



**NAPAVINE PLANNING COMMISSION MINUTES**  
**August 29, 2022 6:00 P.M.**  
**Napavine City Hall, 407 Birch Ave SW, Napavine, WA**

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**ROGNLIN'S PUBLIC HEARING:** 6:00 pm

**Commissioner Graham** opened the public hearing at 6:00 pm for Rognlin's 1054 Rush Road Sub-division.

**Dan Mikota** – Member of Napavine School Board. Had concerns of the impact that the subdivision will have on the schools. Wants to have a conversation on the growth that is coming in and what can be done to help the impact of the school.

**Commissioner Haberstroh** – The issue with the impact fees is they can only be used on certain things, and it also has an expiration date before funds are released back to the developer. Need to look more at mitigation fees, bonds, and levies.

**Shane Schutz** - Superintendent of Napavine School District concerned about the impact on the schools with all the growth. Needs to have some type of revenue resources to help with the growth. Would like to work with the city on getting a plan in place to work together to maybe find a solution. It's hard to pass a bond right now, whatever amount the fee would be, would be helpful.

**Director Morris** – Stated that Rognlin's project is too far along in the process to require an impact fee. This discussion would probably be more fit for the agenda under consideration.

**Gary Kalich** -614 Newaukum Valley Road. Had submitted a written comment but wanted to just speak for a second regarding his request to move roads and lots for access to his wife's adjacent parcel that is Lot C, 5-acre plat. The access that the city has adjacent to that property is currently unimproved city right of way from Kayli CT. which isn't financially feasible.

**Chris Aldrich RB Engineering** – Engineer for the project. Spoke about the project with the water and sewer. There will be a turn lane into Rush Road so there is a left lane and will have a turn lane in Rush Road. Wanted to address the project is vested and there currently is no impact fees, and no comments for mitigation. Can't guarantee that they would be able to move the road/lots for better to access to Lot C because that parcel already had a public easement off Kayli CT.

**Commissioner Haberstroh** - requested if there could be a hard surface of 6 feet on the walk lane off Wildwood, maybe lighting, with an emergency vehicle access only sign.

**Douglas Fletcher** – 210 Mitchell Lane – asked questions regarding the storm water coming off Wildwood, and how it would be designed. The City's ROW is on his property, so his questions was regarding the storm water run-off.

**Chris Aldrich RB Engineering** – Stormwater will be designed per code, piped all the way down.

**Director Morris** stated that sidewalks have been deterred on rush road in the past, this project proposes sidewalks and streetlights on Rush Road. One thing they need to look at is that access on Lot C for that parcel. The city has a right-of-way coming off Kayli CT but its not really feasible.

**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 Sommerville development is because there is no shoulder on Sommerville.

**Director Morris** summarized the written comments. Tribes are asking for a cultural survey.

**Brian Fain** 317 Kayli CT – is concerned if there was a road just going through at the end of the cul-de-sac because there is a lot of kids that play in that area, maybe speed bumps? He just wanted confirmation if there would be a road.

**Director Morris** confirmed that the unimproved right of way off Kayli CT would be the section Mr. Fain is asking about and that is not part of this development.

**Mrs. Phipps – 1049 Rush Road** – Lives directly across from the proposed development. Is requesting the Planning Commission put signs up warning people of the wildlife crossing and no jake brakes. Thinks that would help tremendously. Thanked the engineer for the turn lane on Rush Road, it is greatly appreciated.

**Commissioner Graham closed the public hearing at 6:36 pm.**

**JERRY NIXON PUBLIC HEARING:** 6:37PM

**Director Morris** – stated that the project is a 5000 sq. ft. shop for storage for concrete business. Asking for a Variance to do no frontage improvements. Received and summarized written comments in support of the project from Kiersten Milton & Reece Prehem, David Milton, and Neal & Patricia Amos. There were no objections for the project. Mr. Nixon has fulfilled all of Ecology's concerns and the submittal is now in front of Planning Commission for consideration.

**Paula Sandirk 621 Forest Napavine Road W** – Pleads to Planning Commission to not require streetlights at this current time.

**Commissioner Morris** asked Mr. Nixon if trucks will be coming and going out of the project location.

**Neal Amos - 668 Forst Napavine Road W** asked why the letter said Nixon Construction company. Executive Assistant Katie Williams stated the SEPA was filled out and published as Nixon Storage Building. Paula Sandirk responded with that it is a DBA and can operate under both.

