



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

Notice of Public Hearing

NOTICE IS HEREBY GIVEN that City of Napavine has received a Variance Application from Todd and Teona Bailey.

Project Proposal: The applicant proposes to install a black candlelight bulkhead at the driveway entrance on private property to provide lit frontage for security. The applicant is requesting a Variance because the City of Napavine Public Works Standards Section 2D Illumination requires a city streetlight to be installed in the public right-of-way. The project site is .24 acres.

Project Location: 513 Railroad Way NW Napavine, Washington - Tax Parcel #008358140007

Hearing Date and Location: **July 12, 2023. 10:00 AM**
 Napavine City Hall - Council Chambers
 407 Birch Ave SW
 Napavine WA 98565

City Contact:

Bryan Morris, Director of Public Works
Phone: (360) 262-9344
Email: bmorris@cityofnapavine.com
Mail: PO Box 810, Napavine, WA 98565

View the complete application online:
<https://www.cityofnapavine.com/communitydev/page/public-notices>

Anyone interested may appear and be heard. The decision of the Hearing Examiner will be sent to all those who submit comments, testify at the hearing, or request the decision in writing. Any aggrieved party of record can file an appeal with Lewis County Superior Court. Written comments about this application must be submitted to Bryan Morris at the listed address above. If you have any questions, please visit the website or call.

****WRITTEN PUBLIC COMMENTS CAN BE ACCEPTED UNTIL 9:30 AM ON JULY 12, 2023****



Community Development
407 Birch Ave SW, P. O. Box 810 Napavine, WA 98565
Phone: (360) 262-9344
www.cityofnapavine.com

Staff Report

GENERAL INFORMATION

Applicant: Todd & Teona Bailey

Property Owner: Applicant

Purpose: Variance to waive public right-of-way street light requirement. Applicant is requesting to install candlelight bulkhead at driveway entrance on private property.

Address: 513 Railroad Way NW

Parcel Number: 008358140007 (Section 27 Township 13N Range 02W Parcel E City of Napavine BLA 04-01-2020 3527571)

Zoning: Residential 2 (R2)

Surrounding Land Use: Residential 2 (R2)- Bare Land, SFH, SFH, SFH,

Application Date: June 2, 2023

Review Date: June 16, 2023

I. BACKGROUND

The applicant proposes to install a black candlelight bulkhead at the entrance of driveway on private property. The proposed development of a single-family residence is being erected on a street that only has one vacant lot left past the dwelling lot. There will be no need for future light on this street. The bulk-head light would provide additional lighting for the existing single-family residences on the street.

II. POLICY CONSIDERATIONS

The City of Napavine Public Works Standards – Illumination 2D.02 Design Standards

(Exhibit D.)

III. REVIEW OF VARIANCE STANDARDS

Napavine Municipal Code 17.80.040 Variances guides the Hearing Examiner in how to review variance requests:

Where unnecessary hardships and practical difficulties, resulting from peculiarities of a specific property, render it difficult or inequitable to carry out all provisions of this title, the board shall have the power to grant a variance if it finds that the following conditions are met:

- (1) The variance will not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zone in which subject property is located; and**

Staff find that special conditions exist which are peculiar to the land and structure, which create

practical difficulties. The proposed development of a single-family residence is being erected on a street that only has one vacant lot left past the dwelling lot. There will be no need for future light on this street.

- (2) Such variance is necessary, because of special circumstances relating to the size, shape, topography, location, or surroundings of the subject property, to provide it with use rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located; and provided that such unusual circumstances or conditions do not exist throughout the neighborhood or zone in which the property is located, and provided further that such unusual circumstances or conditions have not been created by action of the applicant; and**

Staff find that special conditions exist which are peculiar to the land and structure, which create practical difficulties. The city would support the bulk light at the dwellings driveway to replace having the city maintain and operate ac control panel and fixture for one (1) light.

