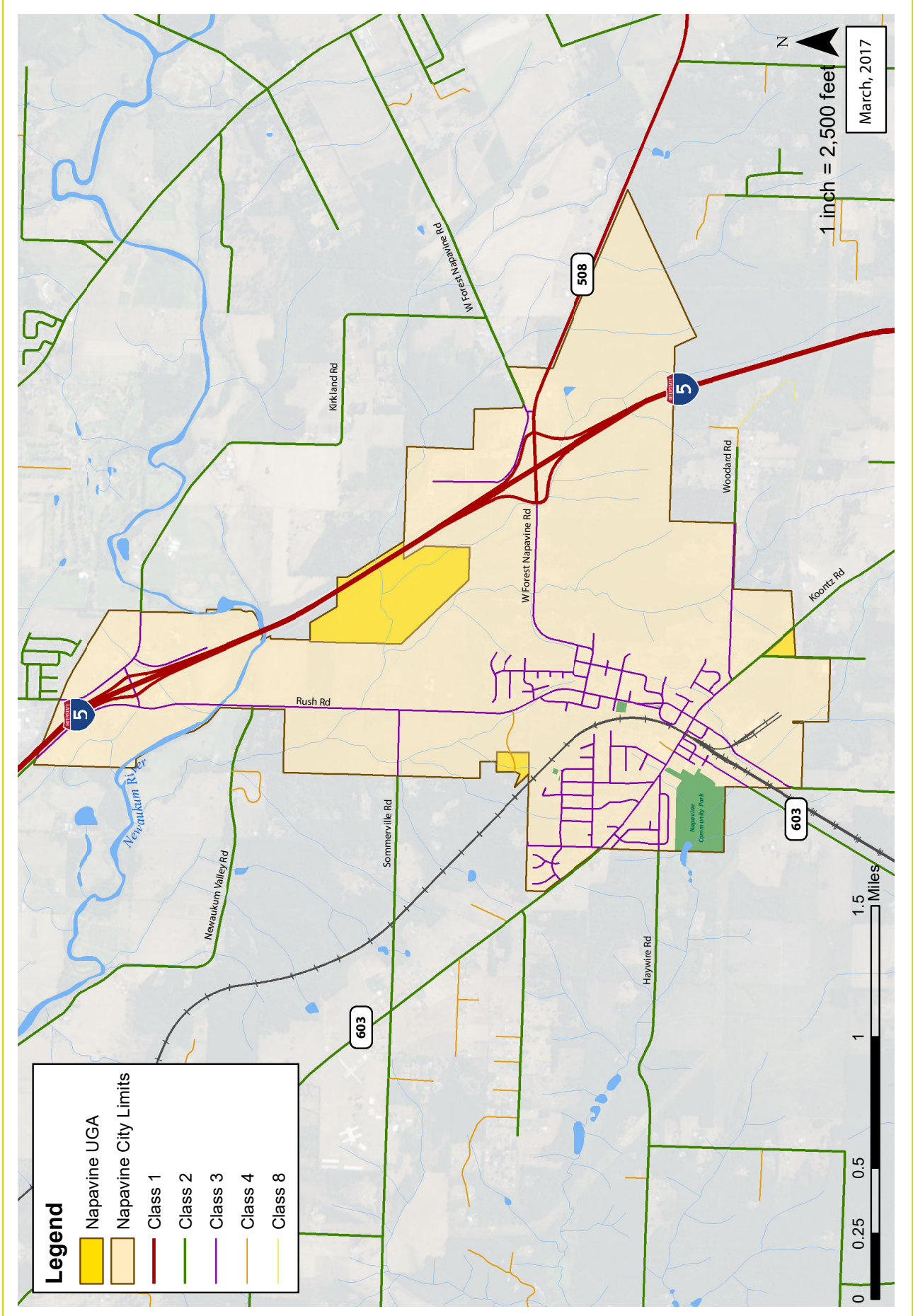


**Figure 5**  
 Napavine, WA - City Limits & UGA



**Figure 6**  
Napavine, WA - Zoning & Future Land Use





**Figure 7**  
Napavine, WA - Road Classifications



## HOUSING ELEMENT

### ***Growth Management Act Requirements***

The Housing Element is intended to ensure the vitality and character of established residential neighborhoods, encourage the availability of affordable housing to all economic segments of the population, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock. It should also be consistent with relevant Countywide Planning Policies and include the following:

- An inventory of existing housing units and an analysis of the number and type of housing units necessary to provide for projected growth over the planning period.
- A statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences.
- An identification of sufficient land for housing, including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, group homes and foster care facilities.
- Adequate provisions for existing and projected needs of all economic segments of the community.

### ***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 the private housing industry will operate, and it establishes goals and policies to meet the community's housing needs.

### ***Existing Conditions***

Napavine is primarily a community of single-family homes with a relatively high rate of home ownership (84%). The existing housing stock is also relatively new, with 55% of the housing units being constructed since 1990. However, the number of available dwelling units has not kept pace with growing housing needs. Between 2005 and 2013 approximately 159 housing units were constructed, accounting for a 30% increase in the overall housing stock, while the population of Napavine has increased by roughly 42% since 2005. The City is endeavoring to decrease the percent of historically low-density housing by encouraging the creation of subdivisions that allow for a range of housing

types. The City encourages owners to develop their land as densely as the zoning code will allow. To provide incentive, street standards have been modified to allow increased densities for small subdivisions, and the City is lowering the minimum lot size and began allowing accessory dwellings on existing lots.

## **Housing Type**

Determining the existing mix of housing is necessary to anticipate future housing needs, especially when planning for affordable housing. Apartments, duplexes, and mobile homes are typically more affordable than single-family dwellings. Housing in Napavine is comprised primarily of detached single family homes. However, there is a significant portion of mobile homes, accounting for roughly 19% of the housing units in Napavine.

**Housing Type, Napavine (2013)**

	Number	Percentage
Detached Single Family Homes	526	78%
Duplexes	10	2%
Apartments (5-9 units)	9	1%
Mobile Homes	130	19%
<b>Total Housing Units</b>	<b>675</b>	<b>100%</b>

Source: ACS 2013 DP04

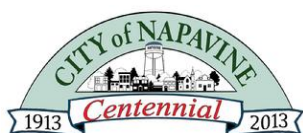
## **Housing Occupancy**

Housing occupancy can tell a lot about the overall health of a community's housing economy. A vacancy rate that is too high can signify a weak housing economy while a vacancy rate that is too low can unnecessarily inflate housing prices. The ideal rental vacancy rate varies dramatically from community to community, but generally a 5% - 8% rental vacancy rate indicates a housing market that is in equilibrium. Additionally, the national homeowner vacancy rate has historically been between 1.5% and 2%. The city of Napavine appears to have average vacancy rates.