**Commissioner Graham Closed the public hearing at 6:42 pm.**

**PLEDGE OF ALLEGIANCE:**

**CALL TO ORDER:**

**Chairwoman Commissioner Graham** opened the regular planning commission meeting to order at 6:41 pm.

**ROLL CALL:**

Planning Commission present: Amy Morris, Commissioner #4, Deborah Graham Commissioner #1, Amy Hollinger Commissioner #2, and Arnold Haberstroh Commissioner #3. **Commissioner Haberstroh motioned to excuse Commissioner Collins Position #5, seconded by Commissioner Hollinger. Vote on Motion 3 aye 0 nay.**

**APPROVAL OF AGENDA – As presented:**

**Commissioner Hollinger motioned to approve the agenda, seconded by Commissioner Haberstroh. Vote on motion 3 aye, 0 nay.**

**APPROVAL OF MINUTES:**

**Commissioner Haberstroh motioned to approve minutes for August 15, 2022, meeting, seconded by Commissioner Morris. Vote on motion 3 aye and 0 nay.**

**OLD BUSINESS:**

**Cliff Morris Short Plat – 609 W Forest Napavine Road**

Director Morris read the proposal that Cliff Morris wrote up. Commissioner Haberstroh questioned the actual cost of the supplies because he called up a few places and got some price quotes. Mr. Cliff Morris explained the cost is quite expensive and he is pretty much building the first house for free. **Commissioner Haberstroh motioned to recommend the proposal move on to city council for final with the condition that the hydrant is placed n the right of way at Forest Napavine Road, seconded by Commissioner Morris. Vote on motion 3 aye, 0 nay.**

**Rognlin's Rush Road Subdivison Plat**

Discussion was had regarding the wildlife crossing signs and no jake brakes in that vicinity. Director Morris stated that this doesn't fall on this development, it will be on the next meeting agenda for signs. **Director Morris is looking for a motion to approval Rognlin's plat with the conditions of the cultural resources survey and all conditions on the staff report. Along with the 6 ft. hard surface lighted pedestrian pathway, with sign that states "emergency vehicles only." Commissioner Haberstroh motioned to accept the conditions mentioned above to council, seconded by Commissioner Hollinger. Vote on motion 3 aye, 0 nay.**

**Jerry Nixon 665 Forest Napavine Road Land Use**

Director Morris stated that the Variance is seeking to waive frontage improvements, they would like to waive the streetlights, which is up to Planning Commission. Commissioner Haberstroh stated that at this time the project doesn't have power but is there any way to require it when utilities come through? Commissioner Morris asked if they could pave the apron at the entrance going into the property, every driveway on Forest Napavine Road currently has it. Mr. Nixon stated that if the road is going to be tore up, he would have to tear it back out. Director Morris stated that if the city tears it out, the city will replace it.

**Commissioner Hollinger motioned to recommend to approve the land use and Variance with the conditions that he agrees to a developers agreement for a yes vote on future road improvements, and pave the apron at the entrance of the property, seconded by Commissioner Haberstroh. Vote on motion 3 aye, 0 nay.**

**CONSIDERATION:**

**School Impact Discussion**

Superintendent of Napavine - Shane Schutz is asking for the City and the School District to work together to consider the impact of the school with the future growth of the city. Need to find additional resources and help. Director Morris requested that it would be a good idea for the Planning Commission to have a workshop before or after the next meeting. **Commissioner Haberstroh motioned to set a workshop at 5:00pm before the regularly scheduled meeting on September 19, 2022, meeting, second by Commissioner Hollinger. Vote on motion 3 aye, 0 nay.**

**Planning Commission Packets**


Commissioner Haberstroh stated that if everyone else was okay with it, he thinks all the copies are excessive and creates a lot of extra work for Katie. **Commissioner Haberstroh made a motion to have Katie just have 2 copies of big developments at the meeting, everything else is reviewed beforehand on the computer. Seconded by Commissioner Morris. Vote on Motion 3 Aye, 0 Nay.**

**ADJOURNMENT** 7:20 pm

**Commissioner Hollinger** motioned to adjourn, seconded by **Commissioner Haberstroh**. 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/i4nEoeYelz>.*

Respectfully submitted,



Bryan Morris, Community Development/Public Works Director



Planning Commission Chairperson