- (3) The granting of such variance will not be materially detrimental to the public welfare of injurious to the property or improvements in the vicinity and zone in which the subject property is situated; and**

Staff find that the granting of such a variance will not be materially detrimental to public welfare.

- (4) The granting of such variance will not adversely affect the comprehensive plan; and**

Staff find that granting the variance will not adversely affect the comprehensive plan.

- (5) The variance, if granted, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of the adjacent property; and**

Staff find that the bulk-head light would be an attribute to the neighborhood.

The variance so authorized shall become void after the expiration of six months if no substantial construction has taken place in accordance with the plans for which the variance was authorized.

IV. RECOMMENDATION

Staff find that the granting of the variance of the property would be used in a reasonable manner. The proposal would be an attribute to the surrounding dwellings on the street. The bulk-head light would provide additional lighting for the existing single-family residences on the street. Considering applicable statute and code, staff findings support the request for a variance to allow a bulk-head light at the driveway to the proposed dwelling in lieu of a control panel and street light structure.

V. EXHIBIT LIST

- Exhibit A. Variance Application
- Exhibit B. Public Hearing Documents
- Exhibit C. Site Plan
- Exhibit D. Public Works Standards 2D Illumination

Sincerely,



Bryan Morris

Public Works/Community Development Director

CITY OF NAPAVINE

407 BIRCH AVE SW, P. O. BOX 810, NAPAVINE, WA 98565
(360) 262-9344

VARIANCE APPLICATION

Fee: \$ 500.⁰⁰

File No. VA 06-02-23 Date 6-2-23

Applicant Todd & Teona Bailey

Applicant's Address P.O. Box 1220, Napavine

Location of property: 0 Railroad way NW, Napavine

Lot _____ Block _____ Addition _____

A. The above described property was acquired on 5-31-23, 19_____.

B. A certificate of ownership and a list of owners of property located within 300 feet of this parcel must accompany this application.

C. Do covenants, conditions or restrictions concerning type of improvements contemplated exist on the property? NO. If so, attach a copy of said document to this application.

D. I HEREBY REQUEST A VARIANCE AS FOLLOWS:

(Please explain the hardship for which you are requesting a variance to alleviate.)

Black candle light Street light vs. Normal light
my light would be bulk head @ my driveway entrance.

Your approval of the requested variance would permit me to use my property in the following manner:

Build our home. and provide lit frontage for
Security.

1. Would the strict application of the Zoning Regulations create practical difficulties or unnecessary hardships for you? (please explain)

Yes, I am the last vacant lot on Railroad,
the cost of the light could never have latecomers.

2. Are there exceptional circumstances of conditions applicable to this property or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood? (Please explain).

Yes, same as above. I feel I should not be the
only one paying 10,000 + for a street light.

3. Will the granting of a variance be significantly detrimental to the public welfare or injurious to the other property or improvements in your zone or neighborhood in which your property is located? (Please explain).

No they would benefit



Notice of Public Hearing

NOTICE IS HEREBY GIVEN that City of Napavine has received a Variance Application from Todd and Teona Bailey.

Project Proposal: The applicant proposes to install a black candlelight bulkhead at the driveway entrance on private property to provide lit frontage for security. The applicant is requesting a Variance because the City of Napavine Public Works Standards Section 2D Illumination requires a city streetlight to be installed in the public right-of-way. The project site is .24 acres.

Project Location: 513 Railroad Way NW Napavine, Washington - Tax Parcel #008358140007

Hearing Date and Location: **July 12, 2023. 10:00 AM**
 Napavine City Hall - Council Chambers
 407 Birch Ave SW
 Napavine WA 98565

City Contact:

Bryan Morris, Director of Public Works
Phone: (360) 262-9344
Email: bmorris@cityofnapavine.com
Mail: PO Box 810, Napavine, WA 98565

View the complete application online:
<https://www.cityofnapavine.com/communitydev/page/public-notice>

Anyone interested may appear and be heard. The decision of the Hearing Examiner will be sent to all those who submit comments, testify at the hearing, or request the decision in writing. Any aggrieved party of record can file an appeal with Lewis County Superior Court. Written comments about this application must be submitted to Bryan Morris at the listed address above. If you have any questions, please visit the website or call.