**Housing Occupancy, Napavine & Lewis County (2013)**

	Napavine	Lewis County
<b>Homeowner Vacancy Rate</b>	<b>1.8%</b>	<b>3.2%</b>
<b>Rental Vacancy Rate</b>	<b>8%</b>	<b>7.3%</b>

Source: ACS 2013 DP04



### **Housing Values**

Housing value is also an important indicator for anticipating future housing needs and evaluating the need for affordable housing. In Napavine the median home value is roughly \$161,000, and 53% of the homes in Napavine are valued between \$100,000 and \$200,000. Between 2010 and 2013 the median housing value fell slightly in both Napavine and Lewis County.

#### ***Housing Values, Napavine (2013)***

	Number	Percentage
Less than \$50,000	56	10%
\$50,000 to \$99,999	62	12%
\$100,000 to \$149,999	114	21%
\$150,000 to \$199,999	172	32%
\$200,000 to \$299,999	113	21%
\$300,000 to \$499,999	16	3%
\$500,000 to \$999,999	3	1%
Owner-occupied Units	536	100%
Median Value (dollars)	161,300	X

Source: ACS 2013 DP04

#### ***Median Housing Value Over Time, Napavine & Lewis County (2010-2013)***

	2010	2011	2012	2013
Napavine	176,400	174,200	175,700	161,300
Lewis County	188,600	192,700	188,600	180,200

Source: ACS 2013 DP04

### **Homeownership Rate**

Home ownership is an indicator of housing affordability and security. For most U.S. families, the home is the greatest asset in their portfolio. A recent study commissioned by the Consumer Federation of America and Fannie Mae concluded that homeownership is the main path to wealth and housing security for lower-income and minority Americans. Napavine has a much higher rate of homeownership than Lewis County.

## *Housing Tenure, Napavine & Lewis County (2013)*

	Napavine		Lewis County	
	Number	Percentage	Number	Percentage
Owner-occupied	536	84%	20,266	69%
Renter-occupied	104	16%	9,216	31%
Occupied Housing Units	640	100%	29,527	100%

Source: ACS 2013 DP04

### **Affordable Housing**

The shortage of countywide affordable housing ranked among the top 5 issues in surveys conducted for the Lewis County Community Health Assessment. The information provided in this section will shed light on some of the variables affecting the affordability of housing in Napavine.

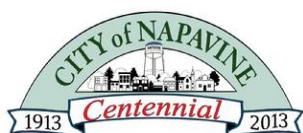
### **Household Income**

The type of housing constructed in a community should reflect the income of its citizens. The median household income in Napavine is \$50,303, approximately \$7,000 higher than Lewis County.

## *Housing Income, Napavine & Lewis County (2013)*

	Napavine		Lewis County	
	Number	Percentage	Number	Percentage
Less than \$10,000	21	4%	1,948	7%
\$10,000 to \$19,999	35	6%	1,969	7%
\$15,000 to \$24,999	47	8%	4,045	14%
\$25,000 to \$34,999	51	9%	3,763	13%
\$35,000 to \$49,999	122	22%	4,606	16%
\$50,000 to \$74,999	175	31%	6,114	21%
\$75,000 to \$99,999	61	11%	3,524	12%
\$100,000 to \$149,999	10	2%	2,361	8%
\$150,000 to \$199,999	26	5%	631	2%
\$200,000 or more	12	2%	329	1%
Total Households	560	100%	29,290	100%
Median Household Income (dollars)	50,303	X	43,874	X
Mean Household Income (dollars)	60,454	X	53,655	X

Source: ACS 2013 DP03



### **Poverty**

The U.S. Census Bureau uses a set of money income thresholds that vary by family size and composition to determine who is in poverty. If a family's total income is less than the family's threshold, then that family and every individual in it is considered in poverty. The official poverty definition uses money income before taxes and does not include non-cash benefits such as public housing, Medicaid, and food stamps. Between 2010 and 2013 the level of poverty in Napavine decreased slightly from 8.7% to 7.1%, while in Lewis County the poverty level increased.

***Percentage of Population Below the Poverty Line, Napavine & Lewis County (2010-2013)***

	2010	2011	2012	2013
<b>Napavine</b>	8.7%	8.4%	9.3%	7.1%
<b>Lewis County</b>	13.3%	13.5%	13.9%	15.4%

Source: ACS 2013 DP03

### **Housing Costs as a Percentage of Income**

The United States Department of Housing and Urban Development defines affordable housing as follows: "The occupant is paying no more than 30 percent of gross income for housing costs, including utilities." When that definition is applied to Lewis County the following statements are true:

- In Lewis County, a minimum wage earner (earning \$9.47 per hour) could afford rent of no more than \$454 per month.
- A worker earning the minimum wage would have to work 75 hours per week in order to afford a two-bedroom unit priced at the area's Fair Market Rent of \$850.
- The Housing Wage in Lewis County is \$17.71, which represents the amount a full time (40 hours per week) worker would need to earn per hour in order to afford a two-bedroom unit at the area's Fair Market rent.
- Only 48% of renters and roughly 62% of homeowners with a mortgage in Lewis County are within the threshold of housing affordability.

**Fair Market Rent, Housing Wage for Lewis County (2016)**

	One-Bedroom	Percentage of Minimum Wage	Two-Bedroom	Percentage of Minimum Wage	Three-Bedroom	Percentage of Minimum Wage
Fair Market Rent (monthly)	\$646	X	\$850	X	\$1,126	X
Hourly Wage Needed to Afford Housing Working 40 hrs/wk	\$13.45	142%	\$17.71	183%	\$23.45	240%

Source: HUD Economic and Market Analysis Division

**Rent as a Percentage of Income, Lewis County (2013)\***

	Number	Percentage
Less than 15.0 %	942	11%
15.0 to 19.9 %	969	12%
20.0 to 24.9 %	1,081	13%
25.0 to 29.9 %	1,001	12%
30.0 to 34.9 %	811	10%
35.0 % or more	3,609	43%
<b>Occupied Housing Units Paying Rent</b>	<b>8,413</b>	<b>100%</b>

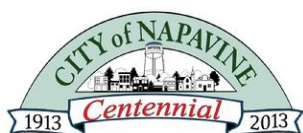
*Within Threshold of affordability*

Source: 2013 ACS DP04

\*Data available for Napavine is not accurate enough to display

**Crowding**

The U.S. Census considers housing units with more than one person per room crowded and housing units with more than 1.5 persons per room are considered severely crowded. In Napavine approximately 3% of housing units are considered crowded and none are considered severely crowded.



