



NAPAVINE PLANNING COMMISSION MINUTES  
May 2, 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 Napavine Adventures – Variance O E Newaukum Street – Parcel #008243001001 –at 6:00 pm and led the pledge of allegiance.

**Commissioner Hamilton** asked if a representative for the project was present, and asked for clarification on what the project was requesting a Variance on.

**Bob Balmelli with RB Engineering** – Engineer for the project. Stated that a few months ago they brought a preliminary plan in front of Planning Commission for a project on E Newaukum street, which was a road improvement for a single-family home, which built the north half of the road to the driveway with the water and sewer. This project is on the south half of E Newaukum, and they are proposing to just extend the existing half street improvement because if they build the other half street with this project, the road wont line up. He thought the agreement was that if they requested a variance for the project, they wouldn't be required to do the full curb, gutter, sidewalk, and just extend the same improvements along with the water and sewer. Will be adding a street light.

**Commissioner Hamilton** asked at what point do the improvements get dealt with?

**Bob Balmelli** stated that he believed per code that there is a threshold that after so many lots full street improvements would be required. The large parcel past the parcel would likely be the one doing the full improvements.

**Commissioner Hamilton** asked what the issue is on lining up the road.

**Bob Balmelli** stated if they build the whole north lane, someone could come in and build the south lane improvement when another development comes through.

**Commissioner Torgerson** stated that he believes it would create more problems down the road if a variance is granted.

**Director Morris** stated that 10 is the number in the code that triggers full public improvements. The issue is the current existing road is 17 ft. wide, the theme of the neighborhood is 22 ft. wide (E. Newaukum across 4<sup>th</sup> Ave.) We aligned for this improvement when the single-family home was approved that the road was put in so the northbound side would come in, and then when someone from the south comes in, they would develop the southbound side. But is a 17 ft. wide road sufficient? Director Morris approached the property owner when the 4<sup>th</sup> avenue project was being designed and let them know that they needed to get that road in before 4<sup>th</sup> avenue improvements came in so they wouldn't have to do full improvements.

**Darlene Owens – 625 4<sup>th</sup> Ave NE-** Lives on the corner of 4<sup>th</sup> and Newaukum. She works from home so she sees a lot of cars in and out, and is worried about the 4-plex creating more traffic. A lot of cars already use that road to park.

**Bob Balmelli** stated that the intention of the design is to make it easier for future development to fully develop the road as they extend out.

**Commissioner Torgerson** stated that what happens when the parcel next to it wants to split property up and then they will want to just extend it for another 4-plex, and it just continues? Additional traffic is a concern.

**Bob Balmelli** stated that the project doesn't have enough sq. ft. for a 4-plex, so it will actually be a 3-plex.

**Commissioner Graham** motioned to close the public hearing, second by **Commissioner Torgerson**. Vote on motion 3 aye, 0 nay.

**Chair Commissioner Larry Hamilton** closed the public hearing at 6:11 pm.

**CALL TO ORDER:**

**Commission Chair Hamilton** called regular planning commission meeting to order at 6:11 pm.

**ROLL CALL:**

Planning Commission present: Commission Chair Larry Hamilton, Deborah Graham Commissioner #1, Brandon Torgerson Commissioner #5, and Arnold Haberstroh Commissioner #2 (via phone). Commissioner Torgerson motions to excuse Bob Bozarth Commissioner #3, seconded by Commissioner Haberstroh. Vote on motion 3 aye, 0 nay.

**APPROVAL OF AGENDA – As presented:**

Commissioner Torgerson motioned to approve the agenda, seconded by Commissioner Graham. Vote on motion 3 aye, 0 nay.

**APPROVAL OF MINUTES:**

Commissioner Torgerson motioned to approve minutes for April 18, 2022 meeting, seconded by Commissioner Graham, Vote on motion 3 aye and 0 nay

**NEW BUSINESS:**

**Public Hearing- Napavine Adventures – Variance 0 E Newaukum Street – Parcel 008243001001**

Commissioner Haberstroh made a motion to table this item until the next meeting, seconded by Commissioner Graham. Vote on motion 3 aye, 0 nay.

**Set Public Hearing- Scot Industries – SEPA and Variance – 1206 Rush Road Parcel #018082000000, 018089001000 & 018086001000.**

Commissioner Torgerson motioned to set a public hearing on May 16, 2022 at 6pm for the Scot Industries SEPA and Variance for the parcels listed, seconded by Commissioner Graham. Vote on motion 3 aye, 0 nay.

**OLD BUSINESS:**

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

**City Attorney Jim Buzzard-** Wanted to clarify what this item on the agenda is about. He stated that Planning Commission has already considered the application and made a recommendation to council. WSDOT has been in communication, (included in packets) and summed it up as the WSDOT employee that submitted the first letter was not involved prior, and didn't know the prior history. The mayor at the last council meeting was wanting to table the manner to the next council meeting, but the council recommended it be sent back to Planning Commission.

**Dan Goalwin- Arco AM/PM** spoke and stated that he doesn't have much to add, but the WSDOT letter lines up with the proposed mitigation.

