



NAPAVINE PLANNING COMMISSION MINUTES
July 13, 2020 6:00 P.M.
Napavine City Hall, 407 Birch Ave SW, Napavine, WA

CALL TO ORDER:

Commissioner Chairman Hamilton called regular planning commission meeting to order at 6:00 pm.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

Planning Commission present: Commission Chair Larry Hamilton, Brandon Torgerson Commissioner #5, Bob Bozarth Commissioner #3, Arnold Haberstroh Commissioner #3 and Deborah Graham Commissioner #1 (via teleconference.)

APPROVAL OF AGENDA – As presented:

Commissioner Haberstroh motioned to amend the agenda to include under consideration for the development of unimproved Right-of-Ways, seconded by Commissioner Torgerson, Vote on motion 4 aye and 0 nay.

APPROVAL OF MINUTES: 6:02 pm

Commissioner Bozarth motioned to approve minutes for February 24, 2020 meeting, seconded by Commissioner Torgerson, Vote on motion 4 aye and 0 nay.

CONSIDERATION:

165 Hamilton Road – Hamilton Storage Upgrade Proposal: 6:20 pm

Matt Carlough, Owner, spoke regarding his proposal for 165 Hamilton Road.

1. Would like to update the access, landscape the entry, and update the building for office space and bathrooms. Wants to avoid some of the cost of the street lighting and trees, while still updating. Bryan Morris stated that NMC requires when the use is changed, it triggers the requirements for water, sewer and public improvements. Bryan told him to come to PC for the idea of what PC would be acceptable in accepting, so his variance would have exactly what PC would be willing to accept.
2. Matt Carlough is willing to have an agreement with the city for deferring the frontage of public improvements of sidewalks, street lights, and street trees until when/if development goes beyond his property. Is willing to put ADA sidewalk in the front of the actual business building. Discussion was had and PC agreed to have Matt Carlough submit a variance, along with the deferral proposal.

413 E. Newaukum St. Development: 6:03 pm

Don Day, property owner, and Contractor Kirk Hadley spoke to the PC about the required public improvements needed to put in the single-family residence. Discussion was had regarding the proposal. Bryan Morris stated per NMC this would need frontage improvements, even though it will service only 2 houses currently. Issue is it needs to be put in to standards due to the 36 acres that could possibly be developed on the other side. Adjacent road will not require sidewalks, curbs, or gutters. Water and sewer lines will be extended to the end of the property, so the 36 acres will only need to extend the road to the development. Street light is expensive, and doesn't think its necessary to service 1 house. Planning Commission Member Bob Bozarth requested the road match up with the road on the other side of Newaukum so there is plenty of room for utilities and future expansion. PC recommended to Don Day to submit a variance to waive the requirement of 35 ft. paved road and the street light. Developer will need to draw up a new site plan that shows the engineered water and sewer, half of the 35 ft. paved road, with no street light.

PC advised them that they could get a building permit now, but they would take a gamble if the variance is denied.

413 E. Newaukum St. Development: (continued)

Commissioner Haberstroh motioned to set a special meeting for July 16th at 6pm, seconded by Commissioner Torgerson, Vote on motion 4 aye and 0 nay.

Unimproved Right-of-ways:

Commissioner Haberstroh discussed that the city went through and logged the ROW's years ago, but never removed the stumps. He believes the city should assist the property owners on helping clear the ROWs, especially the stumps. Bryan states we only have so much money for streets, the city has been trying to help in other areas like the fire sprinkler ordinance, waiving the curbs, gutter and sidewalks.

Bob Bozarth stated that if the stumps are rotten it may not take much to clear it. Bryan states that maybe when we receive a preliminary print that means a development is actually coming, the planning commission can recommend to council of the city participating in the clearing of the ROW at that time. It would not be worth it if we went through right now if the land doesn't develop for another 8 years.

CITIZEN'S COMMENT:

GOOD OF THE ORDER

ADJOURNMENT 7:05 pm

Commissioner Haberstroh motioned to adjourn, seconded by Commissioner Bozarth. Vote on motion 4 aye, 0 nay.

These minutes are not verbatim. If so desired, a recording of this meeting is available online at <https://media.avcaptureall.com/session.html?sessionid=4582adbc-fc93-4250-b511-320e21de2310&prefilter=212,891> and can be heard.

Respectfully submitted,

Bryan Morris, Community Development/Public Works Director

Planning Commission Chairperson