**Occupants Per Room, Napavine & Lewis County (2013)**

	Napavine		Lewis County	
	Number	Percentage	Number	Percentage
1.00 or less	622	97%	28,633	97%
1.01 to 1.50	18	3%	583	2%
1.51 or more	0	0%	311	1%
<b>Total Occupied Housing Units</b>	<b>640</b>	<b>100%</b>	<b>29,527</b>	<b>100%</b>

Source: ACS 2013 DP04

***Homelessness and Emergency Housing***

During a single point-in-time count of homeless persons in January of 2014 there were approximately 174 homeless persons in Lewis County, 98 of which were unsheltered. Unfortunately, few formal homeless and emergency housing resources exist in Lewis County. Those that do exist are located in Chehalis and/or Centralia, making people in other communities in the county more vulnerable. Existing resources in Lewis County include the Housing Resource Center of Lewis County, which offers emergency shelter, housing assistance, and utilities assistance; Reliable Enterprises, a 501 (c) (3) non-profit organization that also provides housing assistance; The Salvation Army; and the Community Action Council of Lewis, Mason, and Thurston Counties, which provides assistance with housing costs.

According to the most recent Lewis County 10-year Homeless Housing Plan, there is an unmet need for approximately 338 year-round emergency shelter beds, 67 transitional housing units with a total of 321 beds, and 68 permanent supportive housing units. Despite the efforts of the Affordable Housing Network and other County agencies, the demand for homeless shelters and low-income and transitional housing continues to be a major community need.

### **Residential Land Needs**

There are currently 694 homes in Napavine and its UGAs, and there are 802 acres in The City of Napavine and its UGAs zoned as residential. Approximately 581 acres of that area is developable. That equates to a net residential density of approximately 1.19 dwelling units per acre.

The OFMs population forecasts project that Napavine’s population will reach 3063 by 2030. Assuming that the average household size will remain the same, 401 new housing units will be needed by 2030. Currently there are approximately 343 acres of available residential land in Napavine and its UGAs.

**Population Estimates and Projections, Napavine & Lewis County (2007-2037)**

	2007 Comp Plan	2010 Census	2013 ACS 5 Year Estimate	2030 OFM Estimate
Napavine	1,492	1,766	1,892	3,063
Lewis County	74,100	75,455	75,419	99,746

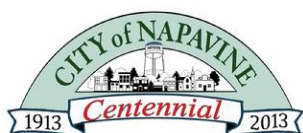
Source: Lewis County Countywide Planning Policies, 2013 ACS S0101

### **GMA Goals Relating to Residential Development**

- Focus urban growth in urban areas
- Reduce Sprawl
- Encourage affordable housing
- Protect property rights
- Retain open space and habitat areas and develop recreational opportunities

### **Countywide Planning Policies for Lewis County Relating to Residential Development**

- CWP 1.1      Cities and towns and all urban growth areas shall include areas and residential densities sufficient to accommodate the majority of the County’s adopted 20-year population projection
- CWP 1.2      Land use planning for the urban growth areas should provide for urban densities of mixed uses where logical and existing and/ or planned urban services are available. Affordable housing policies and urban density policies should have equal value in evaluating and / or planning new or expanded housing areas.





- CWP 1.4 Seek to ensure that development in the unincorporated Urban Growth Areas of cities conforms to applicable City development regulations.
- CWP 4.0 Public Private Partnerships should be encouraged to build affordable housing to meet the housing needs of people with low and moderate incomes and special needs populations.
- CWP 4.1 Comprehensive Plan and development regulations should include innovative land use management and construction techniques to promote affordable housing.
- CWP 4.2 The existing affordable housing stock should be maintained where economically viable and efforts to rehabilitate older and substandard housing, which are otherwise consistent with the Comprehensive Plan Policies, should be encouraged.

### ***City of Napavine Housing Goals***

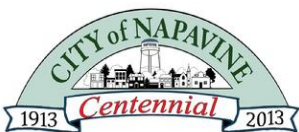
- Provide sufficient housing for all income segments in order to meet the needs of a diverse population.
- Reduce the effects of urban sprawl by designating areas for high-density residential use.
- Provide housing areas consistent with the community's existing character that offer sufficient open space for public use.
- Build a close knit community and housing area that is safe, free of drugs and crime.

### ***City of Napavine Housing Policies***

- 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.
- 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.
- Provide for a moderate rate of urban growth and development within the city limits.
- Provide for moderate growth in the expanded UGA.
- Plan for 401 new residential units over the next fifteen years.
- City development regulations shall provide housing areas and opportunities for all income segments.

## Housing

- 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.
- Support county-wide efforts to provide housing for all income segments. City development review will consider landscaping and beautification in all housing developments.
- City development review will consider residents' safety in all projects requiring sidewalks and neighborhood parks.



## **CAPITAL FACILITIES PLAN, UTILITIES, AND PARKS & RECREATION ELEMENTS**

### ***Growth Management Act Requirements***

The Washington Growth Management Act requires jurisdictions to prepare a Capital Facilities Element that contains the following features:

- An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities.
- A forecast of the future needs for such capital facilities.
- 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.
- Park and recreation facilities shall be included in the capital facilities plan element.

The Utilities element relates to all services provided, planned, paid, and delivered by providers other than the jurisdiction. It shows the general location, proposed location, and capacity of all existing and proposed utilities, including, but not limited to, electrical lines, telecommunication lines, and natural gas lines. The Utilities Element has been combined with Capital Facilities under one heading.

The Parks and Recreation Element implements, and is consistent with, the Capital Facilities Plan Element as it relates to park and recreation facilities. The element shall include estimates of park and recreation demand for at least a ten-year period; an evaluation of facilities and service needs; and an evaluation of intergovernmental coordination opportunities to provide regional approaches for meeting park and recreational demand.

### ***Purpose of the Capital Facilities Plan, Utilities, and Parks & Recreation Elements***

The Capital Facilities 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 Capital Facilities Element addresses all public facilities except for the transportation facilities, utilities, and parks and recreation which are addressed in separate elements of the Comprehensive Plan.

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. The high cost of utility infrastructure necessary to deliver the utility service limits competition. 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 2015-2020 Capital Facility Plan, and are listed later in this chapter.

## ***Existing Conditions***

### ***Public Facilities & Utilities***

The Lewis County Public Utility District (PUD) provides electric service for all areas of Lewis County, with the exception of Centralia. Lewis County PUD provides electricity to 31,000 consumers through 3,370 miles of energized distribution lines. There is no forecast deficiency for the service area and no plans for new PUD sponsored electrical generation plants. Telephone service is provided to Napavine residents by Centurylink. The City has no natural gas service.