****WRITTEN PUBLIC COMMENTS CAN BE ACCEPTED UNTIL 9:30 AM ON JULY 12, 2023****

Surrounding Parcels

Exhibit B

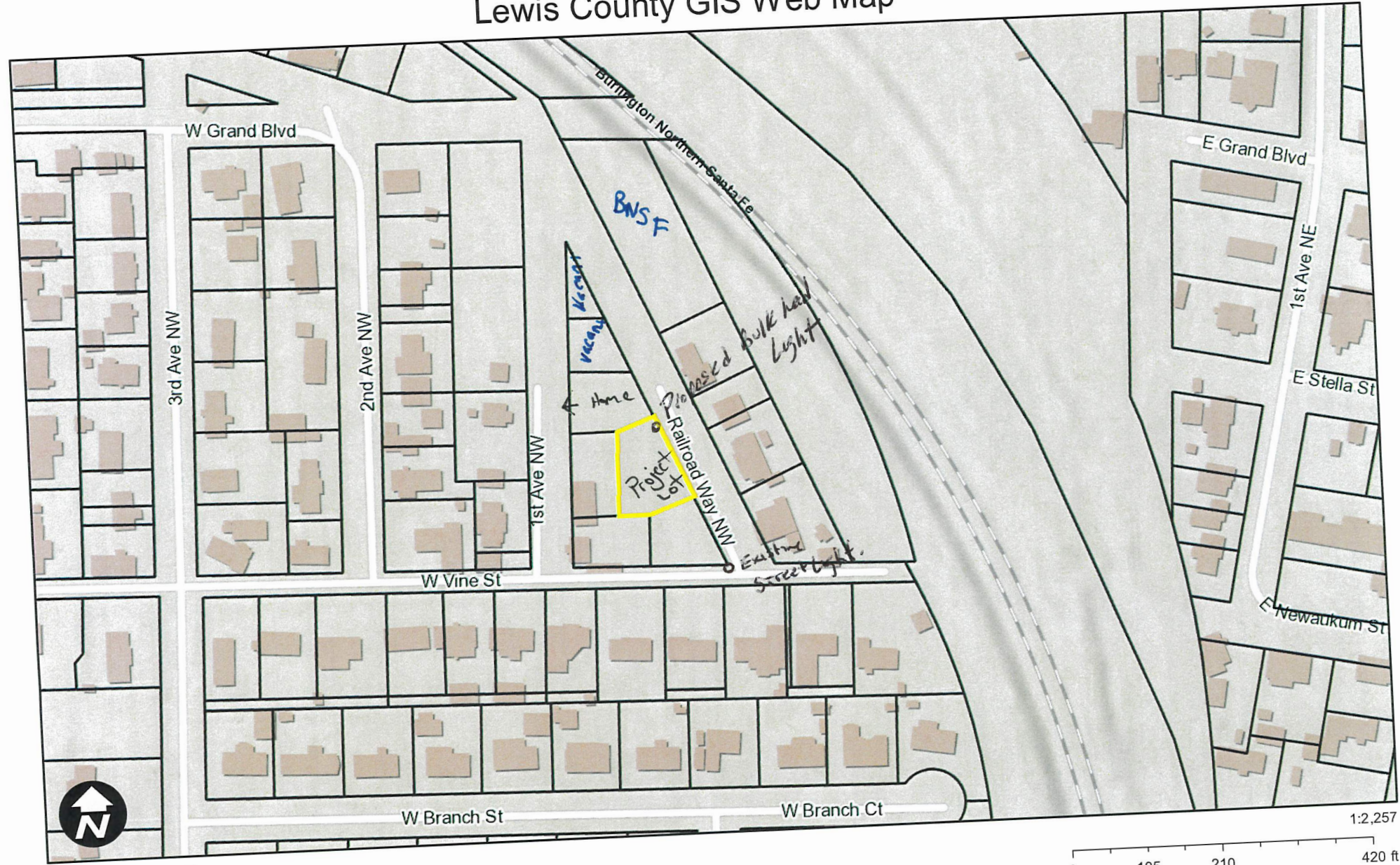
PARCEL NO.	ADDRESS	PROPERTY OWNER
008370004002	303 W Vine Street	James & Ellen Lee
008370004003	275 W Vine Street	John & Josephine Wanjema
008370001001	209 W Vine Street	Filer Family Trust DTD 12/10/2003
008370001014	203 W Vine Street	Jaden & Mariana McCusker
008370004012	203 W Vine Street	Jaden & Mariana McCusker
008370001013	115 W Vine Street	Ruth Johnson
008370001004	107 W Vine Street	Brian Dennis
008370001008	103 W Vine Street	Joseph & Holli Schoonover
008358173000	128 W Branch St.	Edward Jerns
008358172000	204 W Branch St.	John Sayers
008358171000	212 W Branch St.	Fred & Julie Jacques
008370004009	0 W Vine Street	John & Josephine Wanjema
008370004010	0 W Vine Street	James & Ellen Lee
008358170000	220 W Branch St.	Donald & Angela Madaris
008370004008	313 W Vine Street	William & Dawn Smith
008370004007	323 W Vine Street	Thomas & Yvonne Olson
008358151002	508 Railroad Way NW	Allen Johnson Jr. & Christiane Smith-Jo
008358149000	510 Railroad Way NW	Melby Dobson
008358148000	514 Railroad Way NW	Richard Samples
008358147000	530 Railroad Way NW	Duane & Eileen Johnson
008358140006	0 Railroad Way NW	Joseph Enbody
008358137001	0 1st Ave NW	Joseph Enbody
008358140005	502 1st Ave NW	Randall & Traci Hall
008358140004	508 1st Ave NW	John Smith & Desireenna Hutchinson
008358140003	512 1st Ave NW	Kary Mielitz
008358139000	0 1st Ave NW	Douglas & Retta Winslow
008358138000	0 1st Ave NW	Douglas & Retta Winslow
008358129001	519 1ST Ave NW	Douglas & Retta Winslow
008358135001	0 1st Ave NW	Douglas & Retta Winslow

