



NAPAVINE PLANNING COMMISSION MINUTES
May 16, 2022 6:00 P.M.
Napavine City Hall, 407 Birch Ave SW, Napavine, WA

PUBLIC HEARING: 6:00 pm

Commissioner Bob Bozarth opened the public hearing at 6:00 pm for Scot Industries – SEPA and Variance – 1206 Rush Road Parcel #018082000000, 018089001000 & 018086001000. and led the pledge of allegiance.

Director Morris read the written comments from WSDOT, Lorie Spogen Manager for Jorgensen Timber, and Department of Ecology's into the record. The environmental side of Ecology will become a condition of the project. Director Morris stated he has a lot of input on the TIA.

Patty Alvord 412 Stadium Loop, showed up because she was concerned about the traffic, was wondering what the city plans to do with the traffic. Requested more information on WSDOT comment.

Director Morris stated that this project is below the threshold for traffic, TIA was required due to size of the building. The City of Napavine lobbied with WSDOT for 3 years, received 1 million dollars from Jaime Herrera Beutler's office. The city wanted a scope, estimate and design so the city could provide a cost for the share of the mitigation.

Chris Aldrich RB Engineering – Engineer for the project. Wanted to clarify that the mitigation that Bryan spoke of is not tied to Scot's. Scot's doesn't bring in a lot of traffic. Ecology wise, there is a wetland area identified and Scot's wetland report shows that but the work that Scot's is doing will not be in that setback. In regards to the Variance, asked for no sidewalks, gutters, curbs. Variance from the entrances to be a little bit wider, Bryan was very adamant about no trucks crossing the centerline when exiting. Creating a larger entrance would allow the trucks to turn out without any issues. Next item was the height for the building, the reason it is tall because the robotics machine that will be in the building requires a lot of space to move the material.

Commissioner Bozarth asked if Scots would be willing to surpass the road standards to put in a better road base so it would handle the truck traffic to avoid what is happening down at Love's.

Director Morris stated that it's not that much more to upgrade, but that is up to the developer. Maybe a contingency that within 5 years if the road starts to deteriorate in that section that Scots would upgrade to the higher standards at the entrances? Doesn't see the truck traffic at the entrances being as bad as the section at Love's.

Chris Aldrich said that the entrance at Scots is night and day difference between the traffic at Love's. We do have the opportunity to expand, but that isn't on the table right now.

Craig Hach Plant Manager at Centralia Location – Currently employees 75 employees, projecting it would be a few less employees at the Napavine location due to it being more robotic. Any future expansion would have the possibility to have 75 employees. Said that with the expansion, it doesn't add more employees. Plant has 2 shifts, so the 75 people are spread out. Heaviest traffic is on Monday morning, a lot of the trucks leave on Monday and head to California or Canada for the week, not a lot of daily constant traffic. Encouraged everyone to take a look at the buildings on the company website, it's a big building, but you will notice there isn't a lot going on from the outside.

Commissioner Graham stated she remembered from prior that fire might be an issue, did that get resolved?

Director Morris stated that they have a condition to meet the Fire Marshall's flow and protection before they get an approved civil.

Chris Aldrich stated that they have a sub-contractor that is working on that, it has to meet a certain gallons per minute and pump duration. They have a plan A and Plan B to address that.

Riley Wall - Kaufman Construction – (via Teleconference) Wanted to make sure there is no questions, and to relay that they have multiple options for the water, and the fire flow.

Commissioner Bozarth asked if they could take out of the river for the fire flow?

Director Morris said that he believes that would never work, he believes the state and the tribes would have a lot to say.

Executive Assistant Katie Williams stated that Planning Commission needs to make sure they review page 42 and 43 of the staff report, it states the recommended conditions from city staff. Verified that Scot Industries has also reviewed the staff report.

Lorie Spogen, Jorgensen Timber – Chehalis, WA wrote in about the sidewalks. Doesn't understand why the sidewalks were required at Love's, and also required for multi-family unit on Somerville, but not for this project. You have a beautiful thing going on with the lighting etc. but then a big industry with no sidewalks. A lot of housing will be going down there, not just industry. Those kids might be wanting to walk to the schools, or down to the fast-food joints. Do we put a sidewalk in from the bridge up, doesn't that take Scot Industries in to account? Just wants to make sure the city has a plan for each development that gets built out.

Commissioner Torgerson stated the problem is the sidewalk goes right to the bridge that has no shoulder. They would have a sidewalk until the bridge?

Patty Alvord – wouldn't that set a precedent for the future if they allow it with no sidewalks? Can the city require developers to have a contingent plan for future sidewalks?

Director Morris stated that the city has a current code that says parcels parallel to Rush Road shall be allowed placement of a culvert and driveway. The city doesn't want pedestrians on Rush Road. The only reason there is a sidewalk on Somerville development is because there is no shoulder on Somerville.

Discussion continued on possible sidewalk solutions for Rush Road.

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

Commissioner Bozarth closed the public hearing at 6:46 pm.

CALL TO ORDER:

Commissioner Bozarth called regular planning commission meeting to order at 6:46 pm.

ROLL CALL:

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

APPROVAL OF AGENDA – As presented:

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

APPROVAL OF MINUTES:

Commissioner Torgerson motioned to approve minutes for May 2, 2022 meeting, seconded by Commissioner Graham, Vote on motion 3 aye and 0 nay

NEW BUSINESS:

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

Commissioner Bozarth stated he hasn't had enough time to review all the information.

Commissioner Graham motioned to schedule a workshop for this project for May 23, 2022 at 6pm, second by Commissioner Torgerson. Vote on motion 3 aye, 0 nay.

OLD BUSINESS:

Napavine Adventures – Variance 0 E Newaukum Street – Parcel 008243001001

Project Representative Bob Balmelli stated that the project would be better fit to just extend the existing 17-foot width road to a full 22-foot width road, and downsizing to a tri-plex due to the parcel not being large enough for a 4-plex.

Commissioner Torgerson motioned to recommend that council approves the Variance for the Napavine Adventures Project with the conditions that the road to be widened to 22 ft. and extended to end of applicant's parcel, street lights, and the project to be a 3-plex, Seconded by Commissioner Graham. Vote on motion 3 aye, 0 nay.

ADJOURNMENT 7:05 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/Z6MFBL5YcN..>

Respectfully submitted,



Bryan Morris, Community Development/Public Works Director



Planning Commission Chairperson

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