### ***Water System***

The City operates and maintains five wells, two reservoirs and one booster pump station.  
(Exhibit 8, Napavine Water & Sewer Lines)



**City of Napavine Water System Inventory, 2015**

Facility	Address	Acquired	Capacity	Condition	Improvement Required	Estimated Cost	Funding
Reservoir	409 Birch Ave. SE	2000	350,000 Gallon	Good	None		
Reservoir	214 Front Ave. SE	1974	100,000 Gallon	Good	None		
Booster Pump Station	409 Birch Ave. SE	2000		Good	None		
Well #1	214 Front Ave. SE	1952	Off-line	Poor	Needs to be cored and re-screened	\$14,000	Development Impact Fee - Local Water Fund
Well #2	214 Front Ave. SE	1960	100 gpm	Good	None		
Well #3	401 Rowell St SE	1980	60 gpm	Good	None		
Well #4	409 Birch Ave. SW	1996	120 gpm	Good	None		
Well #5	207 Washington	2000	120 gpm	Good	None		
<b>Total</b>						<b>\$14,000</b>	

Source: City of Napavine Capital Facilities Plan (2035)

*City of Napavine Water System Inventory, 2015-2020*

Project	Description	Start	Cost	Funding Source
Reservoir #1	Resurface the interior and exterior of reservoir	2017	\$300,000	General Funds/LID
Alder-Harrison Main	Replace undersized mains	2018	\$50,000	Water Utility Funds/LID
1st Ave NW Main from Vine to Grand	Replace undersized mains	2015	\$50,000	Water Utility Funds/LID
Additional 6" Fire Hydrants	Replace existing stand pipes with new 6" fire hydrants	Ongoing	\$12,000	General Fund
Woodard Road Main from Koontz to I-5	Construct new 10" water main for future growth	Future	\$750,000	ULID/Development
Grand NE Main (5th NE to 2nd NE)	Construct new 8" main to loop			
3rd Ave to Rush Road	Replace undersized mains	2015	\$125,000	ULID/Development
Koontz Road Main Woodard to Skinner	Replace mains to 10" lines	2015	\$35,000	ULID/Development
Skinner Road Main ( Koontz to S. City Limits)	Replace mains to 10" lines	2018	\$75,000	Development
Grand Blvd NW Main (4th NW to 1st NW)	Replace undersized mains to 8" lines	2019	\$125,000	Water Utility Fund/ULID
2nd Ave NW Main (Grand to Vine)	Replace undersized mains to 6" lines	Future	\$45,000	Water Utility Fund/ULID
3rd Ave NW Main (WA to Vine)	Replace undersized mains to 8: lines	Future	\$45,000	Water Utility Fund/ULID
3rd Ave NW Main (Grand to Vine)	Replace undersized mains to 8" lines - connect to existing 8" line on 3" NW	2016	\$18,000	Water Utility Fund/ULID
Washington St 8th to Somerville	Install new 10" main	Future	\$450,000	ULID/Development

Project	Description	Start	Cost	Funding Source
Washington Main (3rd NW to Birch)	Replace undersized mains to 8" lines	Future	\$150,000	Local Funds/ Development
Mill Road (Washington to Jordan)	Install 10" main	Future	\$150,000	Commercial Development/ULID
Forest Napavine Main (E Grand to I-5)	Install 12" main	2015	\$475,000	Commercial Development/ULID
State Route #508 Main (I-5 to Estep Road)	Install 12" main	Future	\$800,000	Commercial Development/ULID
Estep Road Main (Forest Napavine Road to Estep end)	Install 10" main	Future	\$200,000	Development/LID/ Commercial
Birch Avenue (Park Entrance to Jordan)	Install 12" main	Future	\$550,000	Development/LID Water Utility Fund
Washington Ave to HW #603	Install 12" main	Future	\$450,000	Development/LID
Forest Napavine Road Storage Facility	Water reservoir for future growth	2015	\$400,00	Water Utility Fund/Development Grant
<b>Total</b>			<b>\$5,655,000.00</b>	

Source: City of Napavine Capital Facilities Plan (2015)

***Wastewater Distribution & Treatment***

The Chehalis Regional Water Reclamation Facility was constructed in 2007 to replace the city's sewage treatment plant built in 1948. The CRWRF was designed to meet stringent Department of Ecology permit requirements and projected wastewater treatment needs for the next twenty years. The CRWRF processes wastewater for the City of Chehalis, the City of Napavine, and Lewis County Water and Sewer District #4. The facility treats an average of 1.3 million gallons per day (MGD) and peak flows in excess of 10 MGD during the wet weather. The CRWRF has a staff of seven and maintains a state certified lab to perform numerous daily analyses for process control and regulatory monitoring. The City of Napavine owns 12 percent of the Reclamation Facility's maximum 6 MGD capacity, which amounts to approximately 720,000 gallons per day. The City's current consumption of that capacity is approximately 360,000 gallons per day.

Napavine currently owns and operates five pump stations within city limits. The stations are in good condition and have a total combined capacity of 155,000 gallons.

Lewis County and the cities of Centralia, Chehalis, Morton, Mossyrock, Napavine, Toledo, Vader, and Winlock, and the Town of Pe Ell have executed an inter-local agreement to form a Lewis County Solid Waste Disposal District, as authorized by RCW 39.34 and RCW 36.58. Lewis County Commissioners act as the legislative body of the disposal district and district boundaries are co-extensive with the boundaries of Lewis County. The purpose of the District is to-

1. Fund solid waste disposal services and facilities in a manner consistent with the Lewis County Solid Waste Management Plan, (SWMP). Such services and facilities could include waste reduction, recycling, and other programs specified in this Plan, as well as construction, ownership, and operation of transfer stations and other solid waste handling facilities, as required.
2. Raise and make available to the joint board of the Centralia Landfill Closure Group funds for closure, post-closure, remediation activities, and clean up at the Centralia Landfill.





**City of Napavine Sewer System Inventory, 2015-2020**

Existing Facility	Address	Year Acquired	Capacity	Condition	Improvement Required	Cost
Pump Station #1	Rush Road	1980	40,000 gallons	Good - Refitted 2001 with new pumps and telemetry	Yes	\$1,500,000
Pump Station #2	Jefferson	1980	40,000 gallons	Good	Yes	\$1,500,000
Pump Station #3	Washington St	2006	40,000 gallons	Good	None	
Pump Station #4	Grand Blvd	1980	25,000 gallons	Reconstructed 2014	None	
Pump Station #5	Napa Estates	1990	10,000 gallons	Reconstructed 2011	None	
<b>Total</b>						<b>\$5,655,000</b>

Source: City of Napavine Capital Facilities Plan (2015)

**City of Napavine Wastewater System Inventory, 2015-2020**

Project	Description	Start	Cost	Funding Source
Woodard Road to Forest Napavine	Install new 12" main	2020	\$500,000	Enterprise Fund/LID/Development
Forest Napavine to Rush Road	Install new 12" main	2018	\$500,000	Enterprise Fund/LID/Development
Woodard to I-5	Install 8" main	Future	\$350,000	Development
Sommerville Road	Install new 8" main	2015	\$125,000	ULID/Grant Development
Skinner Road	Install new 8" main	Future	\$80,000	Development
Koontz Road (Jordan to N. Military)	Install new 12" main	Future	\$700,000	Development