Surrounding Parcels

Exhibit B

008358124002	528 2nd Ave NW	Cynthia Ulrich
008358119004	0 2nd Ave NW	Cynthia Ulrich
008358119003	532 2nd Ave NW	William Schmitt
008358153000	0 Railroad Way NW	Northern Pacific Railway CO
008358146000	0 Railroad Way NW	Northern Pacific Railway CO
008358125004	0 W Vine Street	Merry Barnes
008358125002	509 1st Ave NW	Merry Barnes
008358125006	412 W Vine Street	Michael Smith
008358125005	508 2nd Ave NW	Roger Gonzales
008358124003	516 2nd Ave NW	Beverly Webster

Lewis County GIS Web Map



6/27/2023, 8:25:43 AM

- Parcels
- Parcels

1:2,257
 0 105 210 420 ft
 NAD 1983 StatePlane Washington South FIPS 4602 Feet



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

2D ILLUMINATION

2D.01 General

New commercial or residential subdivisions, short plats or property development along the locations designated in Chapter 1 will provide streetlights in accordance with these Standards for such improvements of the city and they will be owned and operated by the city.

2D.02 Design Standards

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

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

Streetlights will be located in accordance with the design criteria contained herein, and as approved by the Director of Public Works. In addition, intersections will be illuminated to 1.5 times the highest foot-candle requirement of the streets surrounding the intersection. Exception: In residential and intermediate classes, local and collector streets intersecting other local and collector streets will not be subject to the 1.5 times illumination factor provided a luminaire is placed at the intersection. Energy efficient fixtures will be incorporated into the streetlight system whenever practical. Poles will be opposite across the roadway or on one side of the roadway. Staggered spacing will be allowed if the roadway width is such that adequate light levels cannot be provided with a one-sided or opposite/both-sided pattern.

