

**City of Napavine Napavine,
Washington**

Notice of Application and of Public Hearing

HEARING DATE: Monday, April 4, 2022
TIME: 6:00 p.m.
LOCATION: City of Napavine Council Chambers
407 Birch Ave SW Napavine, WA 98565
SUBJECT: The City Planning Commission will hold a Public Hearing on the applications of BP Products North America, Inc. for (a) Land Use Application for the construction of a retail store on a site zoned Commercial; and (b) a related Environmental Determination of Non-Significance, (DNS), under the State Environmental Policy Act, (SEPA).

NOTICE IS HEREBY GIVEN that the City of Napavine has received applications for a Site Plan that provides for the construction of a convenience store, gas, and truck fueling station. Pursuant to NMC 17.88.070, the City of Napavine established a comment period on said applications and scheduled a public hearing on the applications and the proposed development.

1. Case File Name/Number: ARCO am/pm convenience store, gas, and truck fueling station.
2. Date of Application: December 2020.
3. Date Site Plan Application was deemed complete: January 20th, 2022.
4. Date of Notice of Complete Application: January 20th, 2022.
5. Description of Proposed Project: Applicant proposes to construct a convenience store and two fuel canopies meeting the requirements of the City of Napavine's Commercial Services Zoning District.
6. Project permits included with the Applications: None.
7. Further studies requested by reviewing authorities: Critical Aquifer Recharge Area Report, Traffic Impact Analysis.
8. Other permits not included in the Application: None at this time.
9. Existing environmental documents that evaluate the proposed project: SEPA Checklist by Applicant dated October 14th, 2021; CARA Report by Applicant dated March 8th, 2022 and Determination of Non-Significance by the City of Napavine dated March 14th, 2022. Said document(s) are available for review and comment in the same manner as described herein for the Applications.
10. The public has the right to comment on the Applications through testimony or written comments. The public has the right to receive notice of and to participate in any hearings; to request a copy of the decision once made; and to any appeal rights that may apply.
11. The deadline for submitting written comments is April 4th, 2022 by 4:00 pm. Written comments received by the City on or before April 4th, 2022, will be considered by the City Planning Commission.
12. A consolidated staff report, the SEPA checklist, and the SEPA DNS will be available for inspection by the public at no cost beginning March 14th, 2022.
13. The deadline for submitting a SEPA appeal and/or any appeal of the final decisions on the substantive Applications is 30 days following final decision on the Applications.
14. Name and contact information for owner / applicant / applicant's representative:
Owner: H&H Rush Road 2, LLC
Applicant: BP Products North America, Inc. Representative: Mettle Brasel
Barghausen Consulting Engineers 18215 72nd Ave
South
Kent, WA 98032
(425) 251-6222
15. Description of site: The proposed site is approximately 1.93 acres in size, vacant, with primarily grasses.
16. Maps of the subject property and area are provided below.
17. Information about the applications may be examined by the public from March 14th, 2022, through April 4th, 2022, at Napavine City Hall, 407 Birch Ave SW, Napavine, Washington, on business days between the hours of 8:00 a.m. and 5:00 p.m. (Note: Closed between 12:00 and 1:00)
18. The authority for this review is described in the Napavine Municipal Code (NMC) 17.28 C and C-1 Districts; NMC 17.88 Administration and Enforcement; NMC Title 18 Environment; NMC Title 12 Streets, Sidewalk and Public Places; and the 2017 City of Napavine Comprehensive Growth Management Plan 2003-2023 (as updated). The public hearing will be conducted in accordance with rules of procedure adopted by NMC 17.88070 and NMC 17.88.100. The final decision on the Applications will be made by the Napavine City Council.

For further information, please contact Rachelle Denham, Clerk-Treasurer, at (360) 262-3547.

THE PUBLIC IS INVITED to attend this public hearing. Dated this 4th day of April, 2022.

Bryan Morris
Director of Public Works/Community Development