## Capital Facilities, Utilities, Parks & Recreation

Project	Description	Start	Cost	Funding Source
Koontz Road (Woodard to Jordan)	Install new 12" main	Future	\$150,000	Development/ULID
Washington Street (8" Ave to Sommerville)	Install new 12" main	Future	\$300,000	Development/ULID
Mill Road (Washington to Jordan)	Install new 10" main	Future	\$200,000	Development/ULID
Birch Avenue	Install new 12" main	Future	\$500,000	Development/ULID
Rush Road Sewer Station	Reconstruction	2015	\$1,500,000	Capital Improvement Enterprise Fund Grants
Jefferson Sewer Station	Reconstruction	Future	\$1,300,000	Capital Improvement Enterprise Fund Grants
Forest Napavine (Grand NE to I-5)	New Construction	Future	\$1,300,000	Development/LID
Forest Napavine (Across 1-5 to Forest Napavine E)	New Construction	Future	\$1,300,000	Development/LID
Estep Road(Forest Napavine to North City Limits	New Construction	Future	\$1,300,000	Development/LID
<b>Total</b>			<b>\$10,305,000</b>	

Source: City of Napavine Capital Facilities Plan (2015)



**Capital Facilities Improvements Summary 2015-2020**

Capital Facilities Improvement	Total Projected Cost of Improvements
General Government Admin Services	50,400.00
Parks & Public Facilities	\$949,500.00
Public Works Equipment	\$18,000.00
Wastewater System Improvements	\$10,305,000.00
Street System Improvements	\$16,350,000.00
Pedestrian Route Improvements	\$2,705,500.00
Water System Improvements	\$5,655,000.00
<b>Total</b>	<b>\$36,033,400.00</b>

Source: City of Napavine Capital Facilities Plan (2015)

**Police, Fire & Hospital Services**

The Napavine Police Department is located at 407 Birch Avenue SW and currently employs two full-time officers. Napavine is served by a full time volunteer fire department and includes five facilities. Two facilities are located in Napavine and three in unincorporated Lewis County. The fire facilities in Napavine are staffed with full-time personnel.

Providence Centralia Hospital is located about 11 miles away; the Longview Hospice Care Center Hospital is 30 miles away, as is Peace Health St. John Medical Center in Longview.

**Schools**

Napavine School District No. 14 operates and maintains two public schools within city limits. Napavine Elementary School is located at 209 E Park Street and serves grades Pre-kindergarten through 6th. Current student enrollment is 427. Napavine Junior Senior High School, located at 404 4th Avenue NE, serves grades 7 to 12. There are currently 352 students enrolled.

There are nine colleges and universities in the region near Napavine:

- Centralia College (about 9 miles; enrollment 1,486)
- Evergreen State College, Olympia, WA (about 34 miles; full-time enrollment: 3,749)
- Saint Martins University, Lacey, WA (about 30 miles away; full-time enrollment: 1,100)
- South Puget Sound Community College, Olympia, WA (about 28 miles; full-time enrollment: 2,908)
- Lower Columbia College, Longview, WA (about 30 miles; full-time enrollment: 2,237)

- Pierce College at Fort Steilacoom, Lakewood, WA (about 47 miles; full-time enrollment: 5,921)
- Clover Park Technical College, Lakewood, WA (about 50 miles; full-time enrollment: 3,819)
- Tacoma Community College, Tacoma, WA (about 54 miles; full-time enrollment: 3,710)
- Bates Technical College, Tacoma, WA (about 56 miles; full-time enrollment: 3,710)

**Libraries**

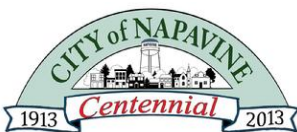
The Timberland Regional Library operates branches in Centralia, Chehalis, and Winlock, and a Cooperative Library Center in Boisfort. Other than the Elementary and High School libraries, there is no public library in Napavine

**Parks & Open Space**

*Napavine Park and Public Facilities Inventory, 2015*

Project	Address	Amenities	Improvement Required	Funding Source
West Side Park	207 W. Washington	28 acre park with 3 baseball fields, playground area, day use area, concession stand and nature trails	Add recreation building	Park Improvement Fund/Grants/Donations
Mayme Shaddock Park	555 2nd Ave	1 acre parcel, covered kitchen, picnic area w/ BBQs, playground areas	New restrooms	Park Improvement Fund/Grants/Donations
Public Works Building	101 SE Front St.	General purpose storage for Public Works equipment	None	N/A
Robert Cook Playground	West Grand Boulevard	Play area with swings and basketball court	Playground equipment	Park Improvement Fund/Grants/Donations

Source: City of Napavine Capital Facilities Plan (2035)



**City of Napavine Parks and Public Facilities Improvements, 2015-2020**

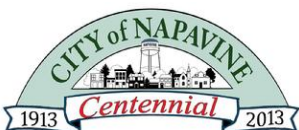
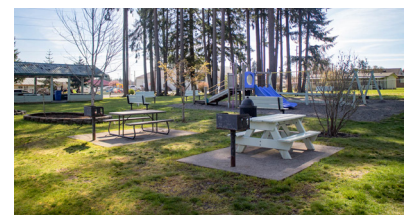
Park or Facility	Project Description	Start	Cost	Funding Source
West Side Park 2"asphalt overlay	Pave City Park Birch St entrance and parking lot	2015	\$20,000	General Fund/Park Improvement Fund/ Donations
West Side Park 2" asphalt mat on walking paths	Pave internal walking paths	2015	\$8,000	General Fund/Park Improvement Fund/ Donations
West Side Park add nature walking trails	Continue building nature trails with view stations and oxbows	2020	\$15,000	General Fund/Park Improvement Fund/ Donations
Lawn mower	Replace Walker commercial mower	Future	\$13,000	General Fund/Park Improvement Fund
Tractor	Buy small tractor	Future	\$23,000	General Fund/Park Improvement Fund
West Side Park recreational building	Recreational building for special events	Future	\$120,000	General Fund/Park Improvement Fund/ Grants
City Hall	Heat Pump	Future	\$1,500	Internal Service Fund
City Hall	Carpet	2015	\$1,500	Internal Service Fund
City Hall	Repaint exterior	2015	\$6,000	General Fund — Maintenance
City Hall	Replace windows	Future	\$1,000	Internal Service Fund
Recreation -Senior Center	Construction of public facility	Future	\$150,000	Internal Service Fund
Downtown revitalization	Update historic buildings, improve streetscape, and begin beautification program	Future	\$500,000	Enterprise Fund Grant
Mayme Shaddock Park	Inground electrical for lighting	2015	\$2,500	Parks Maintenance

Park or Facility	Project Description	Start	Cost	Funding Source
Mayme Shaddock/ WestSide Park	Picnic tables: 10@\$800 each	2016	\$8,000	Parks Maintenance
Mayme Shaddock/ West Side Park/ Robert Cook Park	Sprinkler system for irrigation of lawn	2020	\$18,000	Capital Facilities — Parks or grants, loans or donations
Mayme Shaddock Park	Build or reconstruct kitchen area to be enclosed with bathroom facilities and heating	2018	\$40,000	Capital Facilities — Parks or grants, loans or donations
Robert Cook Park	Big Toy playground equipment	2018	\$20,000	Capital Facilities - Parks or grants, loans or donations
Mayme Shaddock/ West Side Park/ Robert Cook Park	Playground ground cover	2016	\$2,000	Capital Facilities — Parks or grants loans or donations
<b>Total</b>			<b>\$949,500</b>	

Source: City of Napavine Capital Facilities Pan (2035)

### Criteria for Siting Essential Public Facilities

The Growth Management Act (GMA) requires that each city or county establish a process for identifying and siting all essential public facilities that are typically difficult to site such as airports, state education facilities, state and local correctional facilities, state or regional transportation facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, and group homes. The GMA included this provision because citing certain public facilities has become difficult. Many factors contributed to this problem, including increased demand for facilities to serve a growing population, increased competition for land as the state becomes more urbanized and problems with citing processes. By including a process for citing essential facilities in the Comprehensive Plan, deficiencies in the citing process can be minimized.