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

Commercial

- Multi-family, high density
- Central business district
- Freeway commercial
- General commercial
- Neighborhood commercial

Industrial

- Heavy Industries
- Light Industries

Intermediate

- Essential public facilities
- Commercial office/mixed use

Residential

- Single Family, low density
- Single Family, medium density
- Multi-Family, medium density

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

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

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

Dirt Factor: 0.85

Lamp Lumen Depreciation Factor: 0.2 fc (except local residential street)

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

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

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

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

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

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

The General Notes on the following pages will be included on any plans dealing with streetlight design, in addition to all other applicable requirements.

General Notes (Street Light Construction)

1. All workmanship, materials and testing will be in accordance with WSDOT/APWA, MUTCD, NEC or City of Napavine Public Works Standards unless otherwise specified below. In cases of conflict, the most stringent guidelines will apply.
2. Washington State electrical permits and inspections are required for all street lighting installations within the City of Napavine. The contractor is responsible for obtaining said permits **prior** to any type of actual construction.
3. A clearly marked service disconnect will be provided for every lighting circuit. The location and installation of the disconnect will conform to Nation Electrical Code (NEC) and these Standards. The photo controls window will face north unless otherwise. The service disconnect will not be mounted on the luminaire pole. The service disconnect will be of a type equal to a Milbank CP3B-11115 AALSP2 service, 120/240 VAC, 10/3W, Caltrans Type 3B with contractors, photo controls and test switch. All service disconnects will be used to fullest capacity, i.e., maximum number of luminaires per circuit.
4. All lighting wire will be copper with a minimum size of #8. All wire will be suitable for wet locations. All wire will be installed in schedule 80 PVC conduit with a minimum of 1 ¼ inches. A bushing or bell-end will be used at the end of a conduit that terminates at a junction box or luminaire pole. Conductor identification will be an integral part of the insulation of the conductors will be #8 copper. All splices or taps will be made by approved methods utilizing epoxy kits rated at 600 volts, minimum (i.e., 3-M 82-A2). All splices will be made with pressure type connectors (wire nuts will not be allowed). Direct burial wire will not be allowed. All other installation will conform to NEC, WSDOT/APWA and MUTCD standards.
5. Each luminaire pole will have an in-line, fused, watertight electrical disconnect located at the base of the pole. Access to these fused disconnects will be through the hand-hole on the pole. The hand-hole will be facing away from on-coming traffic. Additional conductor length will be left inside the pole and pull or junction box equal to a loop having a diameter of one foot. Load side of in-line fuse to luminaire head will be cable and pole bracket wire, 2 conductor, 19-strand copper, #10 and will be supported at the end of the luminaire arm by an approved means. Fuse size, disconnect installation and grounding in pole will conform to NEC standards.
6. Approve pull boxes or junction boxes will be installed when conduit runs are more than 200 feet. In addition, pull box or junction box will be located within 10 feet of each luminaire pole and at every road crossing. Boxes will be clearly and indelibly marked as lighting boxes by the legend, "L.T." or "LIGHTING". See WSDOT Standard Plan J-11a.
7. All lighting poles will have tapered round shafts with a linear taper of between 0.125 and 0.14 inches per foot. In existing developed areas, the city may require a specific pole type to maintain consistency within the developed area.
8. Cement concrete bases will follow WSDOT Standard Plan J-1b, Sheet 1, Foundation Detail. Conduit will extend between three (3) and six (6) inches above the concrete base.
9. All streetlights will include a recessed 120V weatherproof receptacle that meets all applicable guidelines and standards. The receptacle will be located thirteen (13) feet above the base of the pole.
10. Any modification to approved plans will be reviewed and approved by the Director of Public Works **prior** to installation.