



NAPAVINE PLANNING COMMISSION MINUTES  
April 4, 2022 6:00 P.M.  
Napavine City Hall, 407 Birch Ave SW, Napavine, WA

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**PUBLIC HEARING:** 6:00 pm

**Chair Commissioner Larry Hamilton** opened Public Hearing on Arco ampm Convenience Store Land Use / SEPA – 0 Rush Road Tax Parcel #018050016005 at 6:00 pm and led the pledge of allegiance.

Director Morris read written comments from WSDOT and Bill Downey into the record.

WSDOT is requesting the TIA be revised to use the construction of a roundabout as the preferred method of mitigation for traffic impacts at the Rush Road/Hamilton Road intersection, and that the city collect a pro-rata share of the costs to construct this roundabout as mitigation for the proposal's traffic impacts. Will also require the lighting be installed by the applicant must be of an appropriate wattage and be shielded and/or directed according to RCW 47.36.180 to avoid any glare to the motorists on I-5.

Bill Downey written comment stated he supports business, but is concerned on safety issues at the intersection that needs to be addressed.

Director Morris explained the scope of work for the proposed project. The city hired a third-party traffic engineer to review the TIA submitted, that engineer agreed with Arco's TIA. Director Morris stated that Arco has did everything the city has asked/required for this project.

**Kodie Baker – 592 Newaukum Valley Road** Stated that he doesn't feel anything should go down there until roundabouts are built because the traffic is a disaster, has had numerous near misses in regards to accidents. Asked if the City of Napavine could enforce Loves to keep the trucks flowing in the Loves parking lot. Lighting, other commercial developments lights are already too bright for the nearby residents, recommended some sort of buffer like trees to shield it. Would like something to be done with Cedar Creek RV lighting.

**Tammy Baker – 575 Newaukum Valley Road** has the same concerns Kodie has with the traffic and lighting. Also was concerned about pollution, noise like the Loves intercoms and the truck noise with the jake brakes (also added that a code prohibiting jake brakes inside city limits would be nice), police protection along with more police presence down there, and water run off with flooding concerns with increasing development.

**Jerry Graham – 295 Kirkland Road** stated that TA Truck is coming and will put the roundabout in. Jerry is donating part of his land to BP to have the access to come out above Love's so there isn't a tie up in that area. Having a private company to step up when the state won't, is a big thing. But BP needs to go in this summer so they can place the dirt while its dry. BP has went through all the hoops, and doesn't see a reason to delay it.

**Director Morris** stated that the city has a site plan, but other than that nothing is set in stone with TA coming.

**Commissioner Haberstroh** had questions regarding the proposed site plan regarding the fueling stations and concerns with congestion with trucks waiting.

**Rob & Alison Simpson – 517 Newaukum Valley Road** moved to the area recently, owns the golf cart business by the Hamilton sign. The existing businesses already look like they have spot lights shining on the house at night. Daughter almost got abducted by a truck driver down at Loves a few months ago, concerns regarding bringing in more truck stops because human trafficking. Environmental concerns regarding pollution, the fuel, and the tanks seeping into the ground, especially when they use a well for drinking water. Traffic, especially they have young teen drivers and have had a few close calls.

**Commissioner Haberstroh** wanted to verify that it isn't an overnight truck stop like Loves.

**Commissioner Graham** wanted to apologize that the Simpson's went through that experience with their daughter, but as a city, that can't be controlled, and is extremely hard to control it.

**Kodie Baker** stated that Bryan does a great job of keeping the homeless out of that area. When he calls, Bryan is on it.

**Dan Goalwin – BP/Arco** stated that BP will do the best that they can. BP met with WSDOT prior to SEPA and they were okay with the proposed traffic plan. It's not a truck stop, doesn't have overnight parking. Will provide a steady revenue stream to the city. The EPA handles all rules and permits regarding the underground storage tanks, tanks are sealed and out of the flood zone. Had 2 traffic engineers that all agreed that BP is doing the best they can with the traffic, if another developer comes in with the roundabouts later on, that's fine, let them build that when that time comes, but don't hold this project up. Will work on the lighting to make sure its not shining on other properties, its in the plans.

**Commissioner Haberstroh** asked what would be the ramifications with DOT be if we say go ahead and do this, and then we have no DOT funding later on.

**Director Morris** stated he wasn't sure if that was a road the city would want to go down.

**Dan Goalwin** gave his interpretation on what the DOT comment said. His recommendation is to adopt what BP has proposed and see what WSDOT says.

**Director Morris** said that the traffic impact cost is due to the land use. This impact is because of it being a truck stop, if it was an auto parts store they wouldn't be in this position.

**Kodie Baker** expressed his concerns about the current condition of the roads, and the impacts another development would bring. He is sick of driving through pot holes every day because they don't get fixed. Something needs to be figured out about the roads in this town.

**Director Morris** stated that truck stops don't create a lot of revenue, and the city can only require developers to install roads to DOT standards, they can't require more.

**Gary Kalich 614 Newaukum Valley Road** had a question regarding the fill, the foundation of the tanks. Rumor is the fill that came in prior wasn't satisfactory.

**Commissioner Graham** said the fill was done 30 years ago and came from DOT.

**Commissioner Torgerson** motioned to close the public hearing, second by Commissioner Graham.

**Chair Commissioner Larry Hamilton** closed the public hearing at 7:09 pm.

**CALL TO ORDER:**

Commission Chair Hamilton called regular planning commission meeting to order at 7:09 pm.

**ROLL CALL:**

Planning Commission present: Commission Chair Larry Hamilton, Deborah Graham Commissioner #1, Arnold Haberstroh Commissioner #2, Bob Bozarth Commissioner #3, and Brandon Torgerson Commissioner #5.

**APPROVAL OF AGENDA – As presented:**

Commissioner Haberstroh motioned to approve the agenda, seconded by Commissioner Torgerson Vote on motion 4 aye and 0 nay

**APPROVAL OF MINUTES:**

Commissioner Haberstroh motioned to approve minutes for March 14, 2022 meeting, seconded by Commissioner Torgerson, Vote on motion 4 aye and 0 nay

**OLD BUSINESS:**

Arco ampm Convenience Store - Land Use/ SEPA 0 Rush Road – Tax Parcel #018050016005

Discussion was had on what the recommendation to council would be. Commissioner Bozarth suggested that they table this item, and have a special meeting to further discuss the project. Dan Goalwin requested they make a recommendation today to keep the project going.

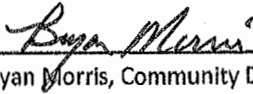
Commissioner Haberstroh motioned to recommend that the project be passed on to city council with the following conditions. The lighting code RCW 47.36.180 is followed, and a written contract with BP and City of Napavine, approved by city attorney that either A. provide funding or construction for the pocket lane, or B. that money is to be applied toward the roundabout project, contract will need to be settled before November 2022. Second by Commissioner Torgerson, Vote on motion 4 aye and 0 nay.

**ADJOURNMENT** 7:41 pm

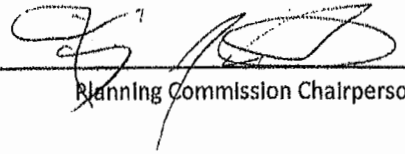
Commissioner Haberstroh motioned to adjourn, seconded by Commissioner Bozarth. Vote 4 ayes, 0 nays.

*These minutes are not verbatim. If so desired, a recording of this meeting is available online at <https://fccdl.in/rCARJ0uq1e>.*

Respectfully submitted,



Bryan Morris, Community Development/Public Works Director



Planning Commission Chairperson