Pursuant to City of Napavine Municipal Code 17.80.110, essential public facilities meeting the requirements specified in RCW 36.70A.200 shall be permitted in the same manner as other conditional uses and special zoning permits.

Four local, city and state sources are used to identify and regulate the siting of essential public facilities:

- RCW 36.70A.200
- WAC 365.196.550
- Lewis County Comprehensive Plan
- State Office of Financial Management

### ***GMA Goals relating to Capital Facilities, Utilities, and Parks & Recreation***

- Focus urban growth in urban areas
- Reduce Sprawl
- Provide efficient transportation
- Encourage sustainable economic development
- Protect property rights
- Process permits in a timely and fair manner
- Retain open space and habitat areas and develop recreational opportunities
- Protect the environment
- Manage shorelines wisely
- Preserve important historic resources

### ***Countywide Planning Policies for Lewis County Relating to Water***

CWPP 2.2 Large scale commercial and industrial development, except development directly dependent on local agriculture, forestry, mining, and resource operations, should be restricted to cities or designated urban growth areas where adequate

### ***Countywide Planning Policies for Lewis County Relating to Wastewater***

CWPP 2.3 Lewis County recognizes that sewer is an urban service. Public sewer extension outside Urban Growth Areas shall be provided at a Level of Service (LOS) consistent with state law, and the County's development standards and comprehensive plan for densities

and uses associated with size, scale and intensity for growth in rural parts of the County. Public sewer connections may be permitted only if hookup sites comply with one of the following situations:

- a. The Lewis County Health Officer has determined that extension of sewer service is necessary to protect public health and safety.
- b. The public sewer provides service to existing local and major essential public facilities.
- c. The public sewer provides levels of sewage collection and treatment necessary to facilitate and support infill development or redevelopment of limited area of more intensive rural development (LAMIRDs).

CWPP 2.4 Lewis County recognizes that water is an urban and rural service. Extension of water service beyond UGAs can be permitted within state adopted Water Service areas and/or where required , by the Lewis County Board of County Commissioners as described by the following conditions:

- a. The Lewis County Health Officer has determined that extension of domestic water is necessary to protect public health and safety, or
- b. Public water service connections and water service lines can be extended outside UGAs where the following conditions are met:
  - i. Connections and extensions shall be within current State approved water system plans, and
  - ii. Connections and extensions shall demonstrate adequate capacity exists and minimum flow requirements are met, and
  - iii. Connections and extensions shall be at a Rural Level of Service, which is defined as providing only the number of connections consistent with current County zoning and development regulations in effect on the subject property, or
  - iv. The number of connections can exceed the maximum zoning density if a higher intensity existed on or prior to July 1, 1993, or
  - v. A use now considered to be non-conforming existed on or prior to July 1, 1993.



- c. State approved Water Service Areas can be expanded inside limited areas of more intensive rural development (LAMIRDs) if they are consistent with the County Comprehensive Plan and development regulations.

CWPP 2.6 Developments authorized under RCW 36.70A.350, .360, .362, .365, .367 and .368 may be served by urban sewer and water systems consistent with state law. However, no additional connections may be allowed at urban levels of service in the rural area and resource lands between adopted UGAs.

Sewer expansion should not occur in areas outside the UGA and resource lands except where needed to address specific health and safety problems. Sewers may be extended only after a finding is made that no alternatives are feasible.

Urban water system extension should not be permitted in rural areas and resource lands except to solve immediate health or safety problems threatening existing residents. If urban water systems are extended, the number of hookups shall be limited to that which is consistent with the adopted rural element of the adopted Comprehensive Plan.

Sewer and water systems for proposed development within the City's adopted Urban Growth Area where urban sewer and water systems are not available shall be designed, cited, and built to facilitate eventual conversion to urban sewer and water systems.

### ***Countywide Planning Policies for Lewis County Relating to Parks & Recreation***

The over-arching policy goal is to encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks

### ***City of Napavine Utilities Goals***

- Provide adequate utility services to support the economic base.
- Provide for facilities essential to the Napavine community's public health, safety and welfare.

### ***City of Napavine Utilities Policies***

- The City shall work with utility purveyors to provide areas for services within public rights-of-way.
- The City will encourage utility purveyors to make improvements in the City's urban area prior to planned repair and overlay projects on city streets.

- The City shall request that utility purveyors review and comment on proposed development so that adequate utility services are provided in a timely fashion.
- The City shall continue to coordinate essential public facilities, such as solid waste management, with Lewis County and other jurisdictions

### ***City of Napavine Water Facilities Goals***

- Endeavor to have adequate water services to support a self-sustaining community.
- Maintain all water facilities.
- Maintain safe public facilities.

### ***City of Napavine Water Facilities Policies***

- The City of Napavine should explore new water sources within the Urban Growth Area and consider all opportunities to obtain additional water resources, including acquisition of existing private water sources.
- The City should explore opportunities for grant funding to provide additional water storage for anticipated growth, water service needs and fire safety.
- The City should prioritize improvements in order to provide the greatest benefit to community common areas in the downtown core. Where possible, local improvement districts, late-comers' agreements, and grant funds should be used for smaller projects.
- Water services may be provided to the Urban Growth Area but such services shall not be connected to uses in non-urban areas unless such connections are consistent with state law and the City of Napavine Comprehensive Plan (and subsequent updates) and have been approved by Lewis County.
- All water system expansion shall be completed in compliance with Department of Health and City standards as approved by the Napavine Public Works Director.
- The City should implement a well-head protection program for its ground water resources .

## TRANSPORTATION ELEMENT

### ***Growth Management Act Requirements***

The Growth Management Act requires the Transportation Element of the Comprehensive Plan to contain several sub-elements:

- An inventory of air, water, and ground transportation facilities and services
- Level of service standards for locally-owned arterials, transit routes and state owned transportation facilities
- Actions and requirements for bringing into compliance locally-owned transportation facilities that are below established LOS standards
- Existing and planned transportation demand (TDM) strategies
- Pedestrian and bicycle component
- A forecast of traffic for at least 10 years, based on the Land Use element
- Expansion needs to meet current and future demands
- A multilayer financing plan based on the needs identified in the comprehensive plan
- A discussion of intergovernmental coordination efforts
- A discussion of how the transportation plan implements and is consistent with the land use element, and how it is consistent with the regional transportation plan.

