



NAPAVINE CITY COUNCIL MINUTES
PUBLIC HEARING – 7th Ave NW Variance
February 23, 2021 6:00 P.M.
Napavine City Hall, 407 Birch Ave SW, Napavine, WA

CALL TO ORDER:

Mayor Shawn O'Neill called public hearing of the 7th Ave NW Variance application to order 6:00 pm.

INTRODUCTION:

Mayor Shawn O'Neill introduced himself as presiding over the public hearing.

PURPOSE OF HEARING:

To invite testimony from the community members and the public regarding the 7th Ave NW Variance application before the Council. The Council will hear testimony from persons present who wish to speak for or against the the 7th Ave NW Variance application. Any questions, please direct them to the Mayor and he will direct staff our Council members who may have the answers to address the question.

PROCEDURE:

Those wishing to testify are asked to speak clearly and tell the Council

- Your Name
- Your Address

Opened Public Hearing:

Mayor Shawn O'Neill opened the public hearing and welcomed anyone wishing to speak to approach the podium.

Christy McNelly; Napavine Park Addition, opposed the proposed 7th Ave NW Variance application. Mrs. McNelly raised concerns the applicant stated a hardship exists where current regulations would incur additional unnecessary costs in improving existing conditions and these costs would inflate the cost for future home development. Mrs. McNelly also raised concerns the applicant is requesting the City not require sidewalks, curbs and gutters. Other subdivisions, i.e., Napavine Estates, Parkside Loop, Camden Way, Meadow Lane all have sidewalks, curbs and gutters. The citizens enjoy walking around Napavine and not having proper sidewalks for them to use brings up safety issues. In 1920, the City established codes requiring roads and right of way to be 60 feet wide, the standard street width is 36 feet. The proposed project lists the width of the street to only be 22 feet. The streets in the area are very narrow and are difficult to drive down with vehicles parked along the street. Mrs. McNelly felt the applicant could not claim costs as a hardship. She asked Council to review the letters and minutes of the Planning Commission's public hearing that includes other Citizens who opposed the proposed variance.

Ryan Caldwell: Variance Applicant and Developer, the proposed project will tie into an an existing roadway by adding 22-foot width road and extending to the end of the block. Addition to extending the roadway, we plan to add hydrants, lighting, water, and sewer extensions. The other streets in the area do not have sidewalk, curbs, and gutters, we are asking the City to waive the sidewalks, curbs, and gutters. There is additional reason for requesting the City to waive the sidewalks, curbs, and gutters, which will come to the Council in the 7th Ave NW Road Extension SEPA.

Closing of Public Hearing:

Mayor Shawn O'Neill announced, all testimony having been taken, the public hearing on 7th Ave NW Variance is now closed ending time 6:17 pm.