**Commissioner Haberstroh** spoke and voiced his concerns on WSDOT comments, he isn't comfortable with WSDOT letter stating that the original recommendation of the roundabout at that intersection was justified, and then proceeded on that the proposed mitigation "may help", it doesn't say it will help. Need to look out for what's best for the citizens of Napavine, the city already has issues with the developments that are there, is the city willing to compound the issues and hope it will get better? He thinks the city should try to get as much mitigation the city can out of the developments at the freeway. The developers are making an investment, and he doesn't see a benefit to the citizens.

**Dan Goalwin** states that the investment to the citizens is that the bypass lane would allow the citizens to travel south on Rush Road without being stopped because of the trucks waiting to turn left into Love's. If the project had to do the fair share of the roundabout, there would be no bypass lane, or any improvement. If the proposed mitigation is approved, there would be an improvement immediately. The project can't afford to do the roundabout and all the other things at the site to alleviate all the traffic.

**Commissioner Haberstroh** stated that the project isn't just adding another lane, it's also adding more traffic.

**Commissioner Torgerson** asked if they did the roundabout would they not have that extra lane?

**Director Morris** stated that he's not a traffic engineer, and wouldn't know if it would be required.

**Mr. Buzzard** stated that the most recent letter from WSDOT trumps the original letter. His comment on the letter is anything greater than what is required is justified, anything that helps alleviate traffic. What is being discussed now is mitigation, how we can relieve it now with the information in front of us. The developer did a TIA and it came back without a roundabout. The city also did a TIA, and it said no roundabout is required. The developer has mitigated the situation by doing a pocket lane, and creating a left hand turn on Hamilton Road. WSDOT stated they supported it. The city has a right to rely upon stakeholder comments, which is WSDOT. WSDOT is saying a roundabout is not required, the mitigation is sufficient.

**Jerry Graham** spoke about the City of Chehalis annexing up to the City of Napavine limits and developing a warehouse, stated the roundabout should come in.

**Commissioner Graham** said that there has been a lot of discussion referring to the project as a truck stop, this project is not. It is just a fueling station, they will be fueling and leaving.

**Commissioner Torgerson** stated that he agrees with Arnold that the roundabout is needed, but without the extra lane it will mess it up even more.

**Commissioner Haberstroh** stated that if they had an extra lane right now without any other future development it would alleviate what the city has going on.

**Mr. Buzzard** Also added that any future developments would need to do a traffic impact analysis and it may be that perhaps that the roundabout is necessary, or some other level of service down there, not sure, but you won't be sure until you see the plans and proposal for future development. Reminded the committee that the condition of approval the committee passed on to council was, either, 1. Provide plans and statement of intent to construct a pocket lane, or 2. Provide estimate and statement of intent to pay a pro rata share towards a roundabout construction. So that set up giving Arco a choice to do a pocket lane, or the roundabout. With the new information from WSDOT, stating that the pocket lane and the left turn lane on Hamilton being sufficient mitigation. Mr. Buzzard proposed to Planning Commission to amend the last condition of approval, and approve the mitigation of the pocket lane with the addition of a left-hand turn lane on Hamilton Road.

**Commissioner Torgerson** motioned to approve the pocket lane with the addition of the left turn lane on Hamilton, second by Commissioner Graham. Vote on Motion 2 aye (Commissioner Graham & Commissioner Torgerson), 1 Nay (Commissioner Haberstroh)

**Commissioner Haberstroh** asked if there was an issue with seconding if you have some type of interest in the project?

**Mr. Buzzard** stated that his understanding is that the Grahams sold the property to the developer and that transaction is complete. It is up to the Commissioner to disclose if there was any conflict of interest, which she has not done. If there is a conflict of interest, she should disclose it.

**Commissioner Haberstroh** asked if there is any property that may be owned by the Grahams that is associated with being able to complete this project?

**Mr. Buzzard** stated that he believes the rule is if there is any financial interest in the project.

**Commissioner Haberstroh** had questions regarding the easements and the Grahams other properties.

**Mr. Buzzard** stated that he doesn't know the ins and outs of Grahams properties, and it's up to the individual committee member to disclose if they believe there is any conflict of interest. That is up to each individual committee member.

**Commissioner Haberstroh** asked if anything was to find out in the future, would it make this void?

**Mr. Buzzard** stated, no it would not.

**Jerry Graham** stated that they have a cross easement agreement with everybody down there on the properties. So, if anyone wants to use the other properties, they can.

**Ray Nagel (BP)** stated that there is no financial benefit at all, there is no money change of hands.

**Commissioner Haberstroh** stated that he believes Jerry and Debbie when they say that, and has no reason not to believe it.

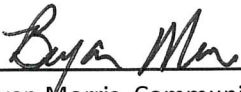
**Motion from Commissioner Torgerson was still on the table to approve the pocket lane with the addition of the left turn lane on Hamilton Road, seconded by Commissioner Graham, Vote on motion, 2 aye (Commissioner Graham & Commissioner Torgerson), 1 nay (Commissioner Haberstroh)**

**ADJOURNMENT** 6:46 pm

Commissioner Torgerson motioned to adjourn, seconded by Commissioner Graham. Vote 3 ayes, 0 nays.

*These minutes are not verbatim. If so desired, a recording of this meeting is available online at <https://fccdl.in/rC4RJ0uq1e>.*

**Respectfully submitted,**

  
Bryan Morris, Community Development/Public Works Director

  
Planning Commission Chairperson