### ***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 (See Exhibit 1, City of Napavine)

- **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 south west 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 recently 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.

### ***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.



### ***GMA Goals Related to Transportation***

- Focus urban growth in urban areas
- Reduce Sprawl
- Provide efficient transportation
- Encourage sustainable economic development
- Protect property rights
- Retain open space and habitat areas and develop recreational opportunities
- Protect the environment
- Manage shorelines wisely
- Preserve important historic resources

### ***Countywide Planning Policies for Lewis County Relating to Transportation***

- CWPP 3.0 The Transportation Element of the Comprehensive Plan should be designed to: 1) facilitate the flow of people, goods and services so as to strengthen the local and regional economy; and 2) conform with the Land Use Element of the Comprehensive Plan.
- CWPP 3.1 Level of Service (LOS) standards and safety standards shall be established that coordinate and link with the urban growth and urban areas to optimize land use and traffic compatibility over the long term. New or expansion of existing private and public Lewis County Countywide Planning Policies development shall mitigate transportation impacts concurrently with the development and occupancy of the project.
- CWPP 3.2 The County and cities should coordinate agreements to cover situations where the demands created by new or expanded existing private or public development affect adjoining jurisdictions such as between cities or between the County and cities.
- CWPP 3.3 Local jurisdictions should coordinate plans, programs and projects with regional, state and federal agencies to ensure consistency between land use development and transportation facilities.
- CWPP 3.4 State and local governments should ensure adequate road access to scenic and recreational areas, to accommodate local and tourist traffic.
- CWPP 3.5 Airport authorities should maintain and improve airport facilities to safely accommodate current and future air service demands.



- CWPP 3.6 State and local agencies should reduce conflicts between rail and vehicular traffic wherever possible and support enhancement of rail and high-speed rail planning efforts in the region.
- CWPP 3.7 The County and cities should encourage the use of alternative transportation modes, including mass transit, bicycles, and carpooling when developing improvement programs, designing new development and standards.
- CWPP 3.8 Cost effectiveness shall be a consideration in transportation expenditures decisions and a balance established for both safety and service improvements.
- CWPP 3.9 Local and State agencies should investigate a full range of actions when improving regional transportation facilities, including transportation systems and demand management programs to improve efficiency and mitigate environmental impacts.
- CWPP 3.10 State and local agencies should identify hazardous locations on the regional road system and target resources toward those goals.

### ***City of Napavine Transportation Goals***

- To endeavor to be a self-supporting community with a transportation system that is adequate to support its local economic base.
- To strive for a transportation system that is safe for children and adults.

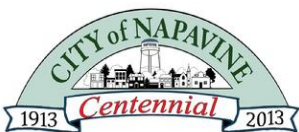
### ***City of Napavine Transportation Policies***

The City of Napavine should coordinate plans, programs and projects with regional, state and federal agencies to ensure consistency between land use development and transportation facilities.

- The City of Napavine 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.
- The City of Napavine should strive to provide adequate access to the transportation system for persons with disabilities.
- The City of Napavine and state government should ensure adequate road access to scenic and recreational areas in order to accommodate local and tourist traffic.
- The City of Napavine 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.

## Transportation

- The City of Napavine should continue to develop planning approaches that increase physical activity, such as walking and cycling.
- The City of Napavine shall work with state agencies to designate arterial access points to ensure safety while maintaining acceptable Level of Service "E."
- The City of Napavine should identify and utilize all available sources of funding for city road improvements including grants, loans, local improvement districts, licenses and impact fees.



## ECONOMIC DEVELOPMENT ELEMENT

### ***Growth Management Act Requirements***

The Economic Development Element establishes local goals, policies, objectives, and provisions for economic growth, vitality and a high quality of life. The element includes a summary of current economic conditions.

### ***Purpose of Economic Development Element***

To identify desired levels of job growth and commercial and industrial expansion.

### ***Existing Conditions***

The recession has been difficult on Lewis County as its unemployment rates have remained one of the highest in the state for the better part of the downturn. Without the aid of the Puget Sound corridor, job creation has been difficult and the return to pre-recession numbers will likely take time and patience. However, with unemployment dropping and nonfarm employment adding jobs the outlook is positive for the county as it continues to distance itself from the crippling recession.

The labor force in Lewis County has been on a slow decline for several years. Between 2009 and 2014 the total labor force in Lewis County fell from 31,620 to 27,430. In addition, the Lewis County unemployment rate has historically averaged higher than the state average. Today, the county's 7.1% unemployment rate remains higher than the state and national rates of 4.8% and 5.1% respectively. However, the unemployment rate in Lewis County has been steadily shrinking since its peak in 2010.

Lewis County's average wage is also lower than the states average according to the Washington State Employment Security Department. In 2013 the average state wage was \$53,334 while the average Lewis County wage was \$35,670. Jobs have shifted between sectors as well, with growth primarily in the service sector which are generally lower-paid positions. Between 2008 and 2012 approximately 13.9 percent of the county's population was living below the poverty level, compared with 12.9 percent at the state level. Poverty was greatest in households with a female head of household, children under 5 years of age, and no husband present.

Napavine's prolonged rates of high-unemployment, low-wage and low-job growth underscore the need for commercial and industrial land to promote economic prosperity.

**Unemployment Rate, Lewis County & Washington State 2010-2013**

	2010	2011	2012	2013	2015
Lewis County	5.3	6.7	7.1	7.5	7.1
Washington State	4.9	5.4	5.8	6	4.8

2013 ACS DP03, Employment Security Department

**Income**

The median household income in Napavine is lower than that of the state, but it is significantly higher than the median household income of Lewis County. While the median household income in Lewis County has fallen since 2009, in Napavine it has increased by 12%, which is more than double the rate of increase for Washington State.

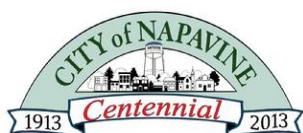
**Median Household Income Napavine, Lewis County, Washington State 2009-2013**

	2009	2010	2011	2012	2013	% Change
Napavine	49,605	50,303	50,536	55,919	55,900	+12.7
Lewis County	44,661	43,874	44,373	43,490	42,860	-4.0
Washington State	56,384	57,244	58,890	59,374	59,478	+5.5

ACS S1901

**Napavine Labor Force**

There are approximately 628 workers living in Napavine. Of those 628 workers, the largest sectors of employment are manufacturing, retail, and health care. Of the workers in Napavine at least 48% have some college education, and only 9% have less than a high school education. The largest share of jobs located in Napavine belong to the accommodation and food service sector.



***Napavine Worker Educational Attainment***

	Count	Share
Less than high school	56	9%
High school or equivalent, no college	153	24%
Some College or Associate degree	155	25%
Bachelor's Degree or advanced degree	142	23%
Educational attainment not available	122	19%
<b>Total</b>	<b>628</b>	<b>100%</b>

Source: U.S. Census On the Map Web Application

***Industry Sector for Workers living in Napavine***

Industry Sector	Count	Share
Agriculture, Forestry, Fishing and Hunting	19	3%
Utilities	6	1%
Construction	36	6%
Manufacturing	86	14%
Wholesale Trade	25	4%
Retail Trade	70	11%
Transportation and Warehousing	34	5%
Information	8	1%
Finance and Insurance	18	3%
Real Estate and Rental and Leasing	5	1%
Professional, Scientific, and Technical Services	16	3%
Management of Companies and Enterprises	6	1%

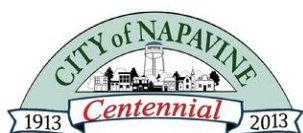
Industry Sector	Count	Share
Administration & Support, Waste Management and Remediation	25	4%
Educational Services	61	10%
Health Care and Social Assistance	71	11%
Arts, Entertainment, and Recreation	10	2%
Accommodation and Food Services	49	8%
Other Services (excluding Public Administration)	23	4%
Public Administration	60	10%
<b>Total</b>	<b>628</b>	<b>100%</b>

Source: Census Bureau On the Map Web Application

**Industry Sector of Jobs Located in Napavine**

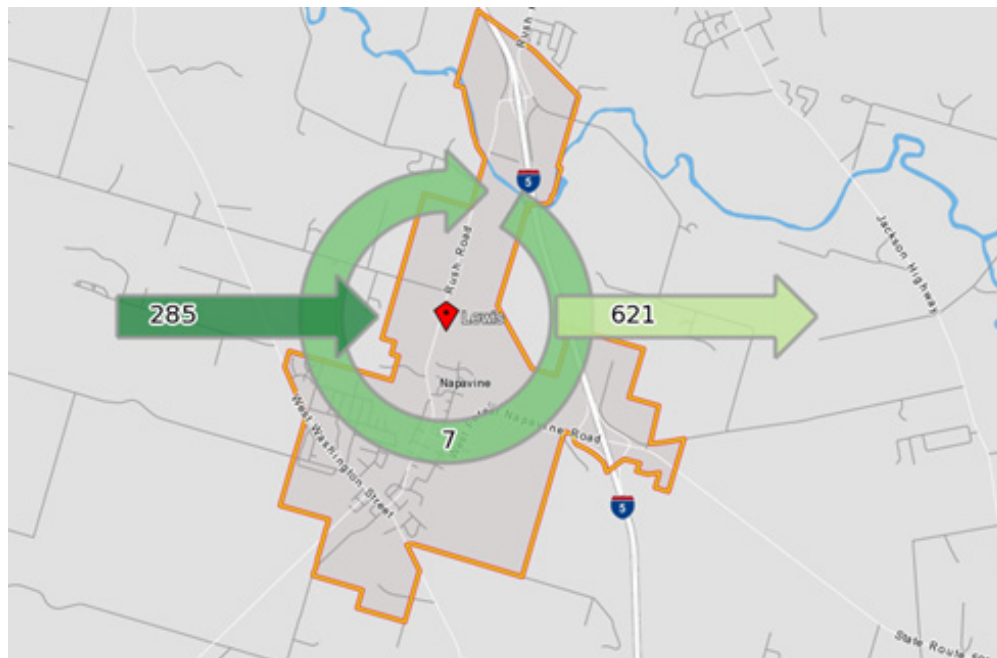
Industry Sector	Count	Share
Accommodation and Food Services	102	35%
Transportation and Warehousing	52	18%
Health Care and Social Assistance	41	14%
Retail Trade	25	9%
Wholesale Trade	21	7%
Real Estate, Rental and Leasing	18	6%
Other Services (excluding Public Administration)	13	5%
Public Administration	13	5%
Construction	5	2%
Finance and Insurance	2	1%
<b>Total</b>	<b>292</b>	<b>100%</b>

U.S. Census Bureau Work Area Profile Analysis



**Worker Inflow/Outflow & Commute Distance**

Few people both live and work in Napavine. The following figure shows the average flow of workers in and out of Napavine. On any given work day there are approximately 285 workers commuting into Napavine from outside of the city, 7 people who both live and work in Napavine, and 621 workers who live in Napavine but commute to work elsewhere. The majority of Napavine residents who are employed elsewhere work north along the I-5 corridor, predominantly in the Centralia/Chehalis area. Approximately 30% of workers in Napavine have an average commute of less than 10 miles, but 32% have an average commute of greater than 50 miles.



**Commute Distance for Those Living in Napavine (2013)**

	Number	Share
Less than 10 miles	192	30.6%
10 to 24 miles	90	14.3%
25 to 50 miles	142	22.6%
Greater than 50 miles	204	32.5%
<b>Total Workers</b>	<b>628</b>	<b>100%</b>

Source: U.S. Census On the Map Web Application

### ***GMA Goals Relating to Economic Development***

- Focus urban growth in urban areas
- Reduce sprawl
- Provide efficient transportation
- Encourage affordable housing
- 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 the environment
- Manage shorelines wisely
- Encourage citizen participation and regional coordination
- Preserve important historic resources

### ***Countywide Planning Policies for Lewis County relating to Economic Development***

- CWPP 5.0 The development of businesses and industries should be encouraged within the cities, urban growth areas, designated Limited Areas of More Intense Rural Development (LAMIRDs), and those unincorporated areas of Lewis County that satisfy the requirements set forth in RCW 36.70A.350, . 360, .362, .365, .367, and .368.
- CWPP 5.2 A diversified economic base should be encouraged to minimize the vulnerability of the local economy to economic fluctuations.
- CWPP 5.3 The County and cities should designate adequate land within the UGAs to provide for future industrial and commercial needs.
- CWPP 5.5 Comprehensive plans shall designate adequate land within Lewis County to provide for future industrial and commercial needs. The County and cities will work together employing innovative tools, such as subarea plans, to meet these needs.
- CWPP 5.6 Value added industries shall be encouraged



- CWPP 5.7 Recreational or tourist activities directly related to or dependent upon water bodies should be encouraged. Tourism and recreation should be promoted as a strategy that protects the character of rural and urban areas.
- CWPP 5.8 Lewis County should encourage commercial/industrial development along major transportation corridors and where the potential for expansion of water and sewer development exists consistent with the County Comprehensive Plan and state regulations.
- CWPP 5.9 The County and cities should encourage the development of alternative energy production facilities and ancillary education programs and businesses.
- CWPP 5.10 The County and cities should encourage efforts to expand workforce training and development to provide skilled labor for alternative energy industries and “green collar” jobs.
- CWPP 5.11 The location, retention, and expansion of businesses that provide family wage jobs should be supported.

### ***City of Napavine Economic Development Goals and Policies***

- Endeavor to be a self-sustaining community by encouraging development of a diversified, well-balanced economy with stable, sustained growth

